

For Lease

# Cameron Dewey Business Center



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Las Vegas, NV 89118

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## Listing Snapshot



**\$1.25 PSF NNN**  
Lease Rate



**± 1,200 - 2,000 SF**  
Available Square Footage



**\$0.39 PSF/Mo.**  
CAM

## Property Highlights

- CAM Fees estimated at \$0.39 PSF/Mo.
- M-1 (Clark Co.) zoning which allows a wide assortment of allowable uses
- New paint and flooring
- The property is fire sprinklered
- Each suite includes a 10' x 12' grade level metal roll-up door
- Each suite has 200 Amps, 120/208 volt, 3-phase power
- Great Southwest location with hard-to-find smaller office/warehouse suites
- 1-mile north of I-215 / Decatur Rd. interchange and 1-mile west of the I-15 freeway/Russell exchange, 1-mile west of the Las Vegas Raiders/Allegiant Stadium
- Quick access to CC-215, I-15 freeway and the Las Vegas Strip

## Demographics

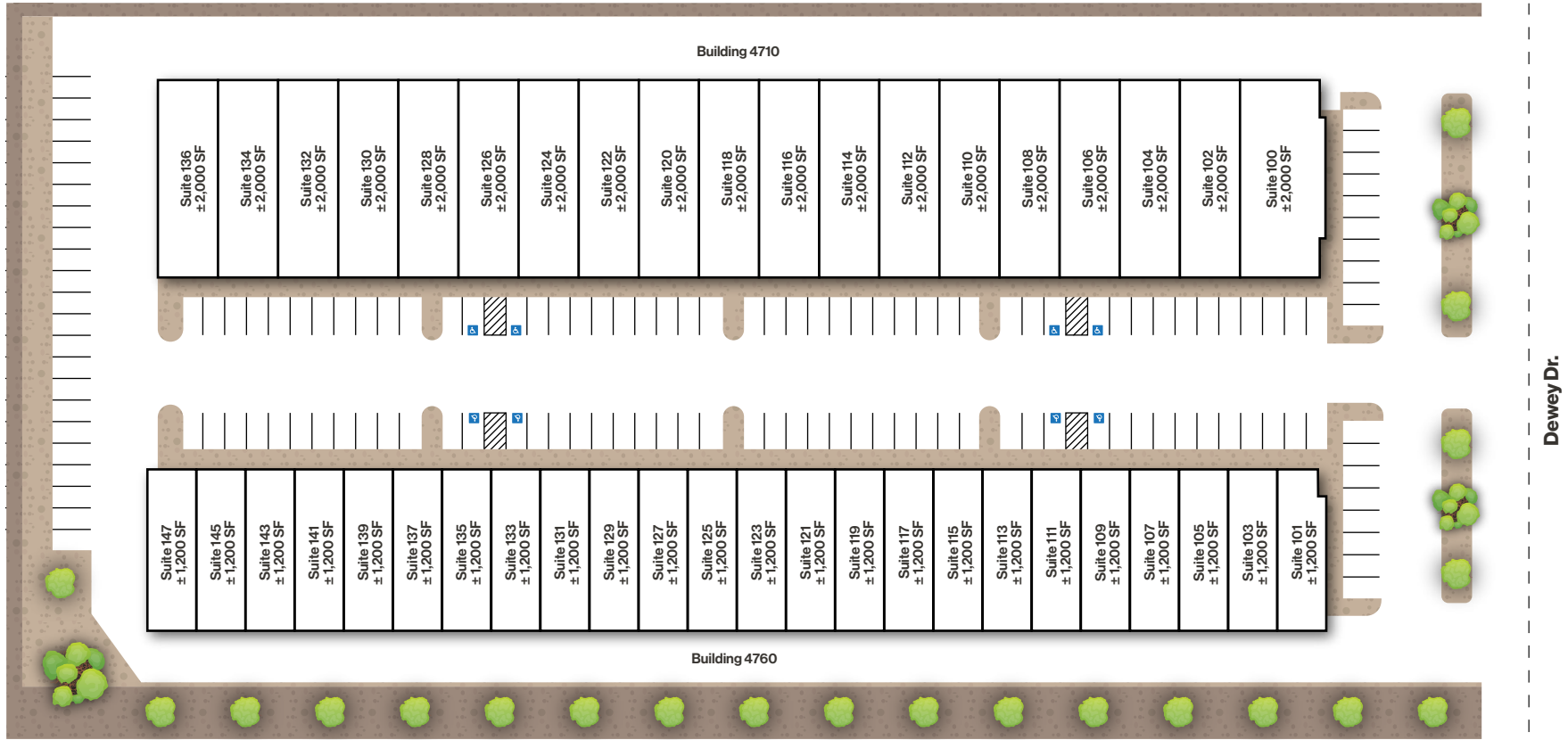
	1-mile	3-mile	5-mile
2024 Population	11,175	110,143	362,353
2024 Average Household Income	\$82,116	\$84,495	\$90,283
2024 Total Households	4,809	46,029	150,570







# Site Plan



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For inquiries please reach out to our team.

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