

SPEC OFFICE UNDERWAY
AVAILABLE DECEMBER

SUITE 120

±16,318 SF DISTRIBUTION SPACE | DOCK & GRADE LEVEL LOADING

FOR LEASE

5277 CAMERON STREET, SUITE 120 | LAS VEGAS, NV 89118

HACIENDA BUSINESS CENTER

MINUTES FROM THE STRIP VIA HACIENDA OVERPASS

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PROPERTY DETAILS

SPEC OFFICE UNDERWAY - AVAILABLE DECEMBER

- ±16,318 SF Office / Warehouse Suite
- ±2,000 SF HVAC Office
- ±14,318 SF Evaporative Cooled Warehouse
- ±26' Clear Height
- One - (1) 12' x 14' Grade Level Loading Door
- Three - (3) 9' x 10' Dock High Loading Doors
- New LED Lighting Throughout
- Concrete Truck Loading Area
- Fire Sprinklers
- Skylights
- ±40' x 48' Standard Column Spacing
- 120/208 Volt, 3-Phase Power
- Building Signage
- Prime Southwest Location
- Less than 2 miles to The "Strip"
- M-1 Zoning (Clark County)
- **Base Rent: Negotiable/SF**
- **CAM: \$0.16/SF**



Easy Strip Access Via Hacienda Avenue



Grade & Dock Level Loading



0.2 Miles to Decatur Boulevard, Restaurants & Retail

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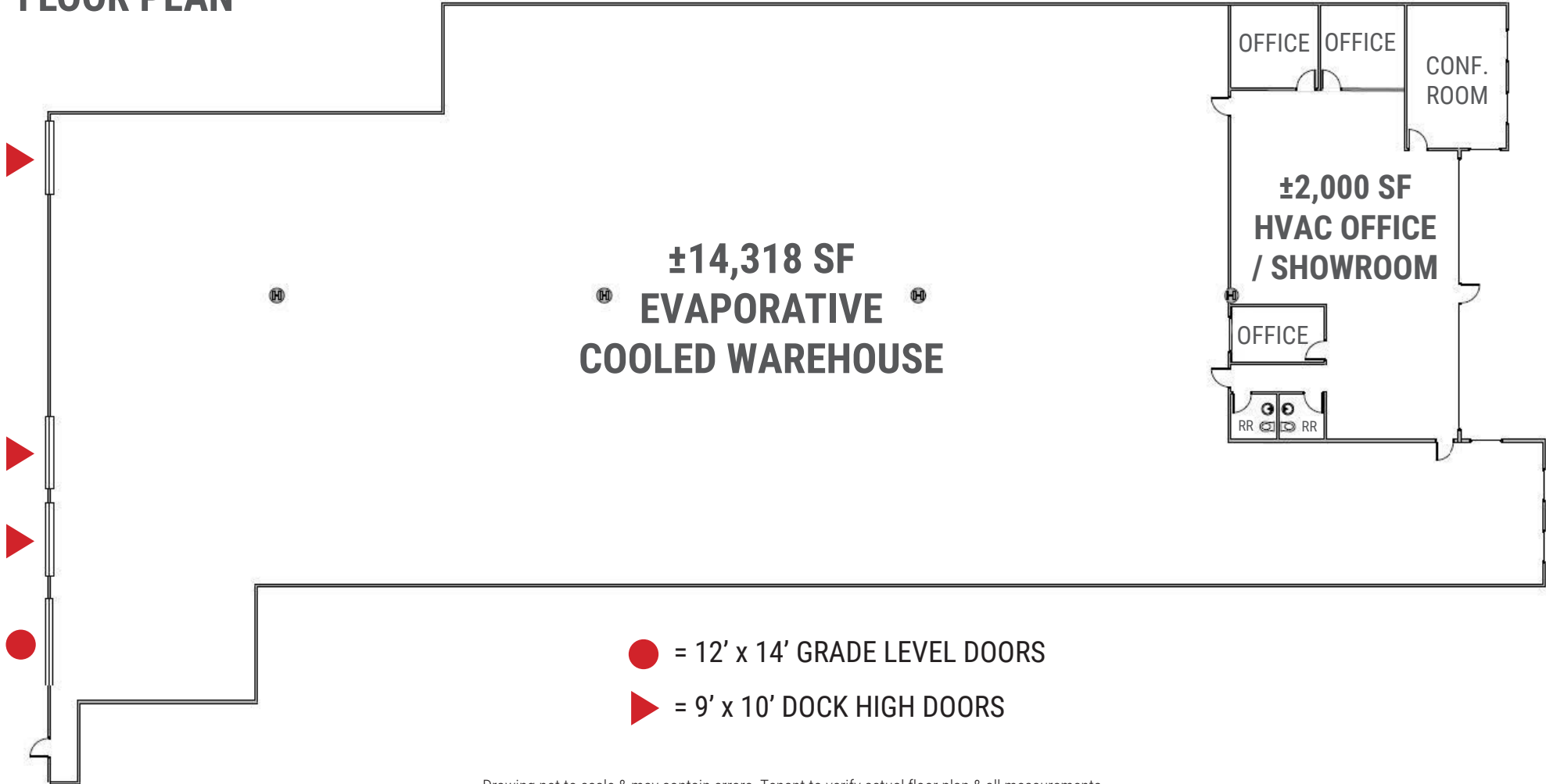


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FLOOR PLAN



Drawing not to scale & may contain errors. Tenant to verify actual floor plan & all measurements.

Information is subject to change at any time. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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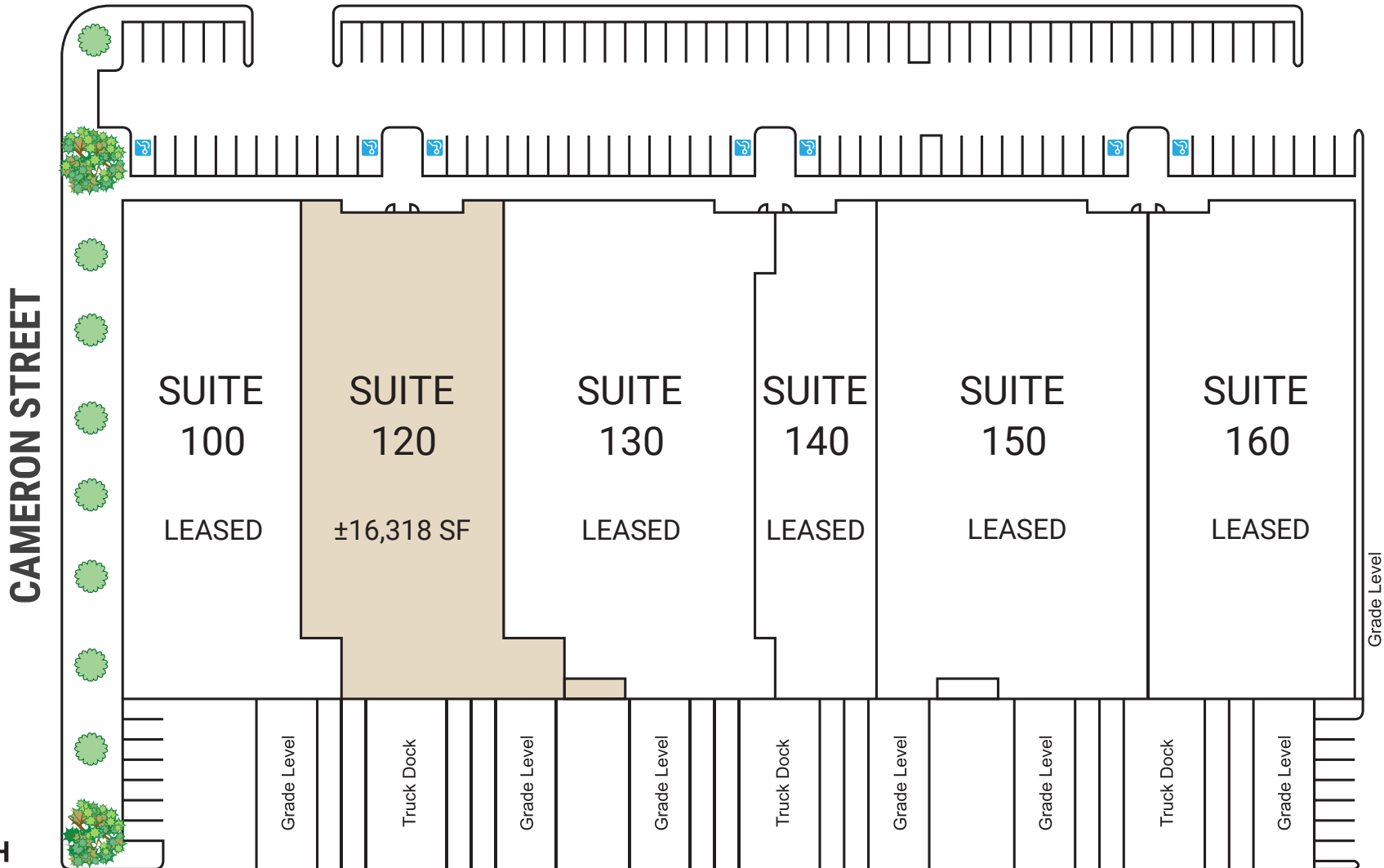


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FOR LEASE

HACIENDA AVENUE



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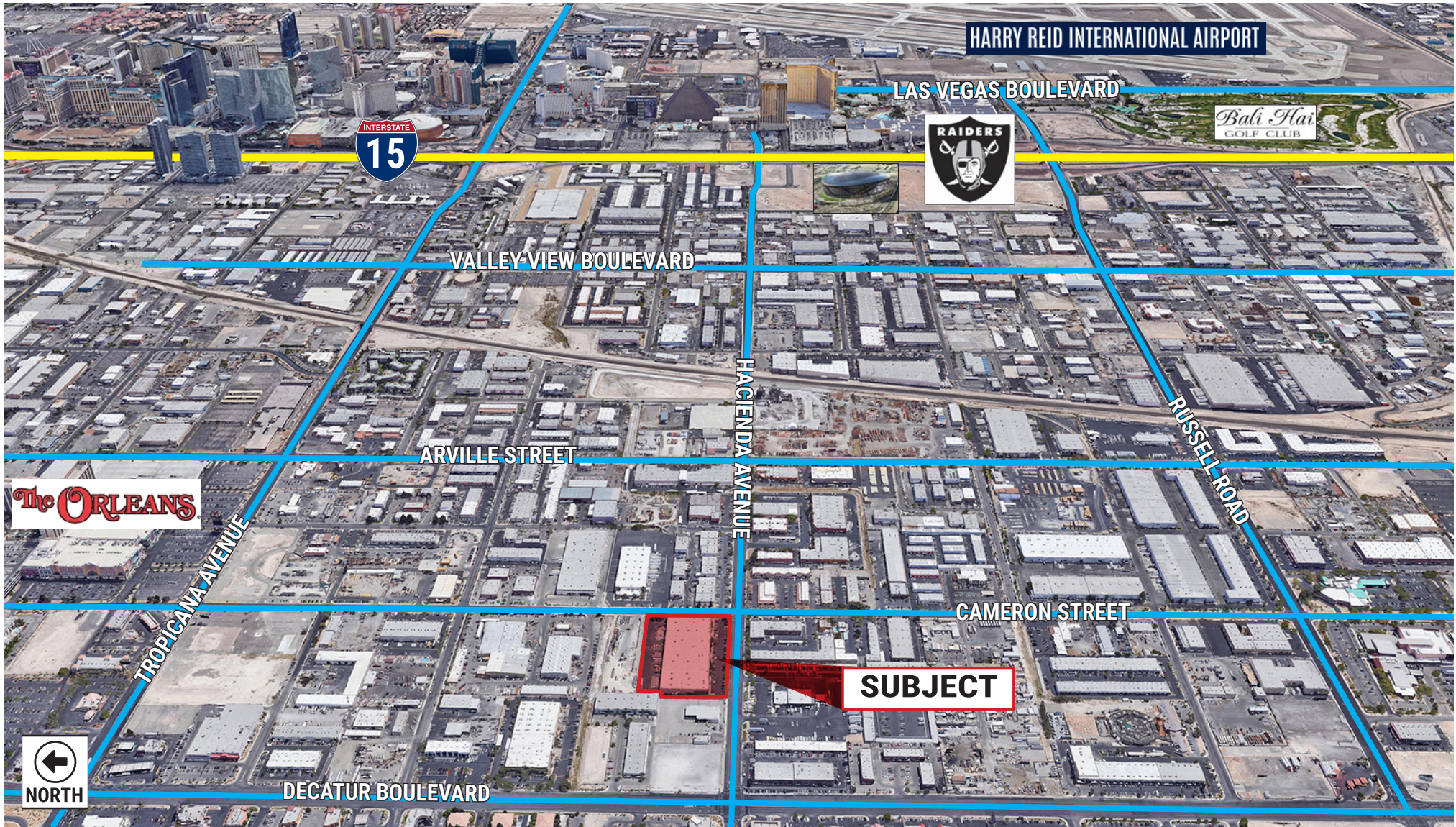
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