

6675

FOR SUBLEASE ±6,844 SF

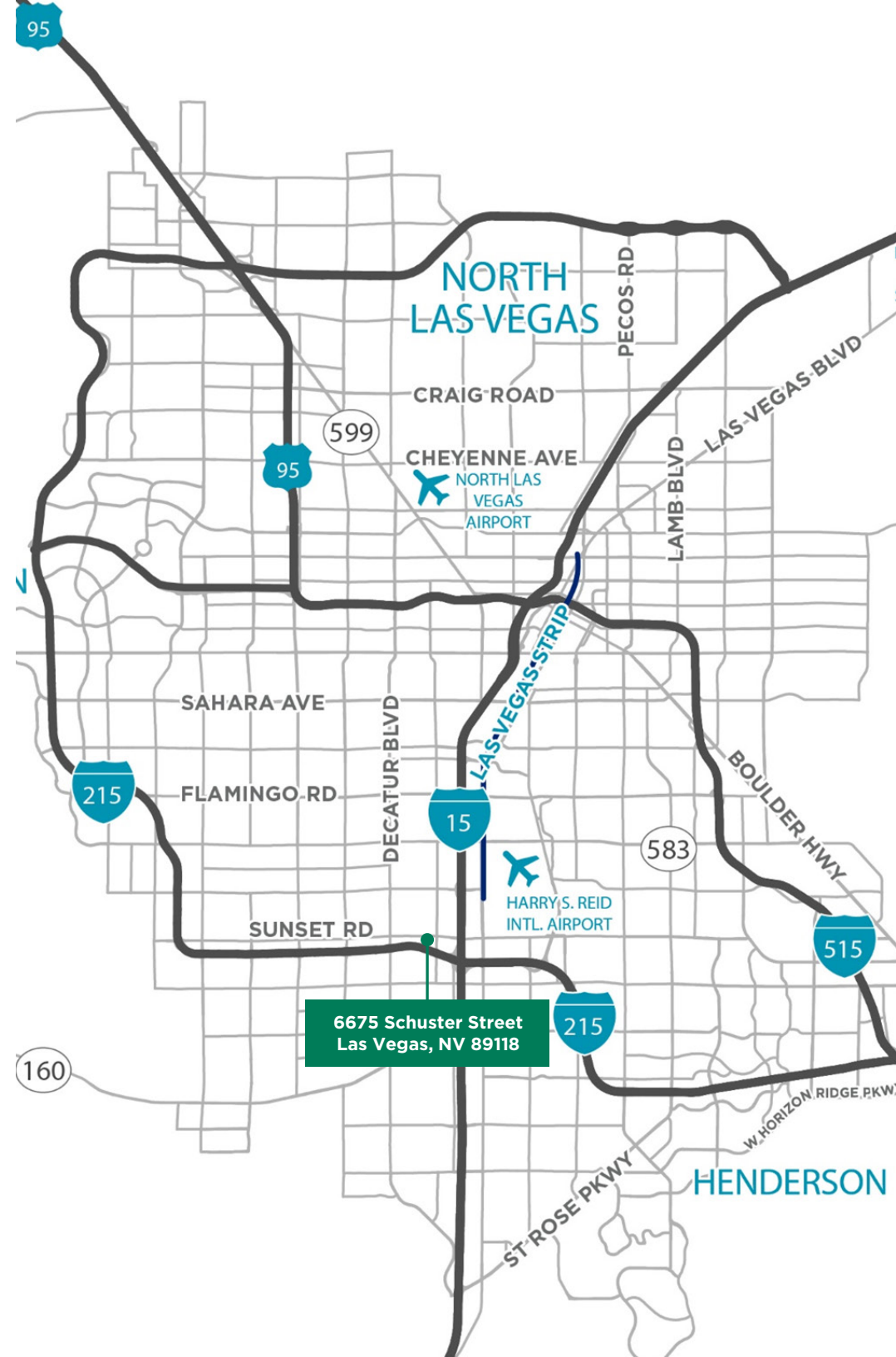
WAREHOUSE / OFFICE SPACE

6675 Schuster Street

LAS VEGAS, NV 89118

PROPERTY HIGHLIGHTS

Total SF:	±6,844 SF
Office Space:	±2,141 SF two-story office (2nd Floor ±996 SF)
Warehouse Space:	±4,703 SF
Lot Size:	±0.38 acres
Yard Area:	Paved and fenced
Loading:	One (1) 12' X 14' grade level loading door
Clear Height:	±20' minimum
Zoning:	M1 (Light Manufacturing - Clark County)
Construction Year:	2006
Sublease Expiration:	January 30, 2028
Please contact broker for rate	



PROPERTY PHOTOS



AERIAL

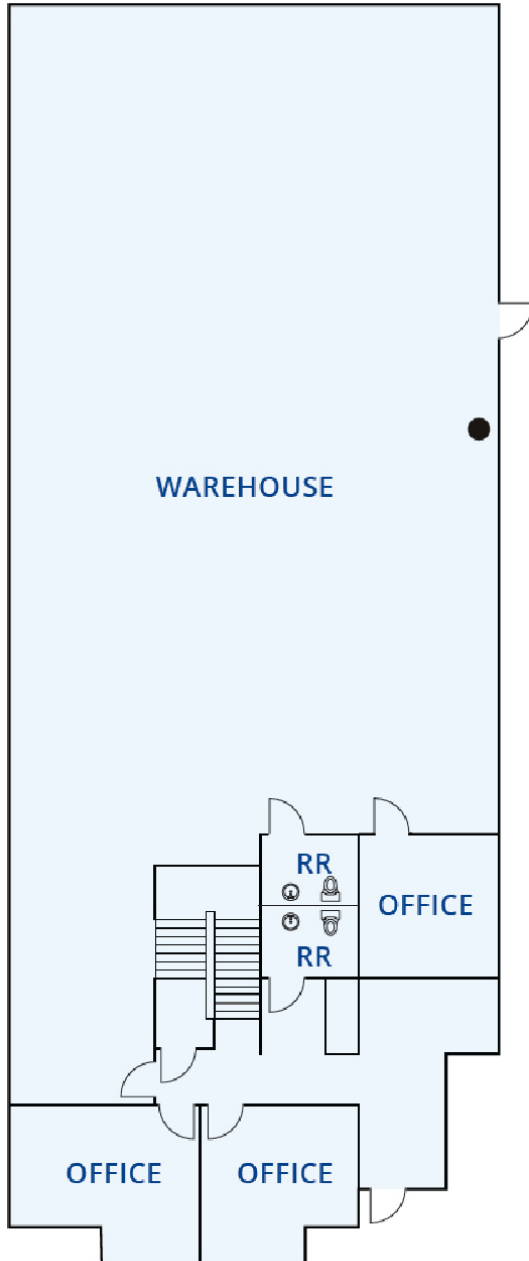


AERIAL



SITE PLAN

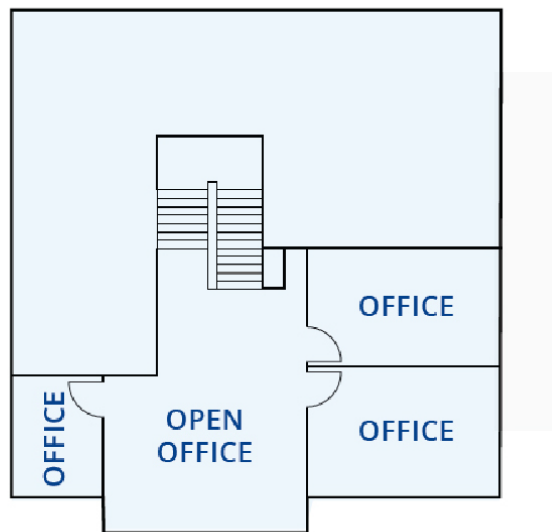
1st Floor



±6,800 Total SF

- ±4,703 SF warehouse
- ±2,141 SF two-story office(2nd Floor ±996 SF)
- One (1) 12' X 14' grade level loading door
- **Please contact broker for rate**

2nd Floor



● = Grade Level Doors

Not To Scale. For Illustration Purposes Only

LOCATION



**6675 Schuster Street
Las Vegas, NV 89118**



CONTACT

Alma Cuevas, SIOR

Managing Director

+1 702 303 4412

alma.cuevas@cushwake.com

LIC #S.0180089

