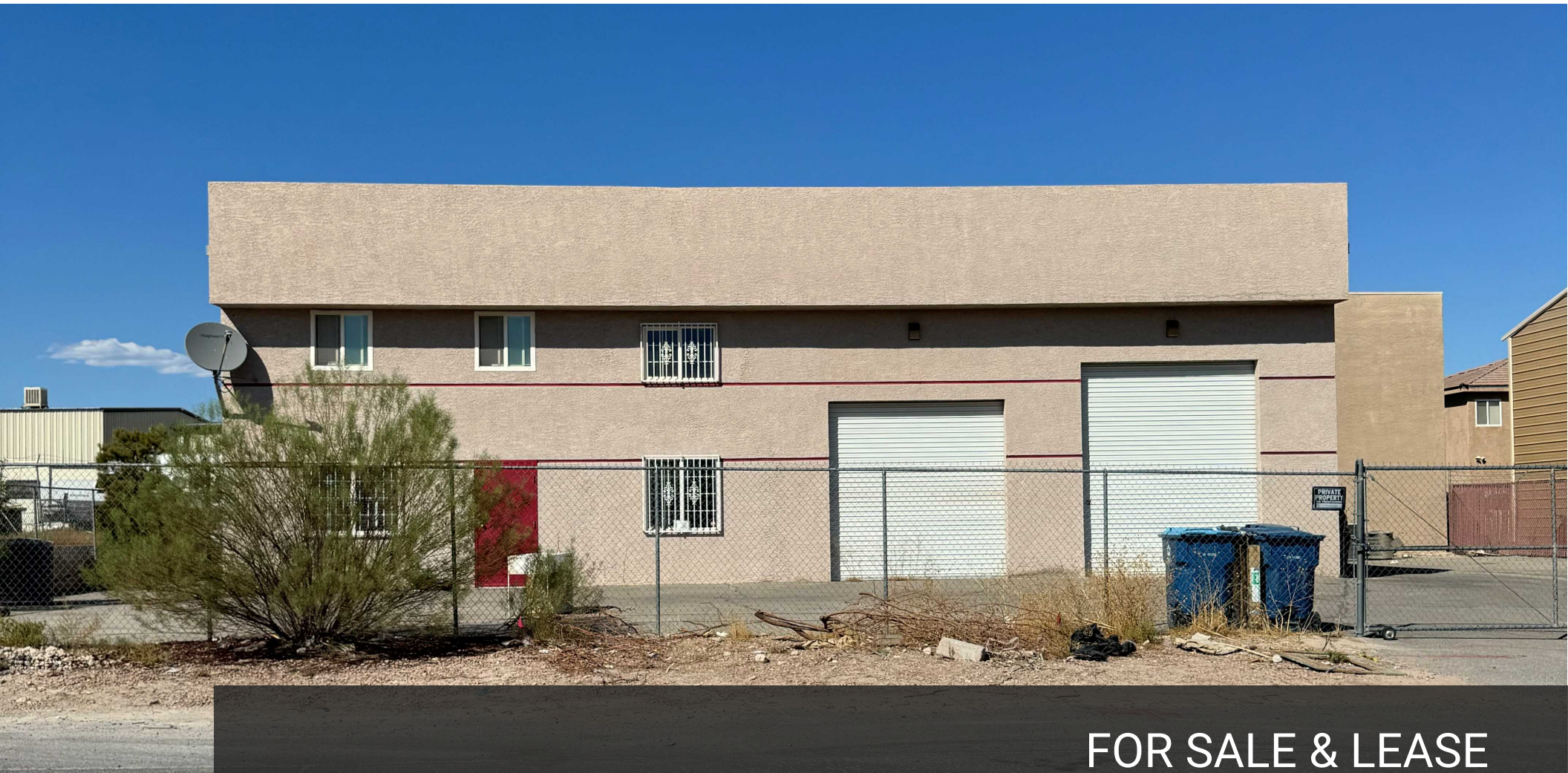


INDUSTRIAL FOR SALE & LEASE

TOLENTINO WAREHOUSE WITH YARD

5440 TOLENTINO DRIVE, LAS VEGAS, NV 89156



FOR SALE & LEASE

KELLER WILLIAMS VIP | KW
7501 Tule Springs Road, Suite 170
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EXECUTIVE SUMMARY

5440 TOLENTINO DRIVE



OFFERING SUMMARY

PRICE:	\$795,000
BUILDING SF:	3,652*
PRICE / SF:	\$217.69
LEASE RATE:	\$1.20/sfm
LEASE TERM:	3 year
LOT SIZE:	0.18 Acres
GRADE DOORS:	2
CAM RATE ON LEASE	\$010/sfm

PROPERTY OVERVIEW

Industrial Property for Sale or Lease at 5440 Tolentino Drive, Las Vegas, NV

Located in one of Las Vegas' most sought-after industrial segments, 5440 Tolentino Drive offers a prime industrial property with fenced yard, available for sale or lease. This versatile space is zoned for Industrial Heavy (IH) in Clark County Nevada. The property boasts a functional layout, with approximately half office and half warehouse space, and high-quality construction, providing an excellent opportunity for businesses seeking a strategic location with convenient access to major transportation routes.

*Measurement w/o 2nd floor is less sq footage

PROPERTY HIGHLIGHTS

- Fenced yard on 0.18 acres with room to park 16+ cars
- Built Out office space with restroom upstairs and downstairs
- Two grade level doors, one larger door for high access vehicles
- Located on side street off of busy Nellis Blvd
- IH - Industrial Heavy zoning, ideal for heavy manufacturing
- Planned Land Use: Business Employment (BE)

PROPERTY PHOTOS

5440 TOLENTINO DRIVE



AERIAL MAP

5440 TOLENTINO DRIVE

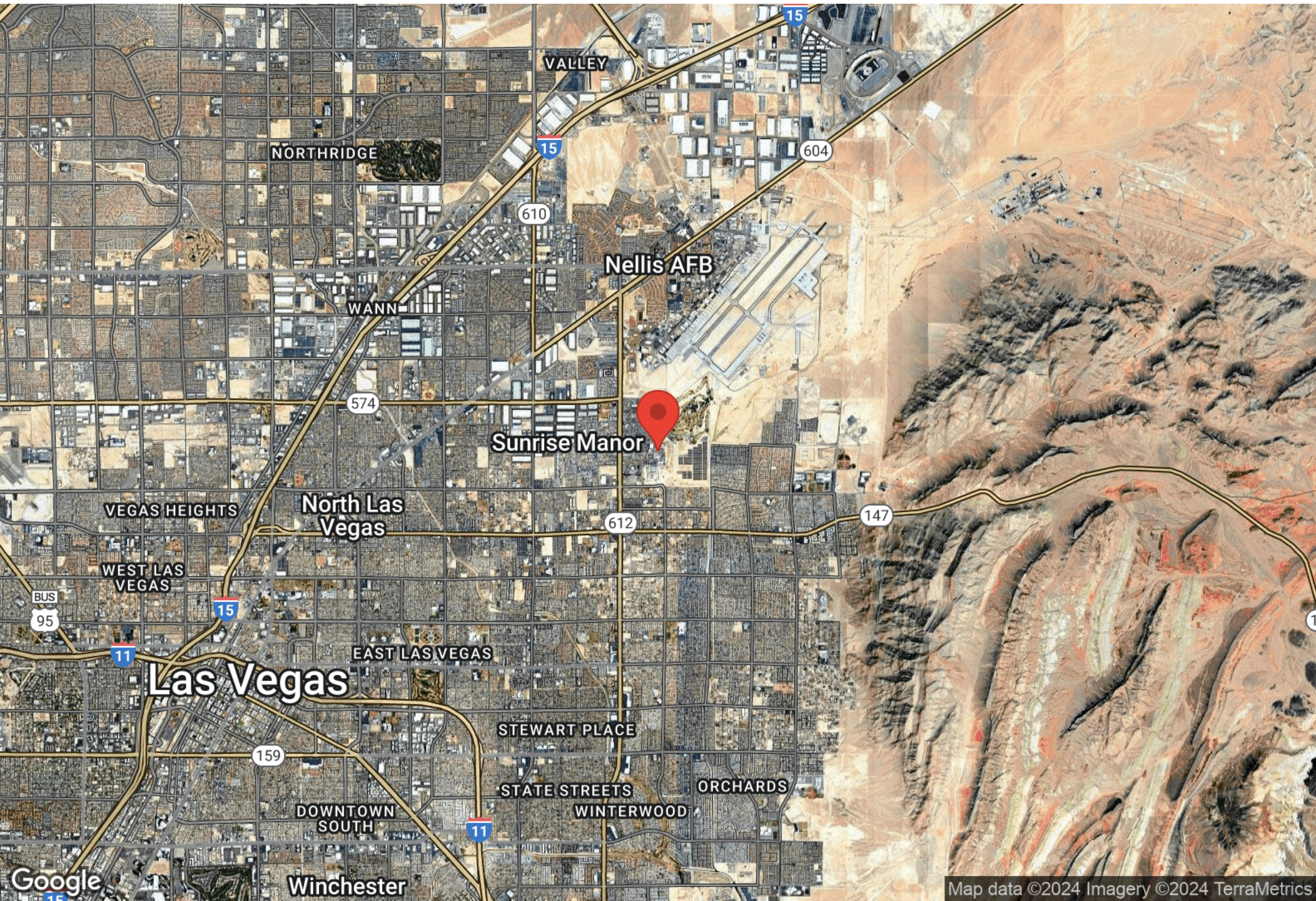


Google

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REGIONAL MAP

5440 TOLENTINO DRIVE



Chapter 30.02 Zoning Districts

30.02.20 IH: Industrial Heavy

A Purpose

30.02.20 IH: INDUSTRIAL HEAVY

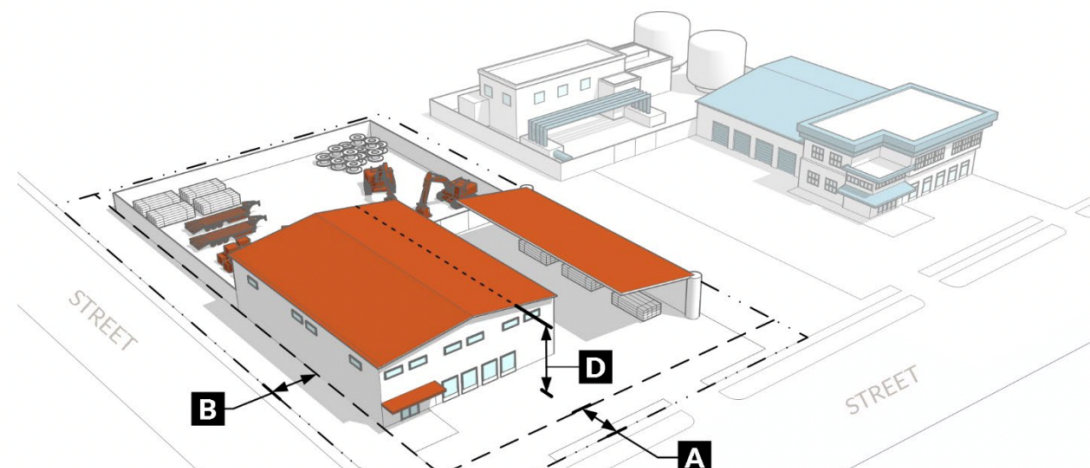
A. Purpose

The IH district is established to accommodate the most intense industrial and manufacturing activities at a distance from other uses. This district should be served by access to roadway and/or railway transportation systems and may consist of large-format buildings designed for high-intensity manufacturing, processing, warehousing, and indoor/outdoor storage uses with supporting office spaces.

B. Standards

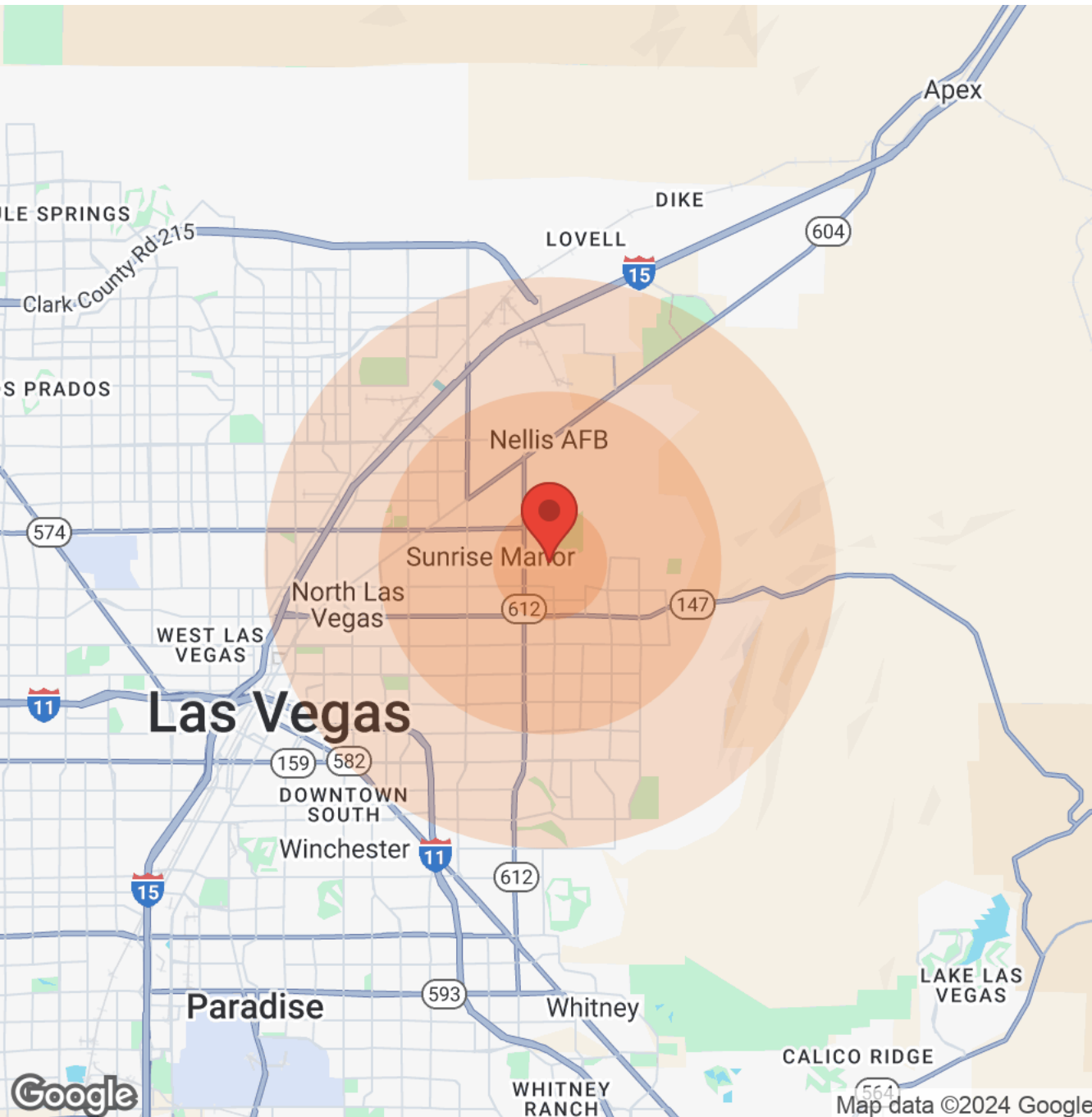
LOT		OTHER STANDARDS	
	Lot coverage, max.	80%	Overlay Districts §30.02.26
SETBACK (MIN. FT.)			Measurement/Exceptions §30.02.25
A	Front	20	Use Regulations Chapter 30.03
	Side interior	--	Development Standards Chapter 30.04
B	Side street	20	Residential Adjacency §30.04.06
	Rear	--	
HEIGHT (MAX. FT.)			
D	Structure height	75	

Figure 30.02-20: IH District Standards Illustration



DEMOGRAPHICS

5440 TOLENTINO DRIVE



Population	1 Mile	3 Miles	5 Miles
Male	3,095	76,479	172,445
Female	3,355	77,657	176,206
Total Population	6,450	154,136	348,651

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,811	43,917	97,668
Ages 15-24	1,032	24,739	54,952
Ages 25-54	2,313	60,991	135,769
Ages 55-64	631	13,000	29,954
Ages 65+	663	11,489	30,308

Race	1 Mile	3 Miles	5 Miles
White	3,421	68,370	156,728
Black	843	20,032	40,738
Am In/AK Nat	41	642	1,307
Hawaiian	2	390	866
Hispanic	3,240	97,142	224,301
Multi-Racial	4,134	119,790	271,770

Income	1 Mile	3 Miles	5 Miles
Median	\$39,716	\$42,645	\$41,766
< \$15,000	275	4,890	12,876
\$15,000-\$24,999	339	5,861	13,388
\$25,000-\$34,999	282	6,368	14,299
\$35,000-\$49,999	309	8,217	16,736
\$50,000-\$74,999	289	9,995	21,868
\$75,000-\$99,999	241	4,938	11,410
\$100,000-\$149,999	186	3,735	8,471
\$150,000-\$199,999	51	1,104	2,518
> \$200,000	17	343	866

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,397	52,958	119,069
Occupied	2,007	45,126	102,426
Owner Occupied	993	22,498	51,185
Renter Occupied	1,014	22,628	51,241
Vacant	390	7,832	16,643

DISCLAIMER

5440 TOLENTINO DRIVE



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