

FOR LEASE
11,000 SF



INDUSTRIAL SPACE

4700 W. RUSSELL RD., UNIT 300
LAS VEGAS, NV 89118

Arlan Adamsen
702-780-1111
Arlan@KCommercial.com

*Cre***Tec, LLC**

LEASE SUMMARY

STARTING
RENT

\$1.32/SF NNN

LEASABLE
UNITS

**11,000 SF Total
-9,000 SF Warehouse
-2,000 SF Office**

FLEXIBLE
USES

**Industrial
Warehouse
Light Manufacturing
R&D**

CURRENT
CAM FEE

\$0.19/SF

DOORS

2 Dock-High Doors

CLEAR
HEIGHT

24'

PARKING

10 Spaces

ZONING

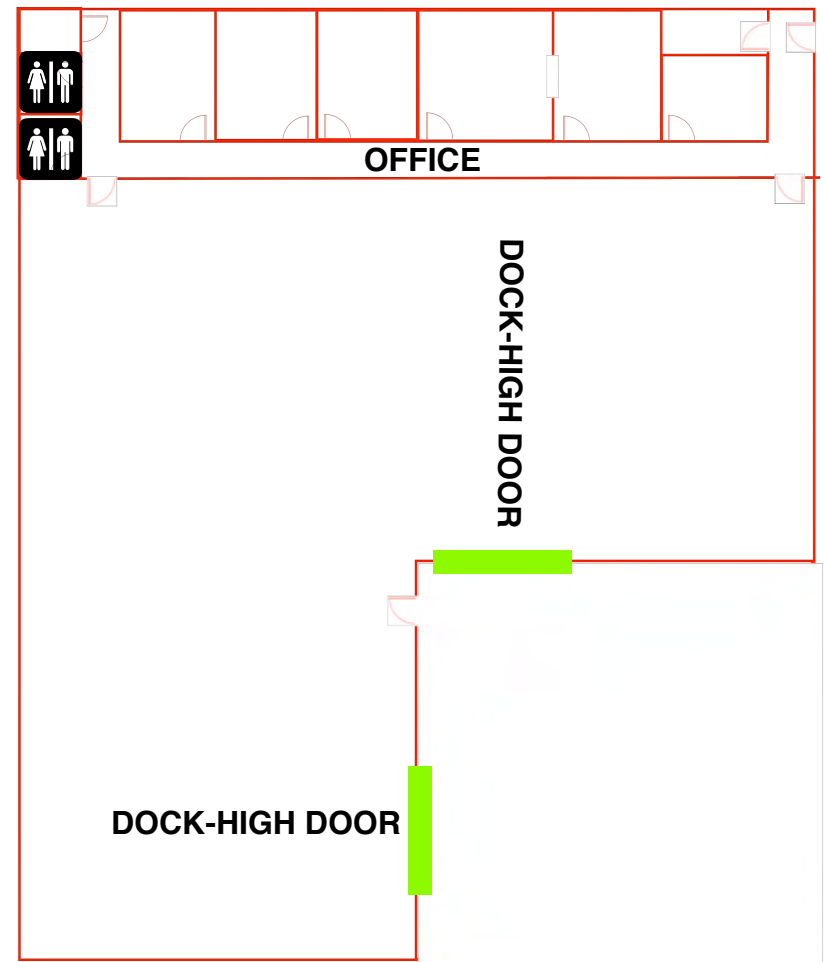
M-1





9,000 SF Warehouse
2,000 SF Office

11,000 SF TOTAL



*Cre*Tec,LLC



LEASE OVERVIEW

- ✓ 11,000 SF Industrial, Warehouse, Distribution
- ✓ 2 Dock-High Doors
- ✓ HVAC in the Office
- ✓ 3 Swamp Coolers in the Warehouse

- ✓ Fully Fire Sprinklered
- ✓ Signage Available Facing Russell Road
- ✓ Excellent Visibility on Russell Road
- ✓ Easy Access to Allegiant Stadium and Strip

IMPORTANT: The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice. Please do not provide any information deemed private or confidential.

*Cre*Tec, LLC

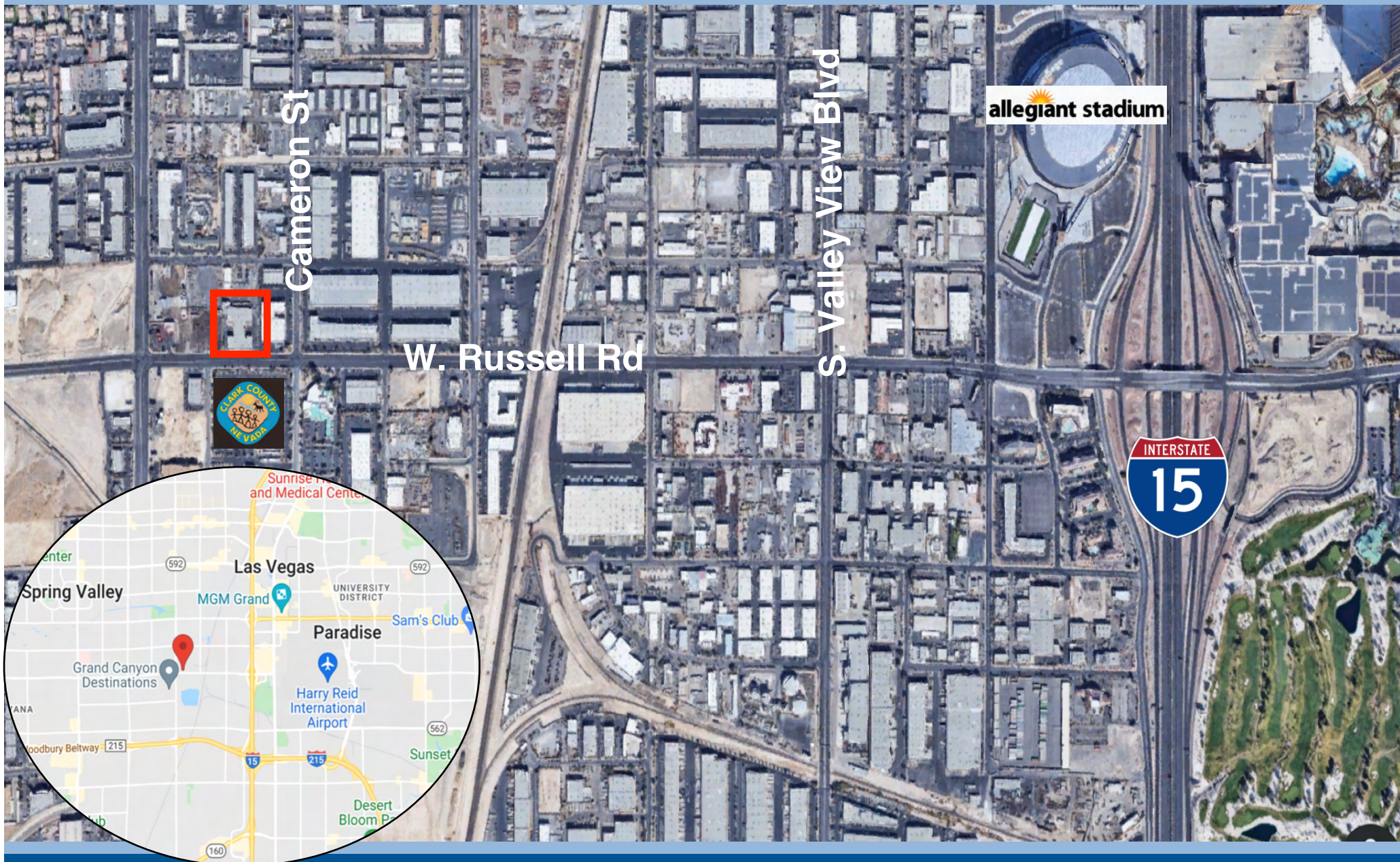
Property Siteplan

4700 W.
RUSSELL
RD.

NORTH ➡



LOCATION



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