



FOR LEASE

4530 Andrews St  
North Las Vegas, NV 89081

- Office
- Warehouse
- Two (2) 12'x14' Grade Level Loading Door
- Two (2) 10'x14' Dock High Loading Doors
- Clear Height: 21'
- Power: Single Phase, 200 Amps

**± 10,800 SF WAREHOUSE**



## Property Specs

TOTAL AVAILABLE SF	±10,800 SF
AVAILABLE SF	Suite G   ±7,200 SF Suite H   ±3,600 SF
TOTAL ACRES	±2.27
ZONING	M2 (Heavy Industrial)
TYPE	Industrial   Warehouse Distribution

## Suite Elements

- Unit Includes Office & Restroom Spaces
- Two (2) Grade Roll-Up Door (12'x14')
- Two (2) Well Dock Roll-Up Door (10'x14')
- 21' Clear Height (Per NLV Stacking Limit 14 FT)
- Sprinklers



OR TEXT 21647 TO 39200

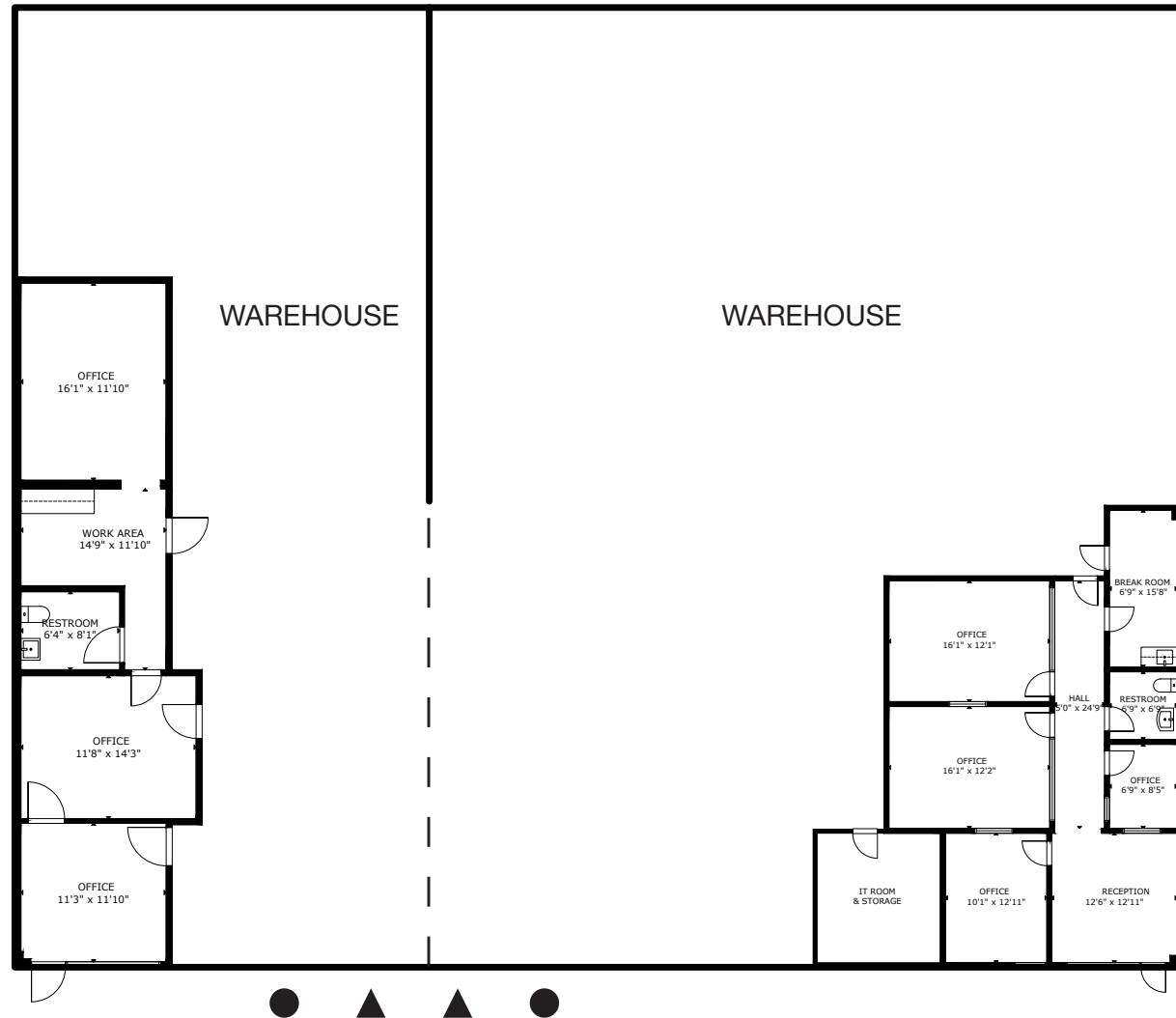
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## Property Details

Address	4530 Andrews, Suites G&H
Total SF	±10,800 SF
Office SF	±1,753 SF
Warehouse SF	±9,047 SF
Grade Door	Two (2) 12'x14'
Dock High Door	Two (2) 10'x14'
Clear Height	21'
Lease Rates	\$1.00 PSF
CAM	\$0.18 PSF
Total Monthly	\$12,744.00



● GRADE LEVEL DOOR

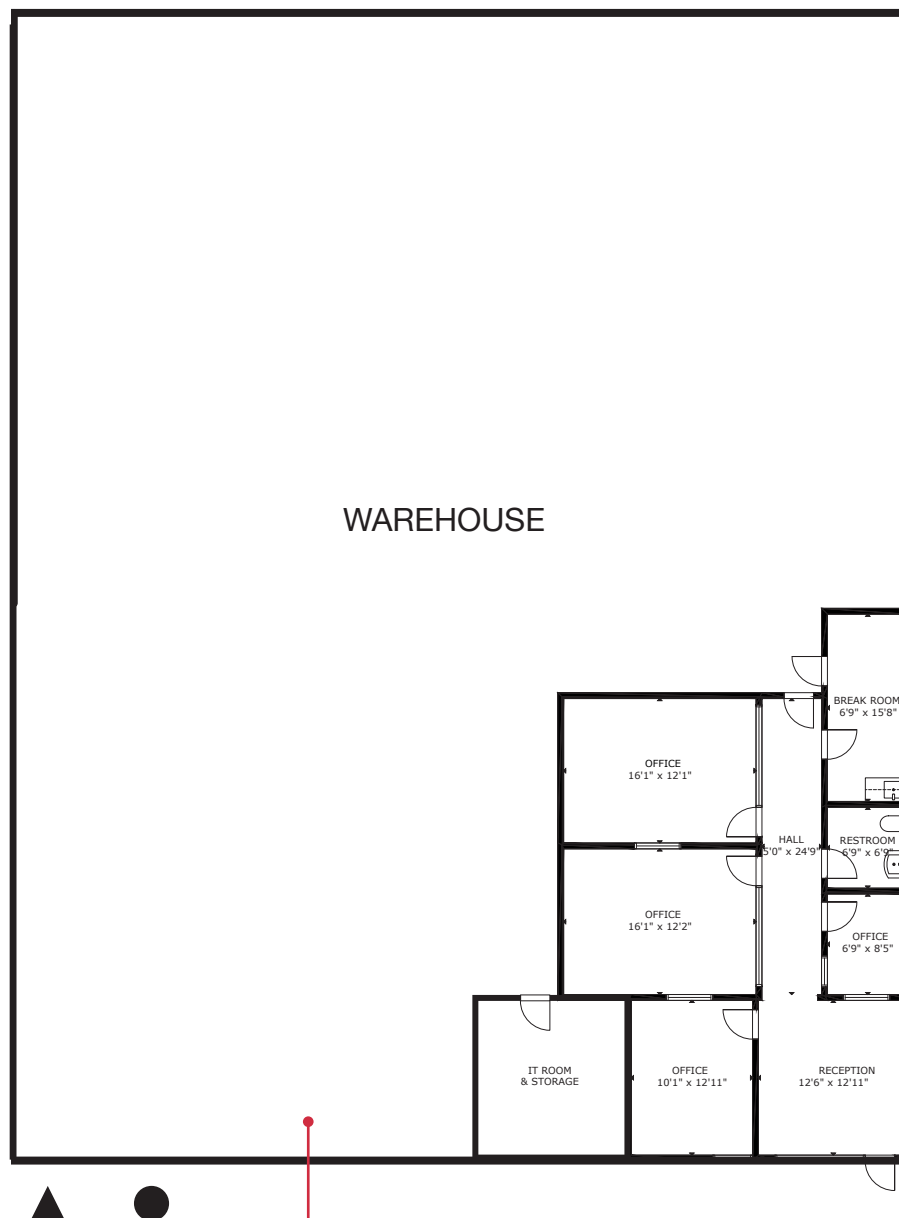
▲ DOCK HIGH DOOR

FLOOR PLAN

# FLOOR PLAN

## Property Details

Address	4530 Andrews, Suites G
Total SF	±7,200 SF
Office SF	±1,069 SF
Warehouse SF	±6,131 SF
Grade Door	One (1) 12'x14'
Dock High Door	One (1) 10'x14'
Clear Height	21'
Lease Rates	\$1.00 PSF
CAM	\$0.18 PSF
Total Monthly	\$8,496.00



● GRADE LEVEL DOOR

▲ DOCK HIGH DOOR



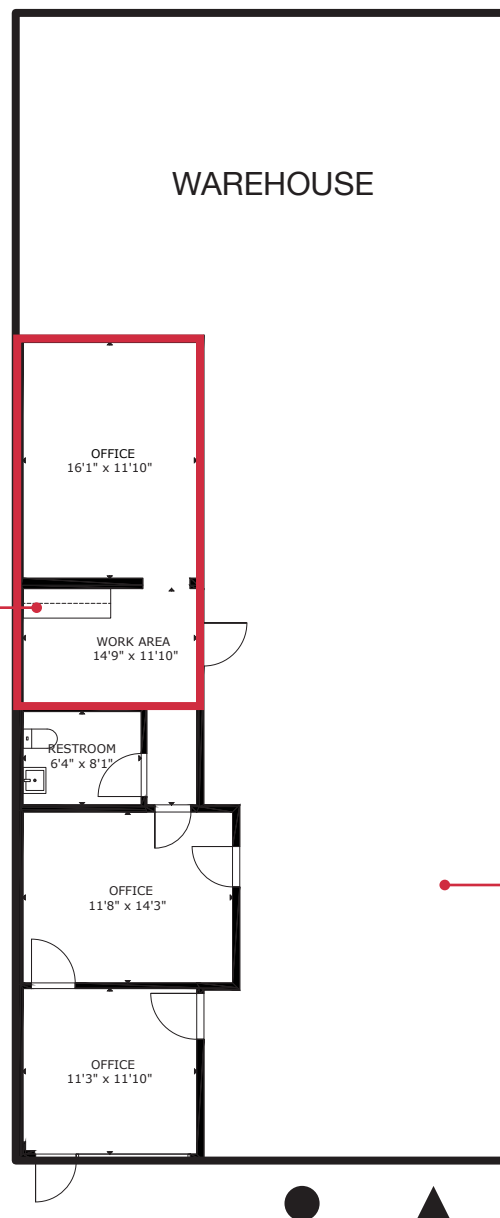
CLICK HERE  
FOR A 3D TOUR

# FLOOR PLAN

## Property Details

Address	4530 Andrews, Suites H
Total SF	±3,600 SF
Office SF	±684 SF
Warehouse SF	±2,916 SF
Grade Door	One (1) 12'x14'
Dock High Door	One (1) 10'x14'
Clear Height	21'
Lease Rates	\$1.00 PSF
CAM	\$0.18 PSF
Total Monthly	\$4,248.00

Lessor will demo this portion of office at Lessee's request.



● GRADE LEVEL DOOR

▲ DOCK HIGH DOOR



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UNIT G

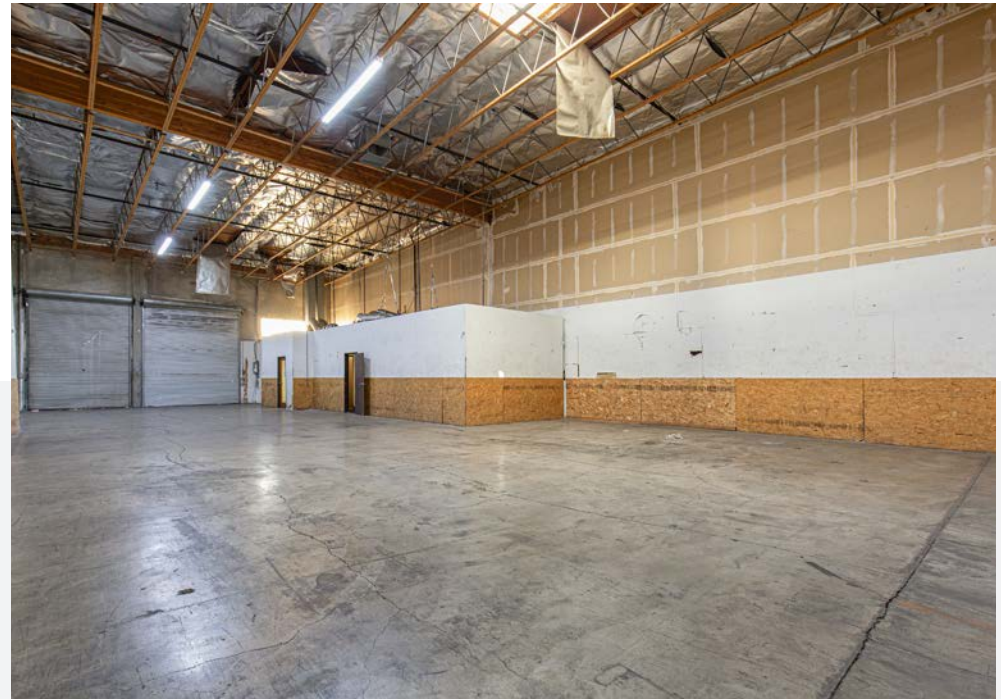


PHOTOS





UNIT H



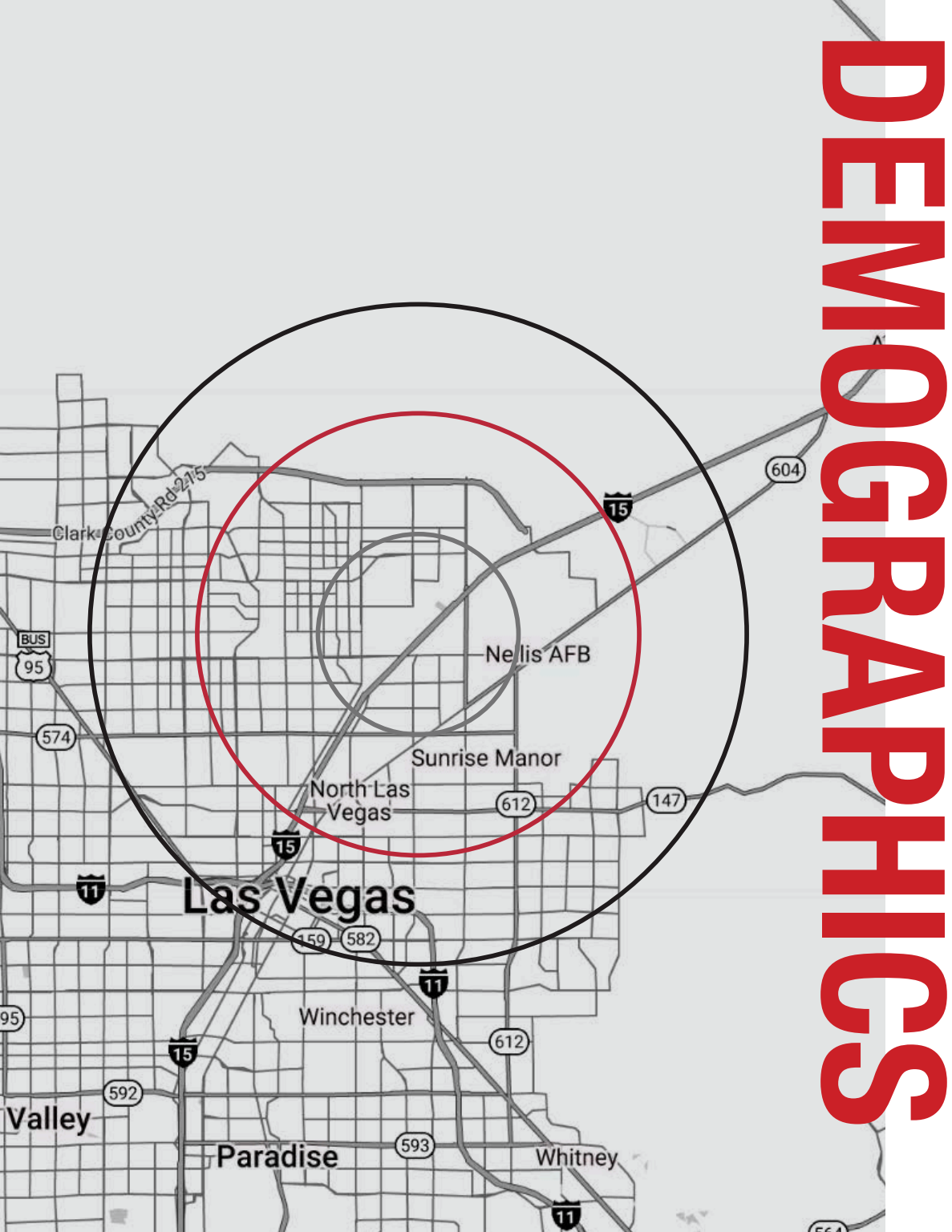


# AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	10,803	119,473	336,525
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	3,115	36,890	104,367
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$74,932	\$79,295	\$78,993

## Traffic Counts

STREET	AADT
Andrews St	36,700
E Craig Rd	34,000

## Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

# TERMS & CONDITIONS

## Terms and Conditions

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