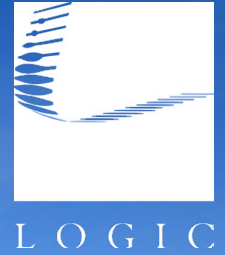


For Lease

Patrick Business Park



Available Today

5178 W. Patrick Ln., Suite B
Las Vegas, NV 89118

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Listing Snapshot



\$5,000/Mo. MG
Lease Rate



± 3,135 SF
Available Square Footage

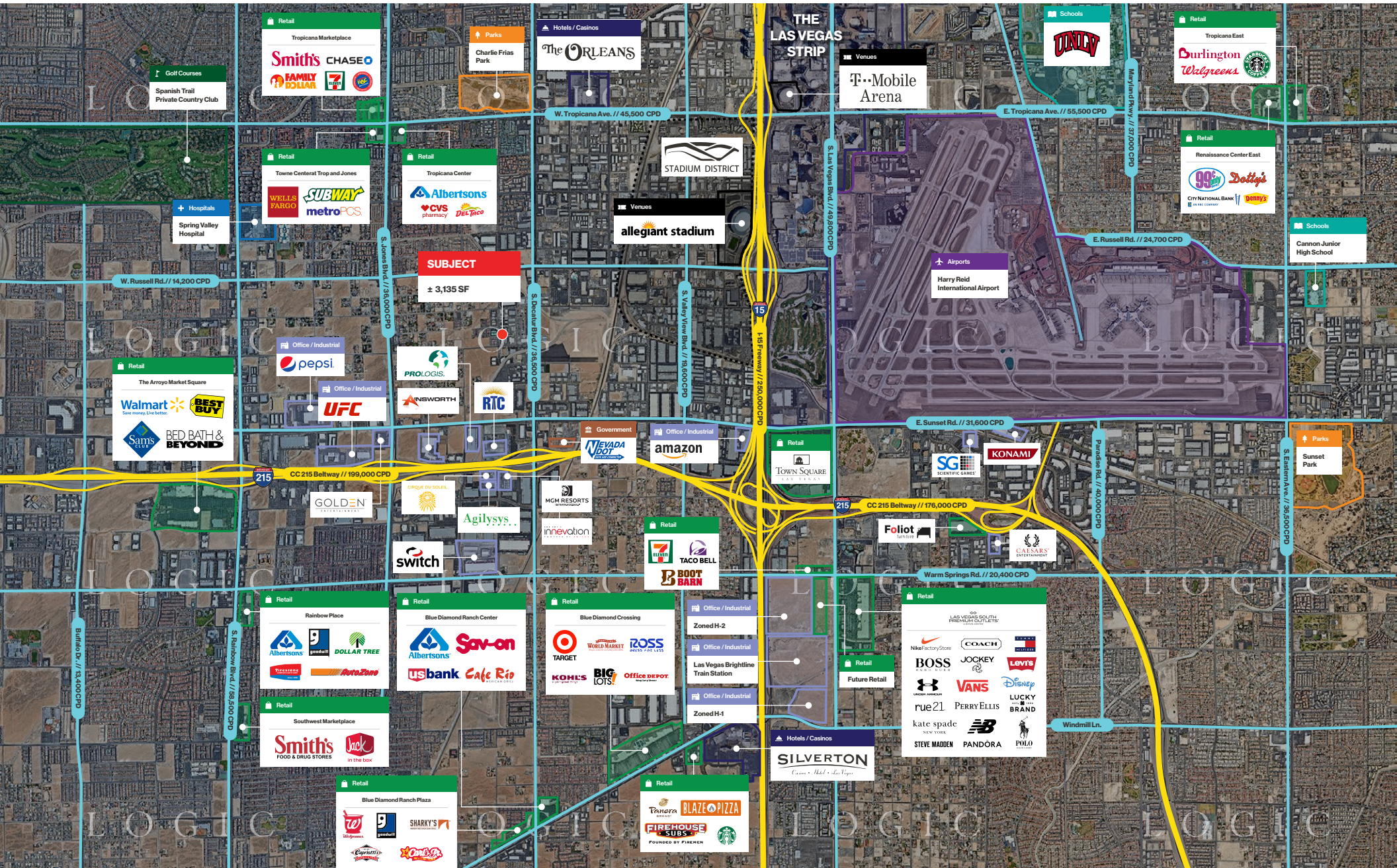
Property Highlights

- Prime southwest Las Vegas location with excellent access to I-15, I-215, Harry Reid International Airport, and The Strip
- Concrete tilt-up
- Office space: ± 2,200 SF
- Year built: 2006
- Grade level doors: one (1) 12' x 18'
- Clear height: 18'-19'
- Power: 250 Amp, 120/208v, 3-phase
- Sprinkler type: wet
- Zoning: industrial light (IL)

Demographics

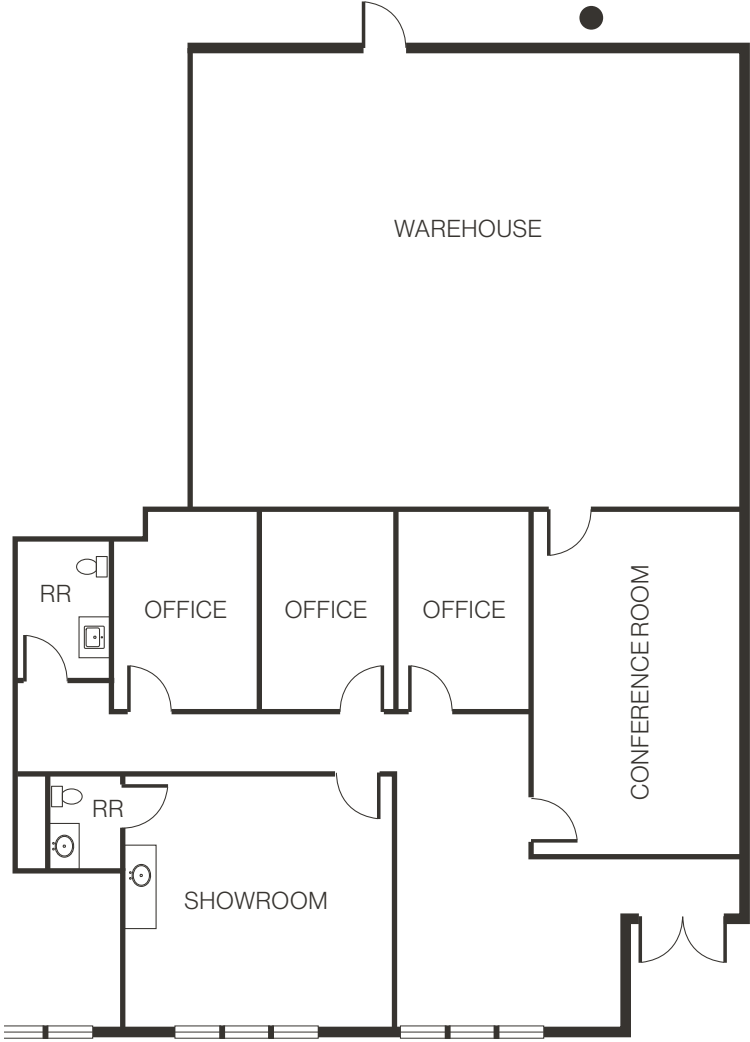
	1-mile	3-mile	5-mile
2025 Population	5,670	112,591	362,153
2025 Average Household Income	\$113,501	\$98,805	\$99,087
2025 Total Households	2,275	45,510	148,927





Floor Plan | Suite B
± 3,135 SF

● Grade Level Door



Property Photos



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For inquiries please reach out to our team.

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