

# FOR SUBLEASE

3065 Sheridan Street, Las Vegas, NV 89102



6018 S. Durango Drive, Suite 110. Las Vegas, NV 89113  
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**LAYNE MCDONALD**

Advisor

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NV #S.189805.LLC

**Lease Rate:** ~~\$0.85~~ \$0.75/SF

**NNN:** \$0.14/SF

Located in the West Las Vegas submarket, this centrally located property offers easy access to I-15 via W Spring Mountain Blvd.

- Shared Space Sublease or Full Space Sublease Available
- ±5,150 - ±9,750 SF Available
- 11' - Clear Height
- Grade Level Loading
- Fire Sprinklered
- Zoned M (Industrial)
- APN: 162-08-302-016
- Automotive Uses Such as Window Tinting & Vehicle Wrapping Accepted
- Up to 12 Parking Stalls

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## Shared Sublease Details

### Total SF

±5,150 SF

### Grade Level Doors

One (1) ±19' x ±9'

### Power

1-Phase Power

±100 Amps, 120/240V

**\*Tenant to Verify\***

### Sublease End Date

12/31/2029

- One (1) Dedicated Restroom and One (1) Dedicated Private Office
- Evaporated Cooling in Warehouse
- Exclusive Use of the Grade Level Door
- Current Storage Shelves can be Used by New Tenant, or Removed if Desired
- Sublease Can Be For a Shorter Term
- NNN Includes All Utilities

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**Lease Rate: \$0.75/SF**

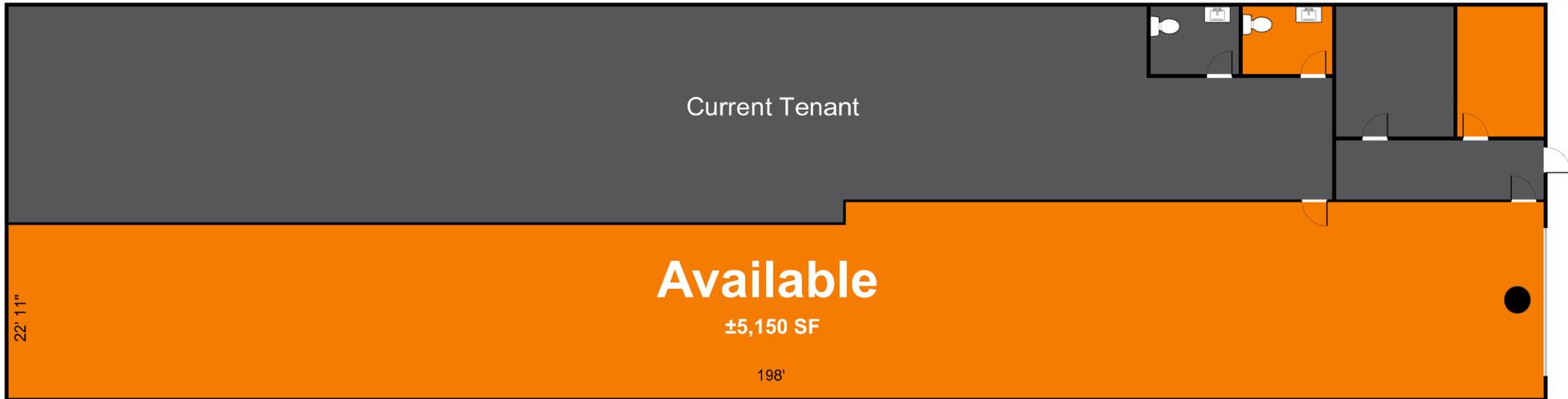
**NNN: \$0.14/SF**

**Monthly Total: \$4,583.50**

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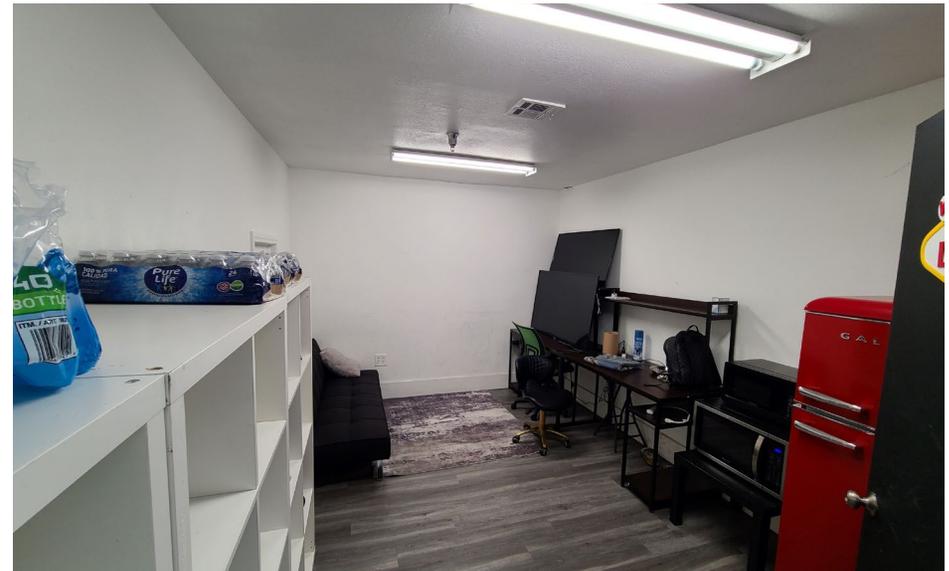
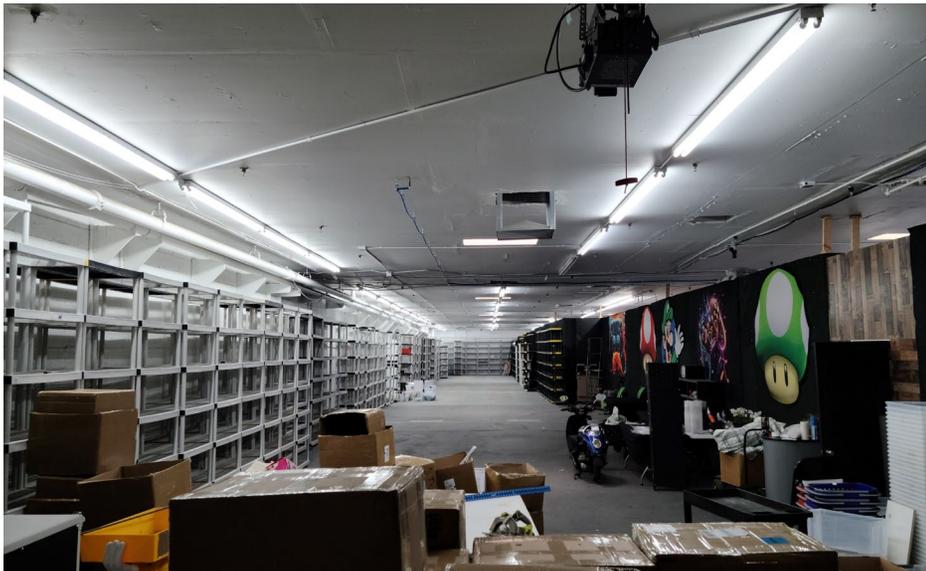


## Shared Sublease Floor Plan



\*Not to scale, for reference only\*

● = Grade Level Door



## Full Space Sublease Details

### Total SF

±9,750 SF

### Grade Level Doors

One (1) ±19' x ±9'

### Power

1-Phase Power

±100 Amps, 120/240V

**\*Tenant to Verify\***

### Sublease End Date

12/31/2029

- Two (2) Restrooms and Two (2) Private Offices
- Evaporated Cooling in Warehouse
- Grade Level Door Access
- Current Storage Shelves can be Used by New Tenant, or Removed if Desired
- NNN Includes All Utilities
- Direct Lease Possible

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**Lease Rate: \$0.75/SF**

**NNN: \$0.14/SF**

**Monthly Total: \$8,677.50**

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## Full Space Sublease Floor Plan



\*Not to scale, for reference only\*

● = Grade Level Door





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