

FOR LEASE

RARE INDUSTRIAL OPPORTUNITY

±2.7 AC | ±31,500 SF UNDER ROOF

6670 GOMER ROAD, LAS VEGAS, NV 89139



LISA HAUGER

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NV #BS.37600.LLC

All SVN® offices are independently owned and operated.

PROPERTY SUMMARY

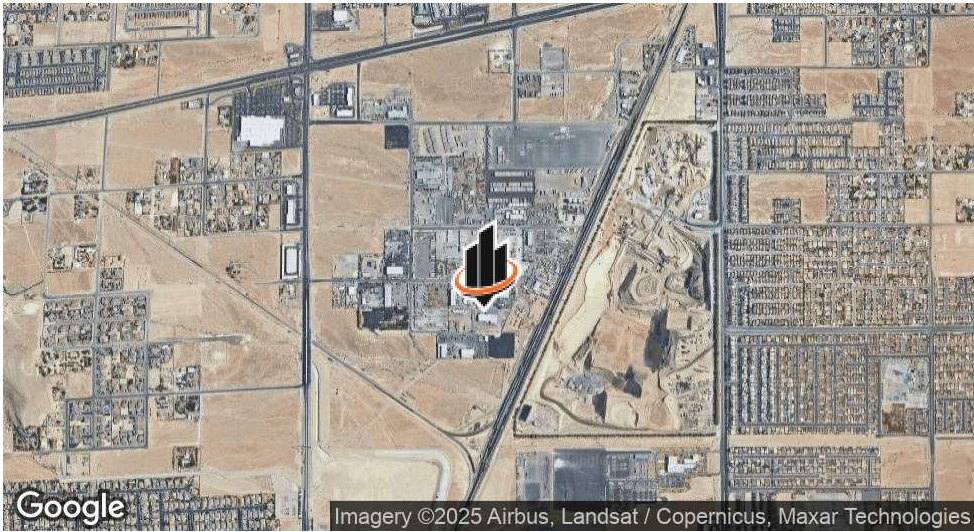


OFFERING SUMMARY

LEASE RATE:	\$1.40 - 1.45 SF/month (NNN)
AVAILABLE SF:	31,500 SF
LOT SIZE:	2.7 Acres
ZONING:	Industrial Light (IL)
APN:	176-23-401-016

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6670 GOMER ROAD | 6670 Gomer Road Las Vegas, NV 89139



PROPERTY DESCRIPTION

SVN | The Equity Group is please to present an exceptional opportunity to lease 6670 Gomer Road. Nestled in the thriving Southwest submarket of Las Vegas, this industrial property is strategically located off W. Gary Avenue and Rainbow Boulevard, just south of Blue Diamond Road. Spanning ±2.70 acres with ±31,500 SF under roof, this facility offers a unique combination of office, warehouse, assembly platform, large overhead crane area, and outdoor workspaces. Perfectly tailored for fabrication, assembly, logistics, or many other industrial operations, this property is located in the coveted SW Industrial area of Las Vegas with easy access and proximity to major transportation routes.

PROPERTY HIGHLIGHTS

Nestled in the thriving Southwest submarket of Las Vegas, this industrial property is strategically located off W. Gary Avenue and Rainbow Boulevard, just south of Blue Diamond Road. Las Vegas is renowned for its strategic location, providing seamless connectivity to key markets such as Los Angeles, Phoenix, and Salt Lake City. Additionally, the nearby points of interest, including the Las Vegas Strip and Harry Reid International Airport, contribute to the area's allure for businesses seeking an advantageous location.



HIGHLIGHTS

- $\pm 13,500$ SF office/warehouse building with one 12x14 grade level door, 2 dock loading areas, a $\pm 2,500$ SF office area
- $\pm 10,000$ SF Platform for fabricating, assembly and/or work area, enclosed on 3 sides - 24' clear
- $\pm 8,000$ SF Drive-thru, 3 ton overhead crane and dock loading area enclosed on 2 sides
- Large yard area - mostly paved, fully fenced with razor wire, and secured access
- Power: 120/240/277 3 Phase 600 AMPS
- Trailer and truck parking
- Property is serviced by a septic system and is on a well
- This property is also for sale with seller financing terms for qualified purchasers

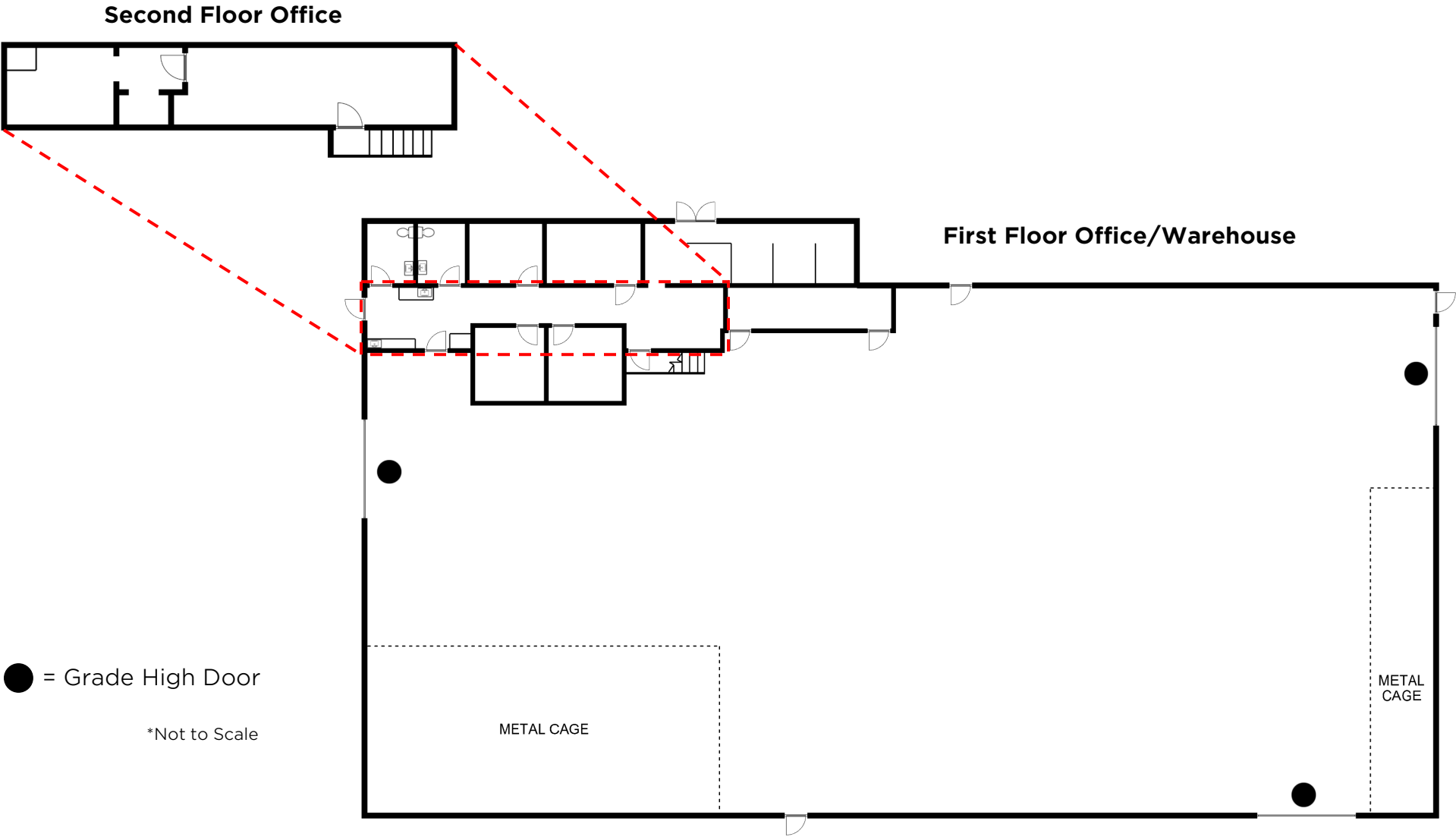
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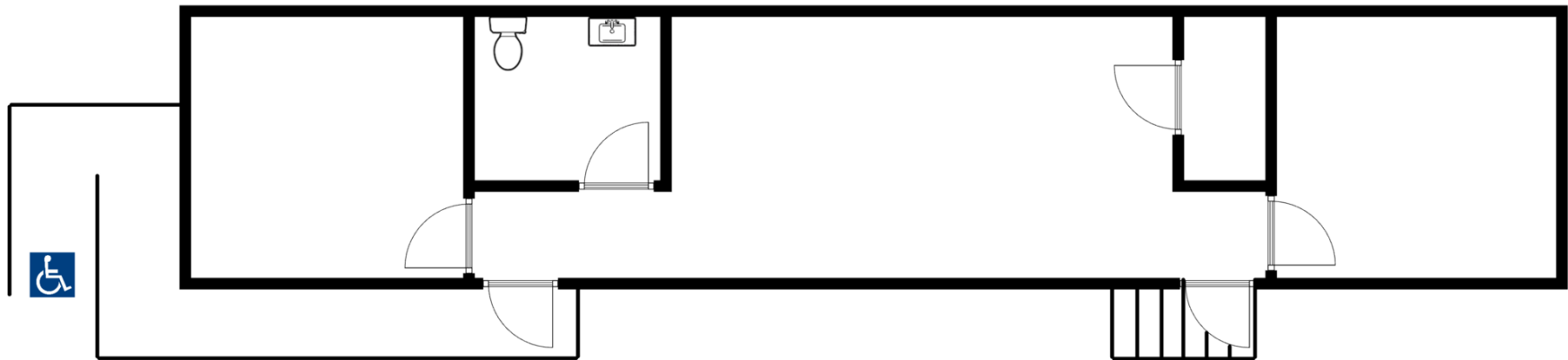
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WAREHOUSE/OFFICE FLOOR PLAN



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OFFICE TRAILER



*Trailer is connected to its own septic system

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PROPERTY PHOTOS



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PROPERTY PHOTOS



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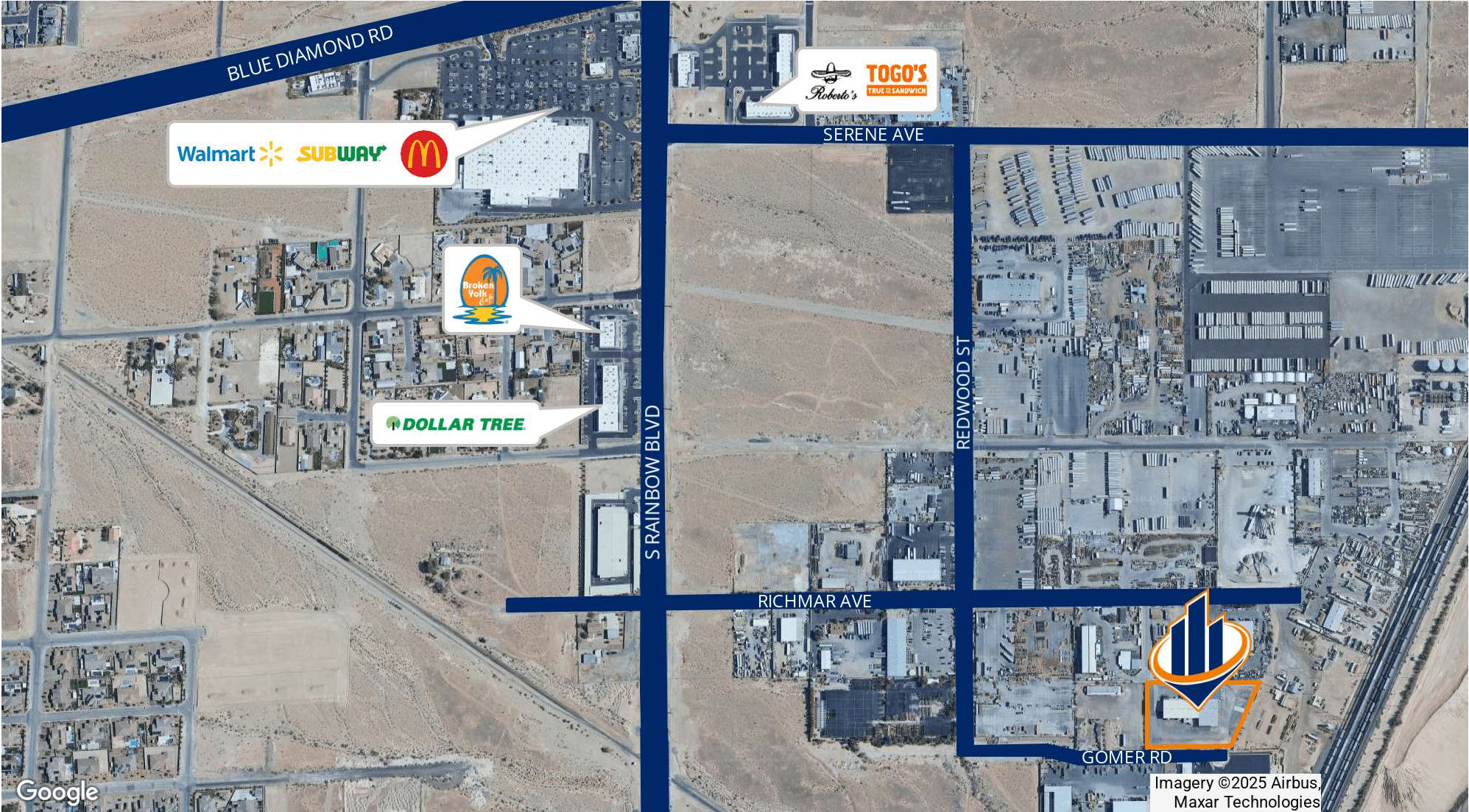
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SVN | THE EQUITY GROUP 7

LOCATION MAP



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