



FOR LEASE

5860 Wynn Rd #B
Las Vegas, NV 89118

**±1,783 SF
INDUSTRIAL FACILITY**

Property Specs

This newly renovated, freestanding industrial building offers ±1,783 SF of highly functional space designed to support a variety of operational needs. The property features efficient grade-level loading, dedicated office area, and a secured yard — delivering a flexible and versatile layout ideal for contractors, service providers, and distribution users alike.

Strategically positioned within the highly sought-after Southwest Submarket, the property benefits from immediate proximity to Allegiant Stadium and seamless access to I-15 and I-215, providing exceptional connectivity throughout the Las Vegas Valley.

YEAR BUILT	1984
RENOVATED	2025
APN:	162-31-504-014
ZONING	I-L
CLEAR HEIGHT	±18'
CONSTRUCTION	Masonry Construction
LOADING	Grade Level
POWER	Single-Phase
ADDITIONAL FEATURES	Secure gated yard space



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SUMMARY



AREA MAP

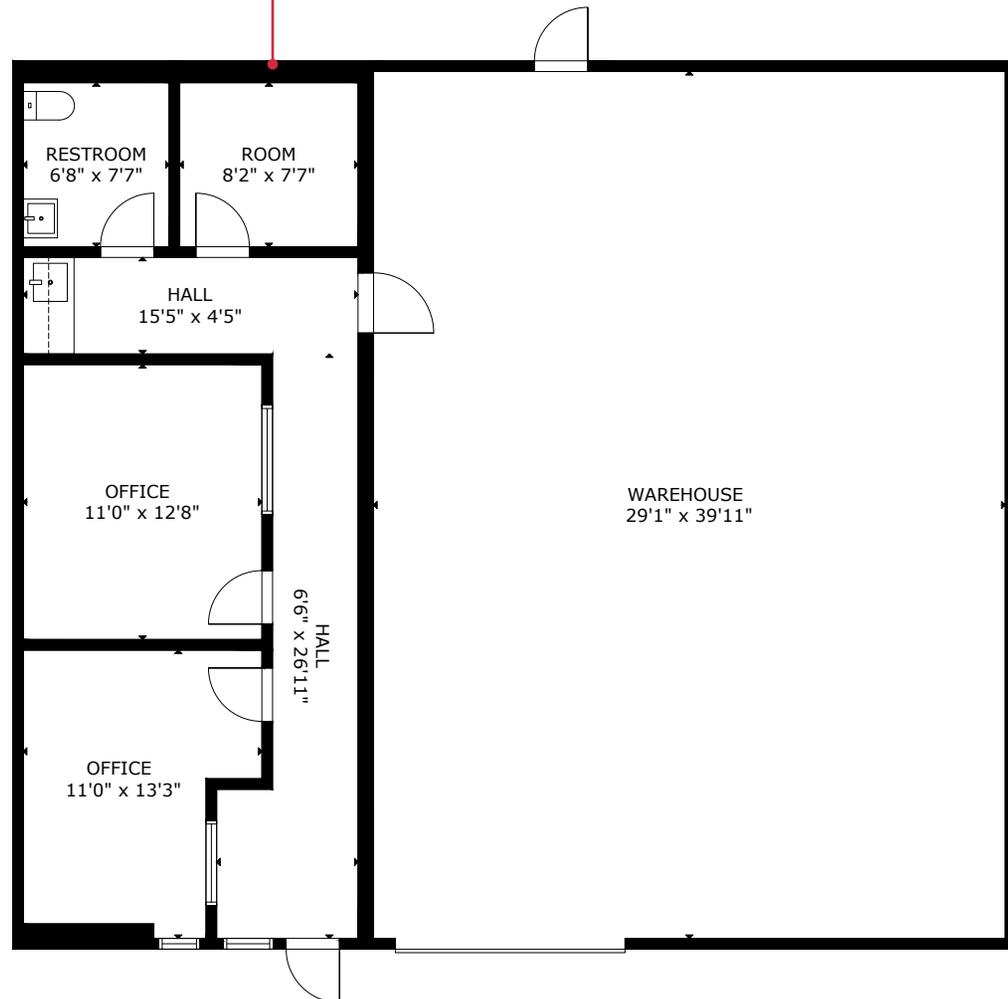
- Shops/Tenants
- Schools
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- Airport



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PROPERTY DETAILS

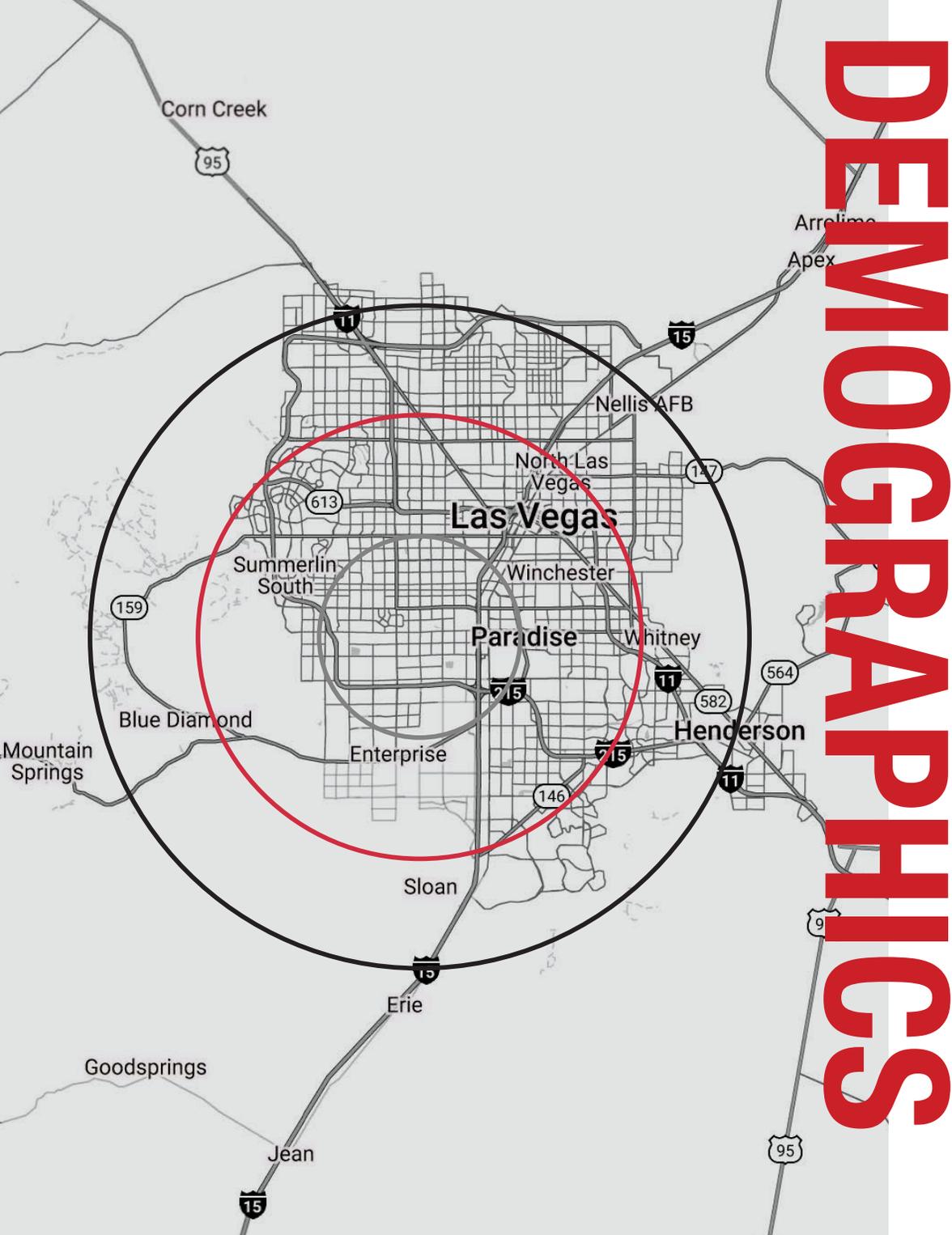
Address	5860 Wynn Road,
Total SF	±1,783
Office SF	±645
Warehouse SF	±1,138
Grade Door	One (1) 12'x14'
Power	Single Phase Power
Lease Rates	\$1.70/SF NNN
CAM	\$0.20
Total Monthly	\$3,387.70
Additional Features	Secure gated yard space





PHOTOS





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	787	91,747	363,843
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	261	39,733	151,692
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$106,992	\$83,312	\$89,870

Traffic Counts

STREET	AADT
W Russell Rd	27,540
S Valley View Blvd	20,600

Cities Nearby

Los Angeles, California	273 miles
Phoenix, Arizona	302 miles
Salt Lake City, Utah	418 miles
San Diego, California	334 miles
Denver, Colorado	75 miles
San Antonio, Texas	1,280 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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