

Diamond Freight Facility is conveniently located off of I-15 & Sloan Road, just minutes to the M Casino, the Las Vegas Raiders Headquarters & Practice Facility, Henderson Executive Airport, Harry Reid International Airport & the Las Vegas Strip.

**View
3D
Tour**



±36,810 SF HIGH SPEED WAREHOUSE BUILDING | SITUATED ON ±9.89 ACRES

AVAILABLE ◆ Diamond Freight Facility

13850 S. DECATUR BOULEVARD | LAS VEGAS, NV 89054

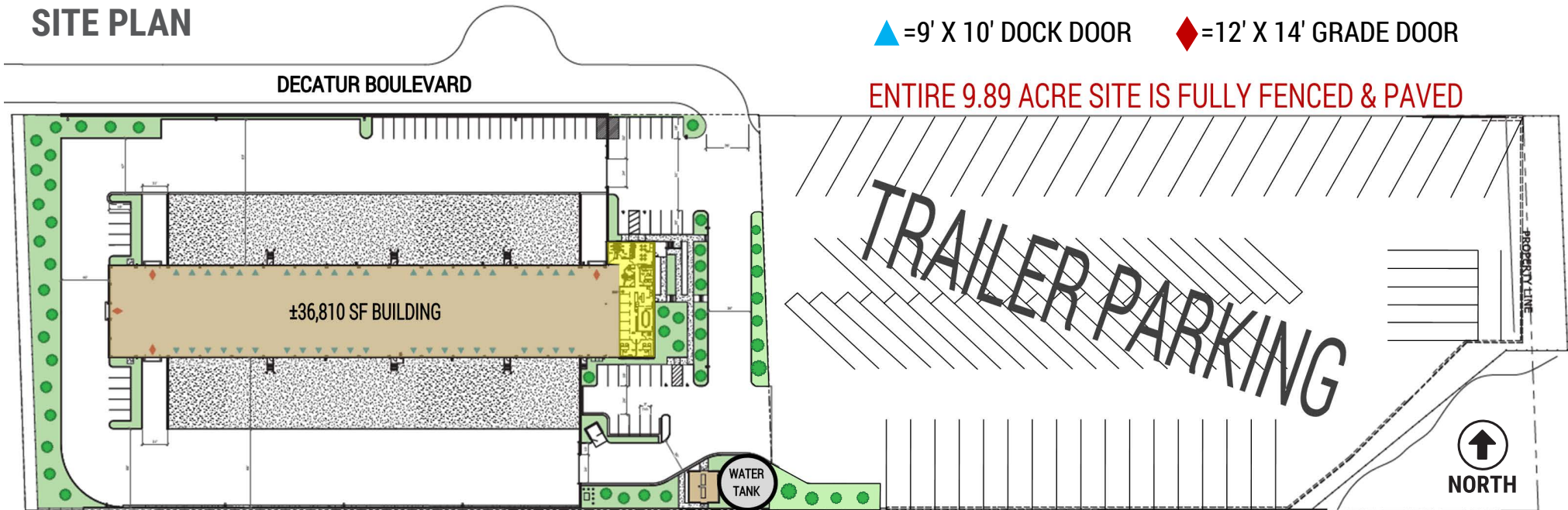
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SITE PLAN



▲ = 9' X 10' DOCK DOOR ◆ = 12' X 14' GRADE DOOR

ENTIRE 9.89 ACRE SITE IS FULLY FENCED & PAVED

- ±36,810 SF Free Standing Building
 - ±2,997 SF HVAC Office
 - ±33,813 SF Evaporative Cooled Warehouse
- Situated on ±9.89 Acres
- 44 - 9' x 10' Dock High Doors
- 4 - 12' x 14' Grade Level Loading Doors
- 1 - Dock per 837 SF
- Speed Warehouse Width - 78'
- Electric Motorized Security Gates
- No Interior Columns
- 17' Minimum Clear Height
- IL Zoning (Clark County)
- ESFR Fire Sprinkler System
- 1,200 Amps, 277/480 Volt, Main Electrical Service
- **Monthly Base Rent (NNN): \$74,000**
- **Monthly NNN: \$9,140**

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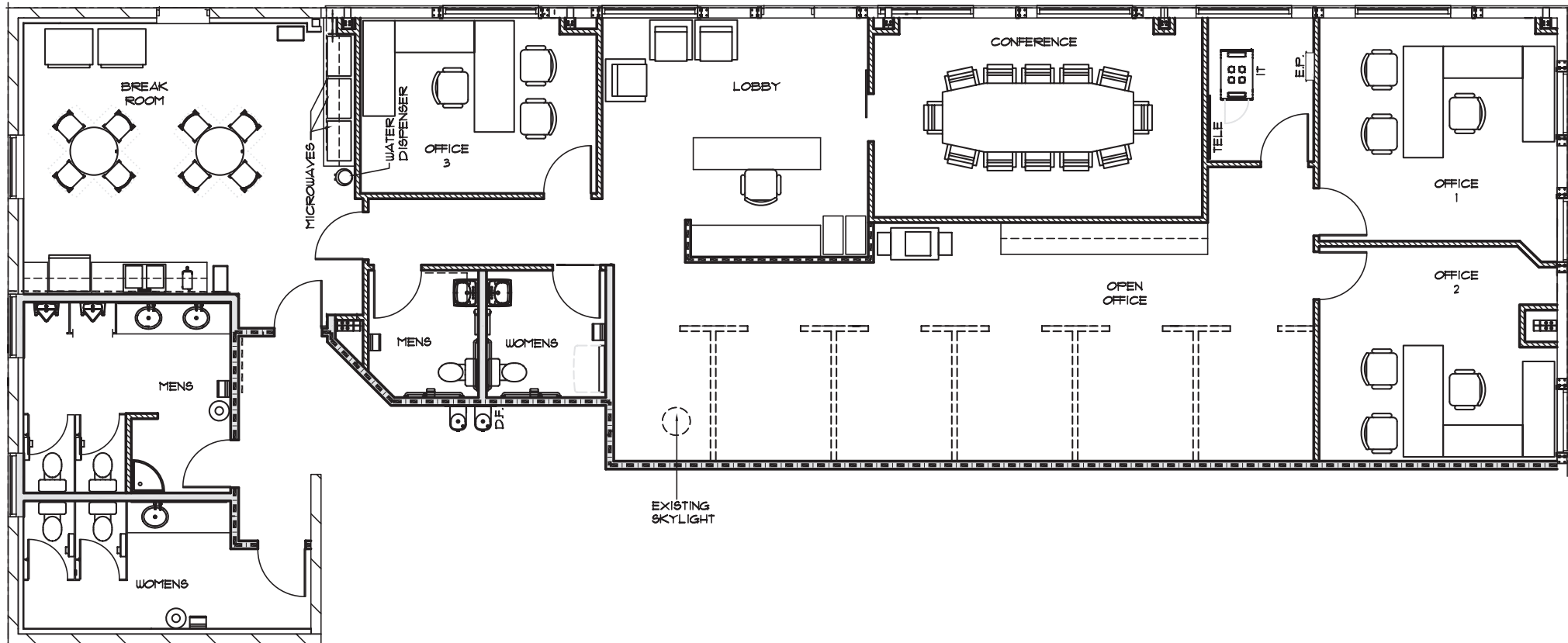
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OFFICE FLOOR PLAN



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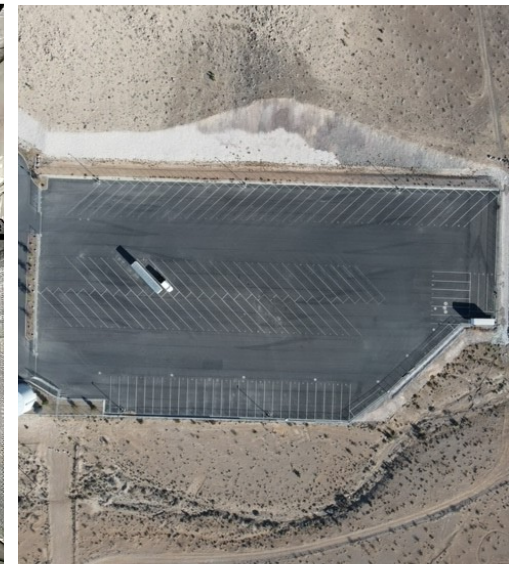
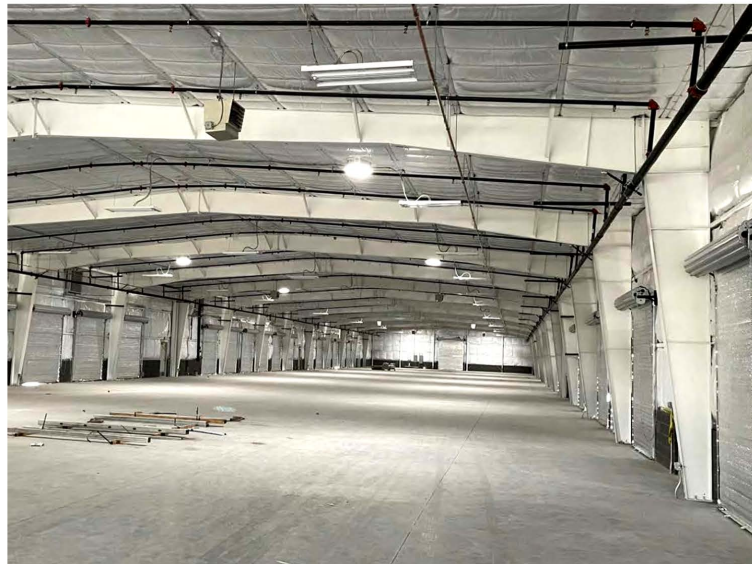
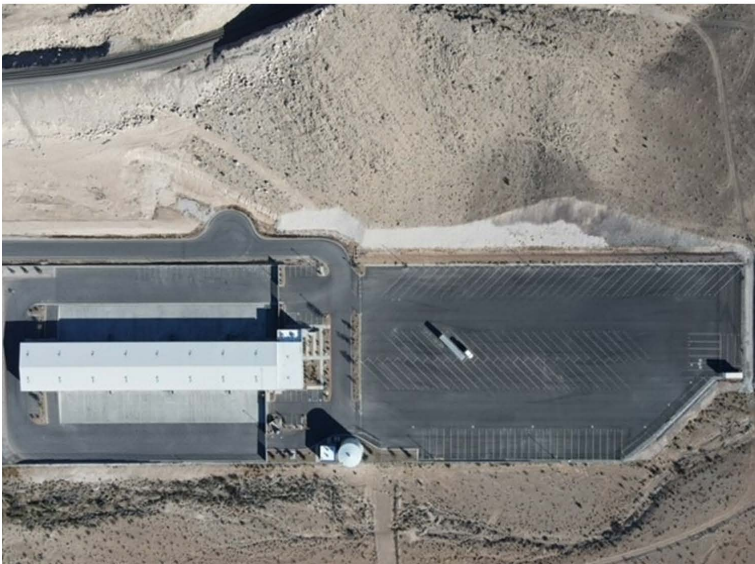
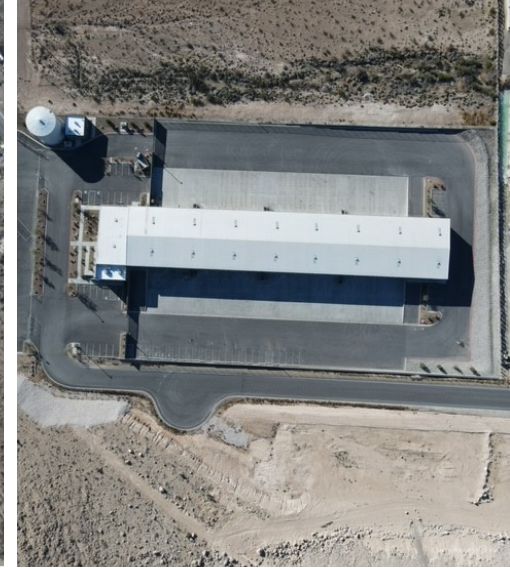
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