



THE EQUITY GROUP

NOLAN JULSETH-WHITE, CCIM

Managing Director

O: 702.527.7562

nolan.jwhite@svn.com

NV #BS.146060.LLC

FOR SUBLEASE

3400 Western Avenue

Las Vegas, Nevada 89109

ERIC ROGOSCH

Vice President

O: 702.527.5313

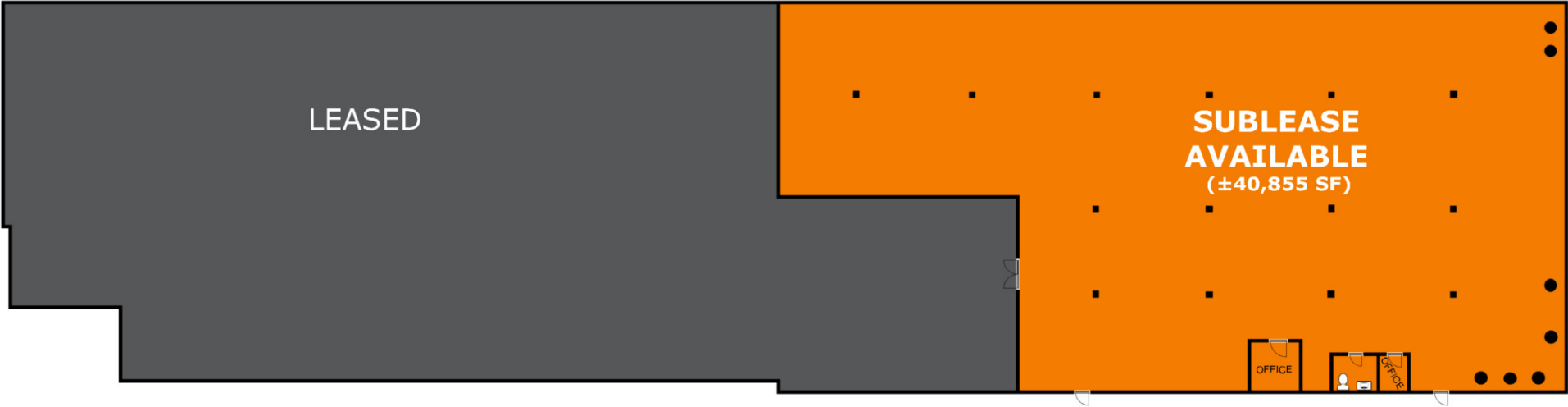
eric.rogosch@svn.com

NV #S.52003



All SVN® offices are independently owned and operated.

SUBLEASE SUMMARY



OFFERING SUMMARY

AVAILABLE SF:	+/-16,000 - 40,855
FENCED YARD:	+/- 1 Acre - Call Broker For Details
SUBLEASE RATE:	Negotiable
NNN RATE:	\$0.14/SF
LEASE EXPIRATION:	June 2030
ZONING	Industrial Light (IL)
LOT SIZE:	6.06 Acres
APN:	162-17-503-012

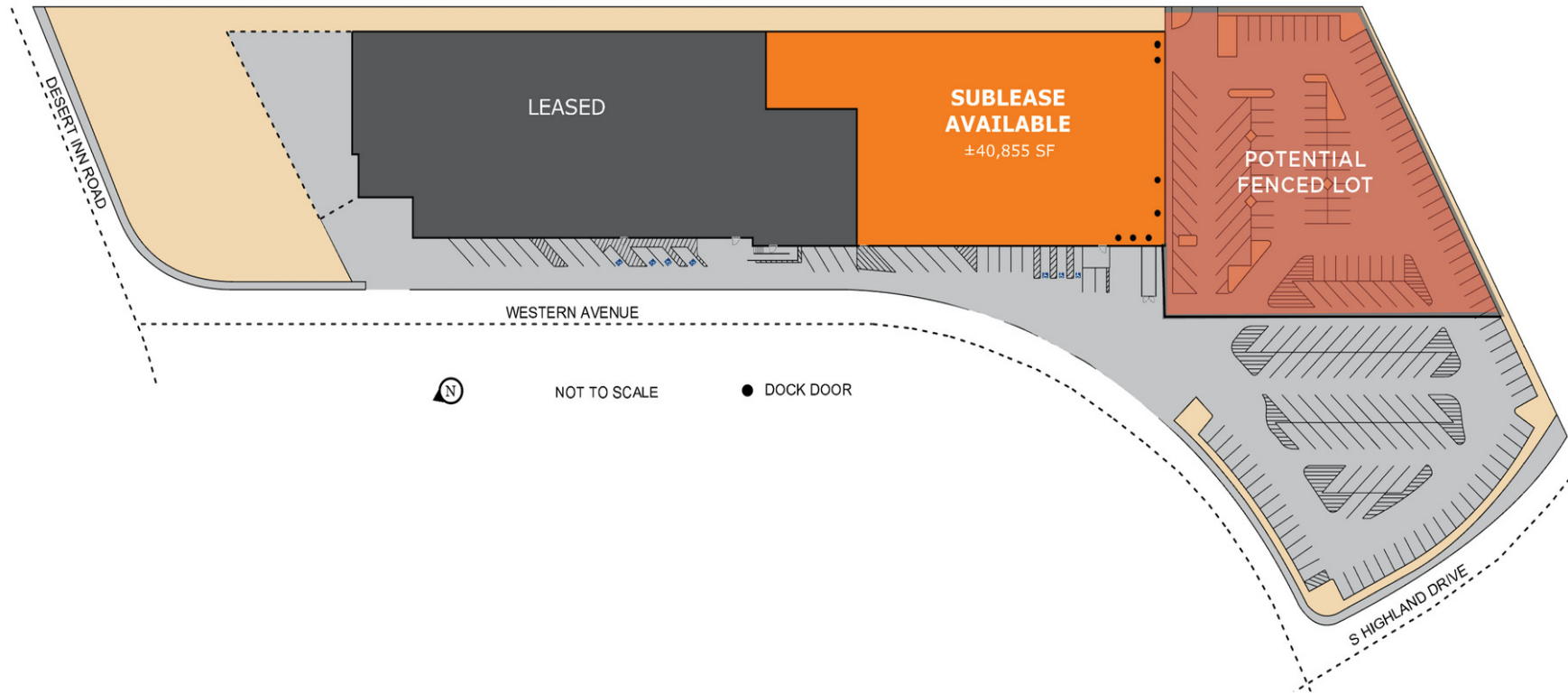
NOLAN JULSETH-WHITE, CCIM
O: 702.527.7562
nolan.jwhite@svn.com
NV #BS.0146060.LLC

ERIC ROGOSCH
O: 702.527.5313
eric.rogosch@svn.com
NV #S.0052003

SUITE HIGHLIGHTS

OFFICES:	Two (2)
RESTROOMS:	One (1)
DOCK LEVEL DOORS:	Seven (7)
MINIMUM CLEAR HEIGHT:	+/-28' - +/-32'
POWER:	3-phase, 400 amps
SPRINKLERS:	Yes
HVAC/EVAP:	Evap
LIGHTING:	LED Sensored

SITE PLAN



Up To 1 Acre of Fenced Yard Possible, Call Broker For Details

NOLAN JULSETH-WHITE, CCIM
O: 702.527.7562
nolan.jwhite@svn.com
NV #BS.0146060.LLC

ERIC ROGOSCH
O: 702.527.5313
eric.rogosch@svn.com
NV #S.0052003

AERIAL



NOLAN JULSETH-WHITE, CCIM
O: 702.527.7562
nolan.jwhite@svn.com
NV #BS.0146060.LLC

ERIC ROGOSCH
O: 702.527.5313
eric.rogosch@svn.com
NV #S.0052003

AERIAL MAP



NOLAN JULSETH-WHITE, CCIM
 O: 702.527.7562
 nolan.jwhite@svn.com
 NV #BS.0146060.LLC

ERIC ROGOSCH
 O: 702.527.5313
 eric.rogosch@svn.com
 NV #S.0052003