

FOR LEASE

Diamond Southwest Industrial Park

3475—3515 W. POST ROAD, LAS VEGAS, NV 89118

±1,765 SF – ±3,825 SF

Available with Dock High Loading

LISTED BY

Colliers



PROPERTY DETAILS

Diamond Southwest Industrial Park is centrally located at the SWC of Post Road and Polaris Avenue. Prime SW location directly between the Summerlin & Henderson residential communities with great access to both the I-15 and I-215, along with close proximity to Harry Reid International Airport, The Las Vegas "Strip", and Convention Centers.



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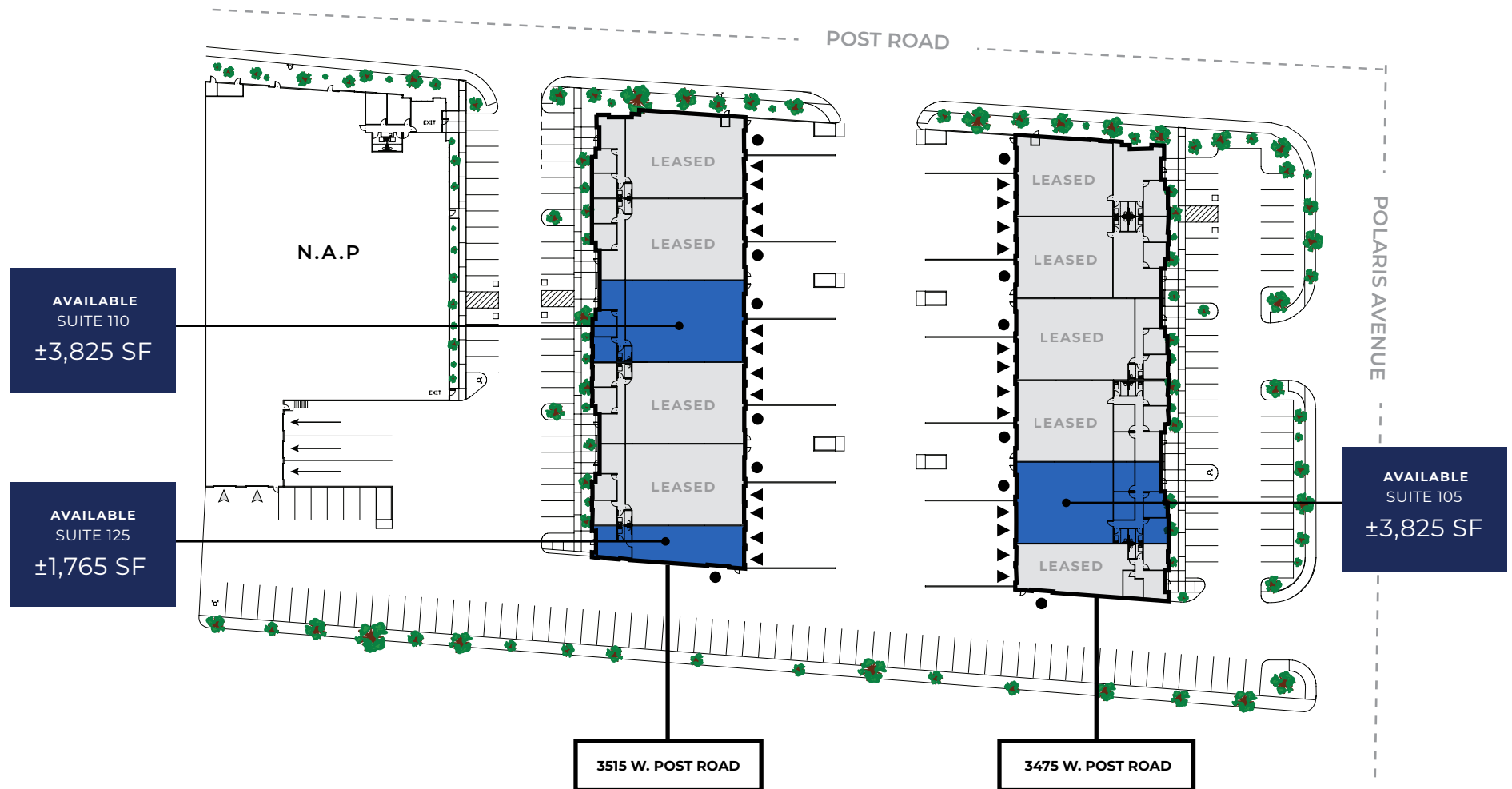
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LISTED BY:



SITE PLAN

■ = Available ● = Grade Level Doors ▲ = Dock High Loading Doors

Not To Scale. For Illustration Purposes Only.



FLOOR PLAN

LISTED BY:



■ = Available ● = Grade Level Doors ▲ = Dock High Loading Doors

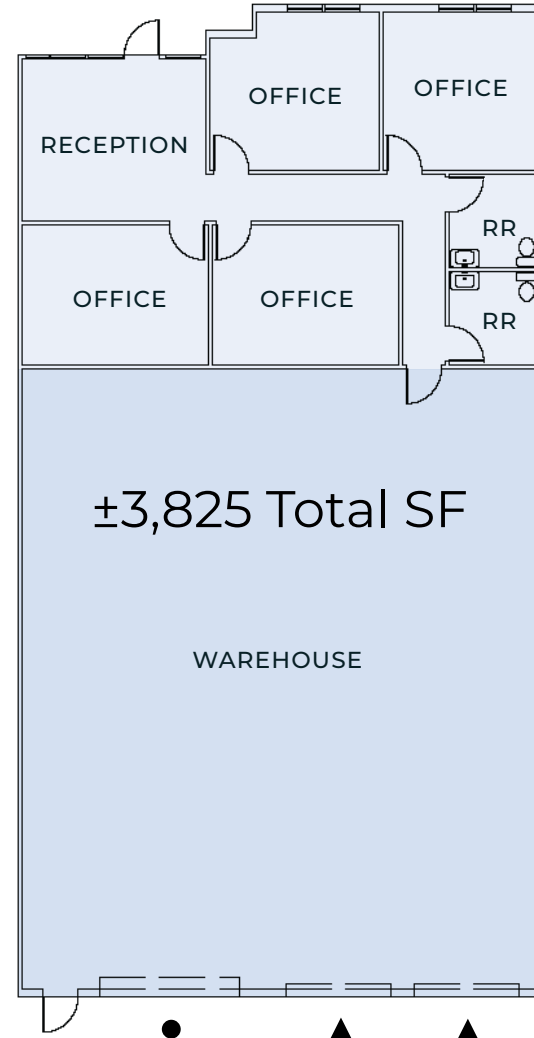
3475 W. POST ROAD, LAS VEGAS, NV 89118

SUITE 105

- ±3,825 Total SF
- ±1,358 SF Office
- ±2,467 SF Warehouse
- One ±12' x ±14' Grade Level Loading Door
- Two ±9' x ±10' Dock High Loading Doors
- ±200 Amps of 120/208v 3-Phase Power
- ±18' Average Clear Height
- Zoned M-1 (Clark County)

Lease Rate: **\$1.79 PSF/Mo**

Monthly NNN Fees: **\$0.36 PSF NNN**



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FLOOR PLAN

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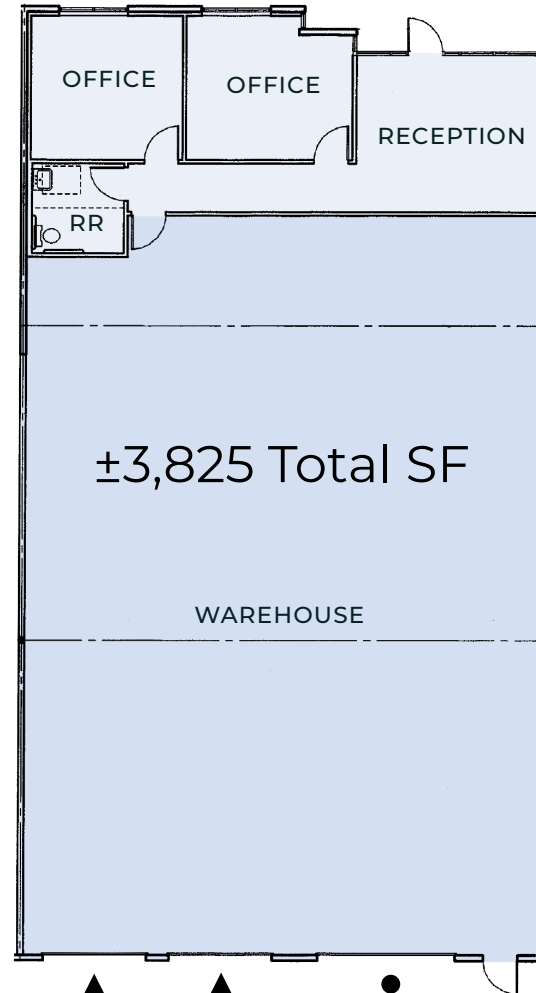
3515 W. POST ROAD, LAS VEGAS, NV 89118

SUITE 110

- 3,825 Total SF
- ±831 SF Office
- ±2,994 SF Warehouse
- One ±12' x ±14' Grade Level Loading Door
- Two ±9' x ±10' Dock High Loading Doors
- ±200 Amps of 120/208v 3-Phase Power
- ±18' Average Clear Height
- Zoned M-1 (Clark County)

Lease Rate: **\$1.79 PSF/Mo**

Monthly NNN Fees: **\$0.36 PSF NNN**



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FLOOR PLAN

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3515 W. POST ROAD, LAS VEGAS, NV 89118

SUITE 125

- 1,765 Total SF
- ±410 SF Office
- ±1,355 SF Warehouse
- One ±12' x ±14' Grade Level Loading Door
- Two ±9' x ±10' Dock High Loading Doors
- ±200 Amps of 120/208v 3-Phase Power
- ±18' Average Clear Height
- Zoned M-1 (Clark County)

Lease Rate: **\$1.89 PSF/Mo**

Monthly NNN Fees: **\$0.36 PSF NNN**

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TRADE AREA MAP

The property is centrally located, and is considered the premiere area of Las Vegas due to its close proximity to the resort corridor, Harry Reid International Airport and both Interstate 215 & Interstate 15.



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PROPERTY PHOTOS



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INTERIOR PHOTOS



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EXCLUSIVE LISTING AGENTS

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