

4830 W. Oquendo Road  
Las Vegas, NV 89118

**Industrial/Flex/R&D**  
±20,000 sqft – Warehouse Space



Leasing Information:  
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**Lincoln**

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### Property Overview

- Size: ±20,000 SF building on ±1.09 AC lot
- Lease Rate: \$1.25 NNN PSF, CAM approximately \$0.23/sqft
- Available: Immediately
- Terms: 3- 5years
- Zoning: Industrial Park (IP), Opportunity Zone
- Power: 1,200 A /277-480 V 3 Phase Heavy
- Parking: 45 Surface Parking Spaces

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### Highlights

- 3 Drive Ins 10' W x 12' H
- Upon request, additional drive in bays can be added to the property
- Sprinklers: Wet
- HVAC, Heating, Gas
- Built in 2003

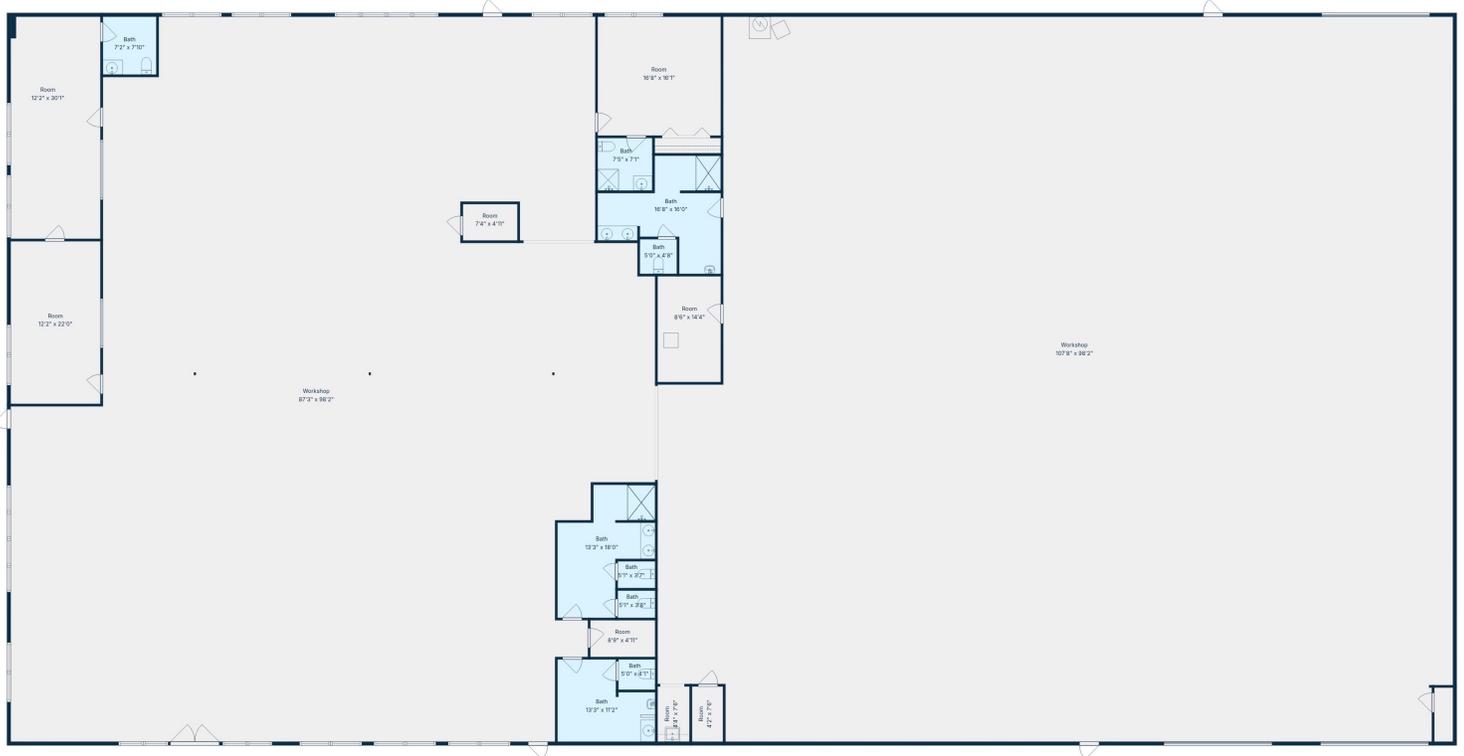
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### Floorplan

- Size: ±20,000 SF leasable
- Total: ±20,800 SF

*\*Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.*

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## Population

	1mile	3miles	5miles
2020 Population	7,554	104,197	347,720
2024 Population	7,339	109,619	370,574
2029 Population Projection	7,807	118,233	400,542

## Income

	1mile	3miles	5miles
Avg Household Income	\$76,527	\$77,692	\$78,973
Median Household Income	\$51,205	\$56,331	\$56,259
Total Consumer Spending	\$80.3M	\$1.2B	\$4.2B

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