

±111,574 SF FOR SUBLEASE

3455 W. RENO AVE.
LAS VEGAS, NV 89118



INDUSTRIAL BLDG. MINUTES TO THE LAS VEGAS “STRIP”

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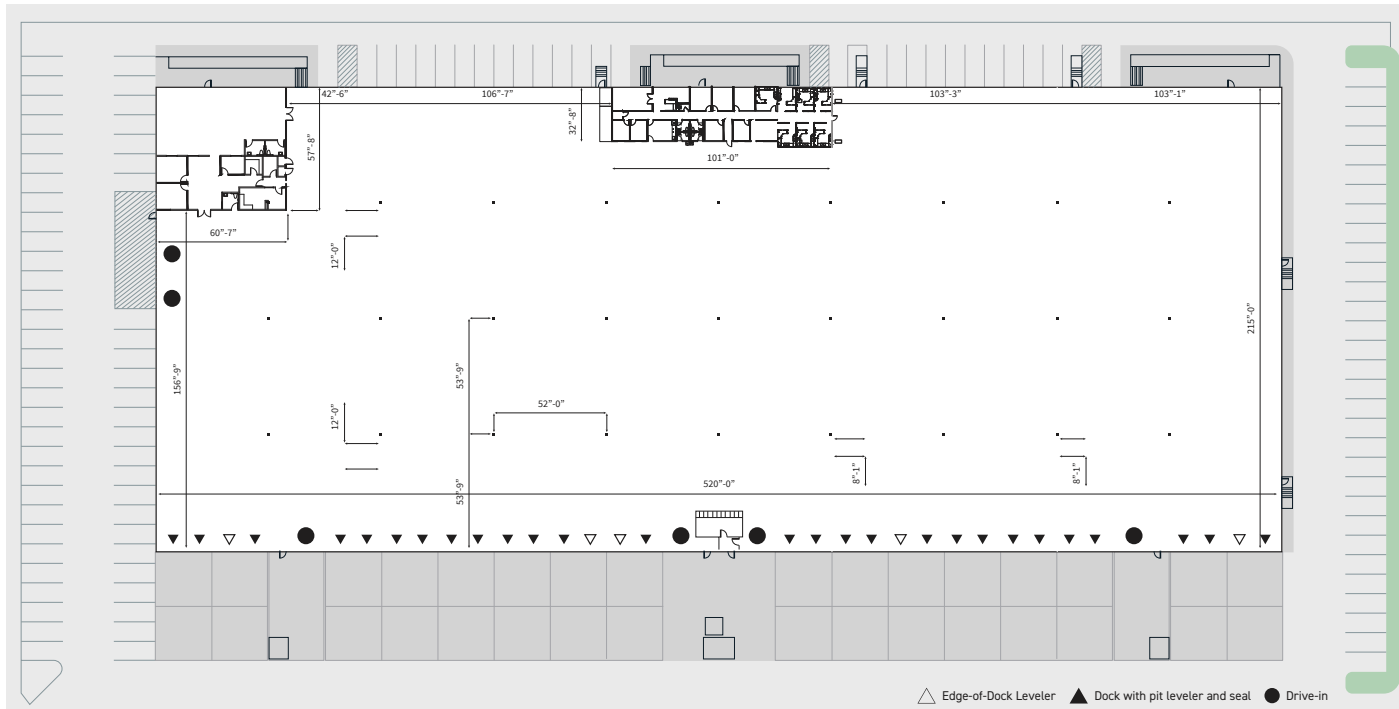
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SITE PLAN

Base Rent: \$0.95 NNN + CAM \$0.27

SUITE FEATURES



AVAILABLE SUITE

±111,574 SF

OFFICE

±7,397 SF of Non-Contiguous Office

CLEAR HEIGHT

30'

DOCK LOADING

Thirty-two (32), Five (5) with edge of dock levelers

DRIVE IN DOORS

Four (4)

FENCING

Site fully fenced & secured

POWER

2,500 amps, 277/480V, 3-phase

COOLING

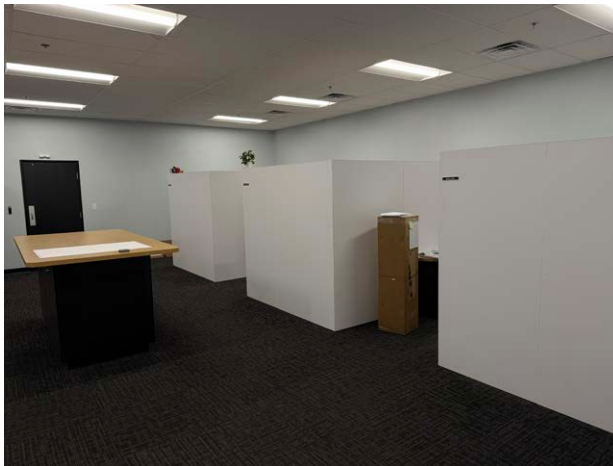
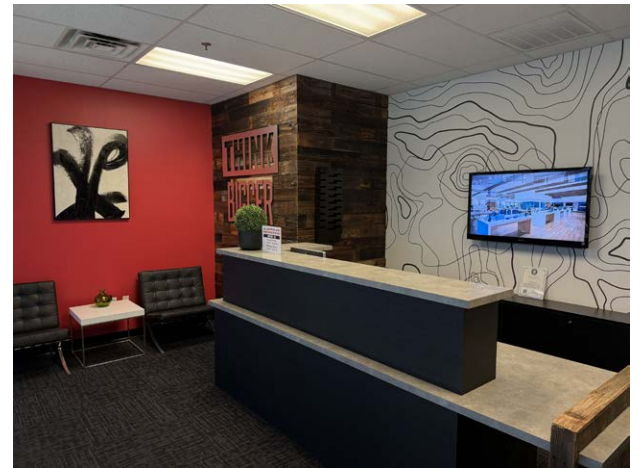
Evaporative coolers

FIRE SPRINKLERS

Yes

MASTER LEASE EXPIRES

June 30, 2030





3455 W RENO AVE

LAS VEGAS STRIP

FUTURE
LAS VEGAS "A's"

ALLEGiant
STADIUM

HARRY REID
INTERNATIONAL
AIRPORT



Large local pool of
experienced logistics
professionals



Nevada offers no tax on corporate
income, personal income, inventory
taxes, inheritance taxes, unitary taxes, etc.



Tremendous
residential & retail
growth in the area



Less than 5 minutes
from I-15



±5 hour drive from
Port of Los Angeles



INTERESTED IN MORE INFORMATION?

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