

Super Industrial Park For Lease

7,200 Sq Feet



3585 W. Diablo Dr, Suite 4, Las Vegas, NV 89118

Benjamin J. Super NV License B.34588

office: (702) 737-0390 cell: (702) 370-7271

bensuper@superrealty.net

Owner/Broker

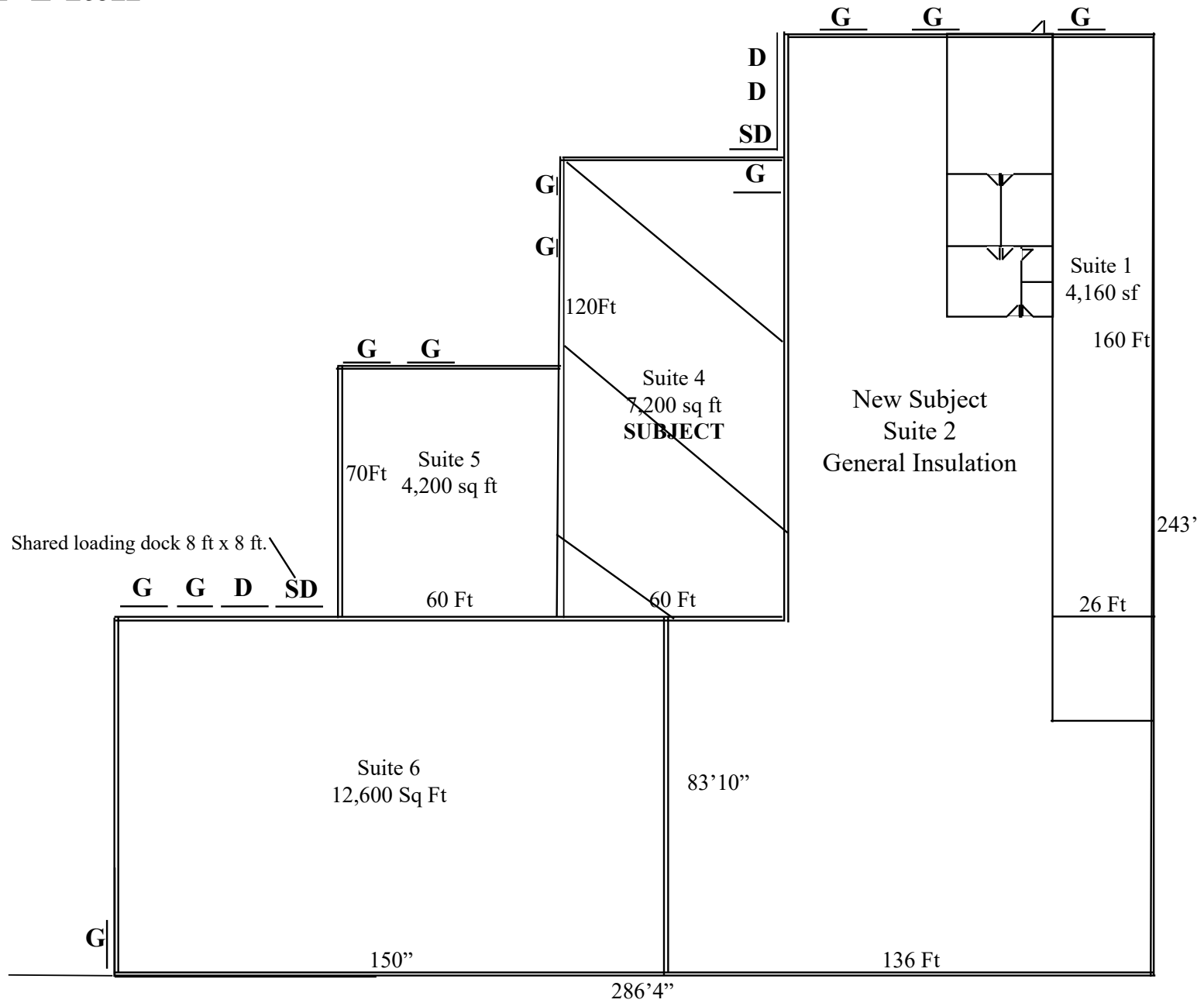
bensuper@superrealty.net

Overview: The Super Industrial Park consists of one 52,000 square foot concrete tilt-up office warehouse building currently demised for 5 separate tenants situated on 2.47 acres. Super Industrial Park LLC is locally owned and managed (owner/broker). Located at 3585 W Diablo Dr., Las Vegas, NV 89118, is walking distance to Allegiant Stadium at the southeast corner of Diablo and Procyon between Valley View Blvd, Russell and Hacienda in the highly desirable southwest portion of Las Vegas. The suite neighbors with General Insulation and Super Realty. Restaurant options include Starbucks, Wsky Bar, In-N-Out Burger and Made in Argentina. Furthermore, this industrial corridor is a main focal point for local contractors and warehouse distributors. The property offers excellent accessibility to the world famous Las Vegas Strip and convenient access to both the 215 and 15 freeways.

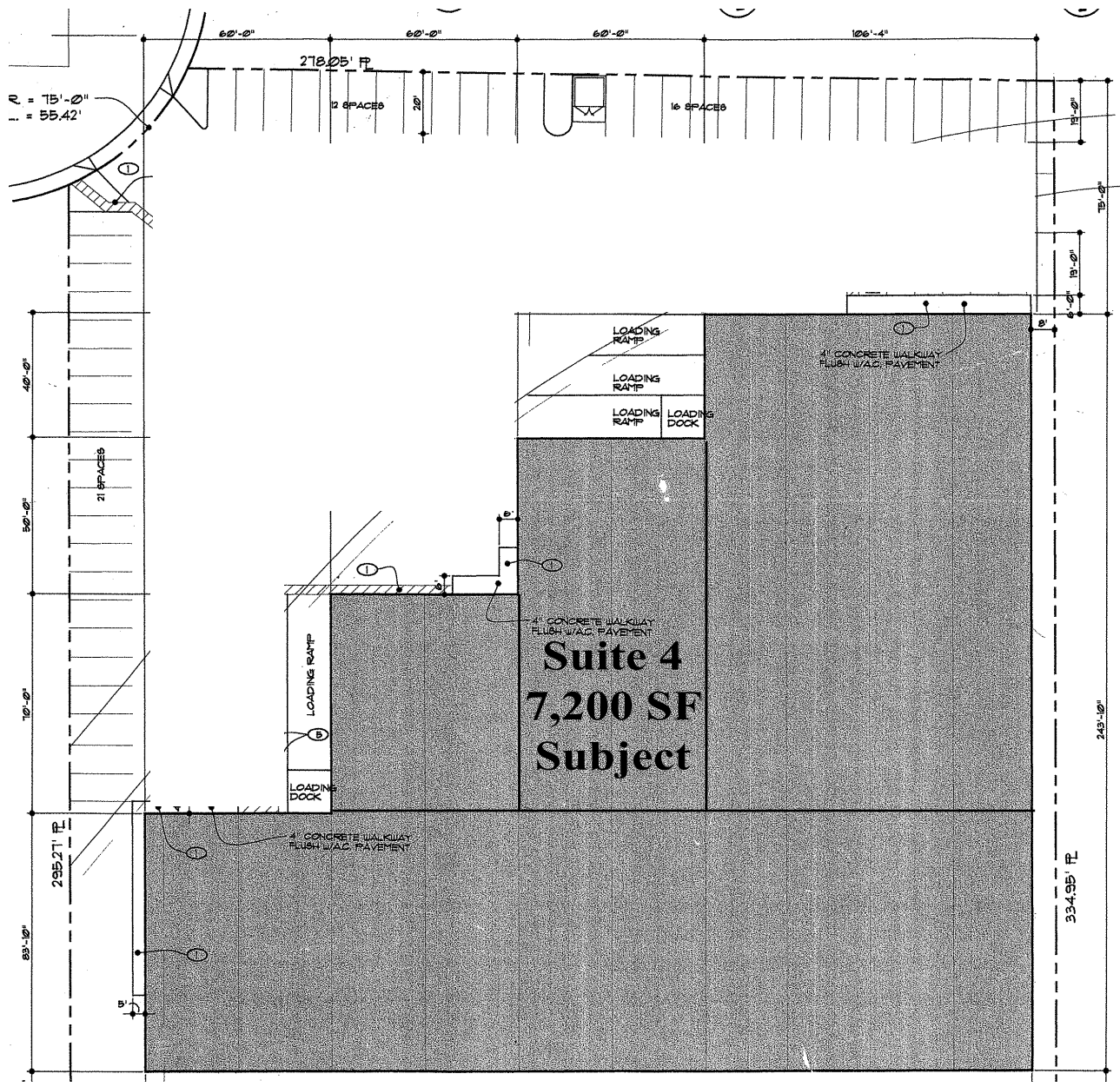
Available: Suite 4 will be available for rent July 1, 2025.
Suite 4 is approximately 7,200 sq feet
2 large grade level roll up doors, 1 shared loading dock and one private restroom
\$1.15 per sq ft Base Rent plus \$0.18 per sq ft CAM Charges
\$9,576.00 per month

Features: Superior pride of building ownership benefiting all Tenants.
Tenant pays for its own repairs, maintenance and utilities.
Cox Communications provides internet and phone service to the property.
Situated on 2.47 acres; fully fire sprinklered; 2004 construction; zoned Industrial Light (IL)
200 amps of 120/208 3 phase power is available.
APN 162-29-401-003. Located in Paradise Township, Clark County, Nevada 89118
Immediate neighbors include Allegiant Stadium, General Insulation, Winsupply, Pool Chlor, Gallagher Plumbing and Terrible Herbst neighborhood gas and convenience market.
Large shared common parking lot. Allegiant Stadium currently rents out our parking lot during their events. These events mostly occur during weekends. They actively work with our Tenants to minimize any disruption to their business operations. Owner/Broker - 3% Broker cooperation encouraged.

Floor Plan



Site Plan:

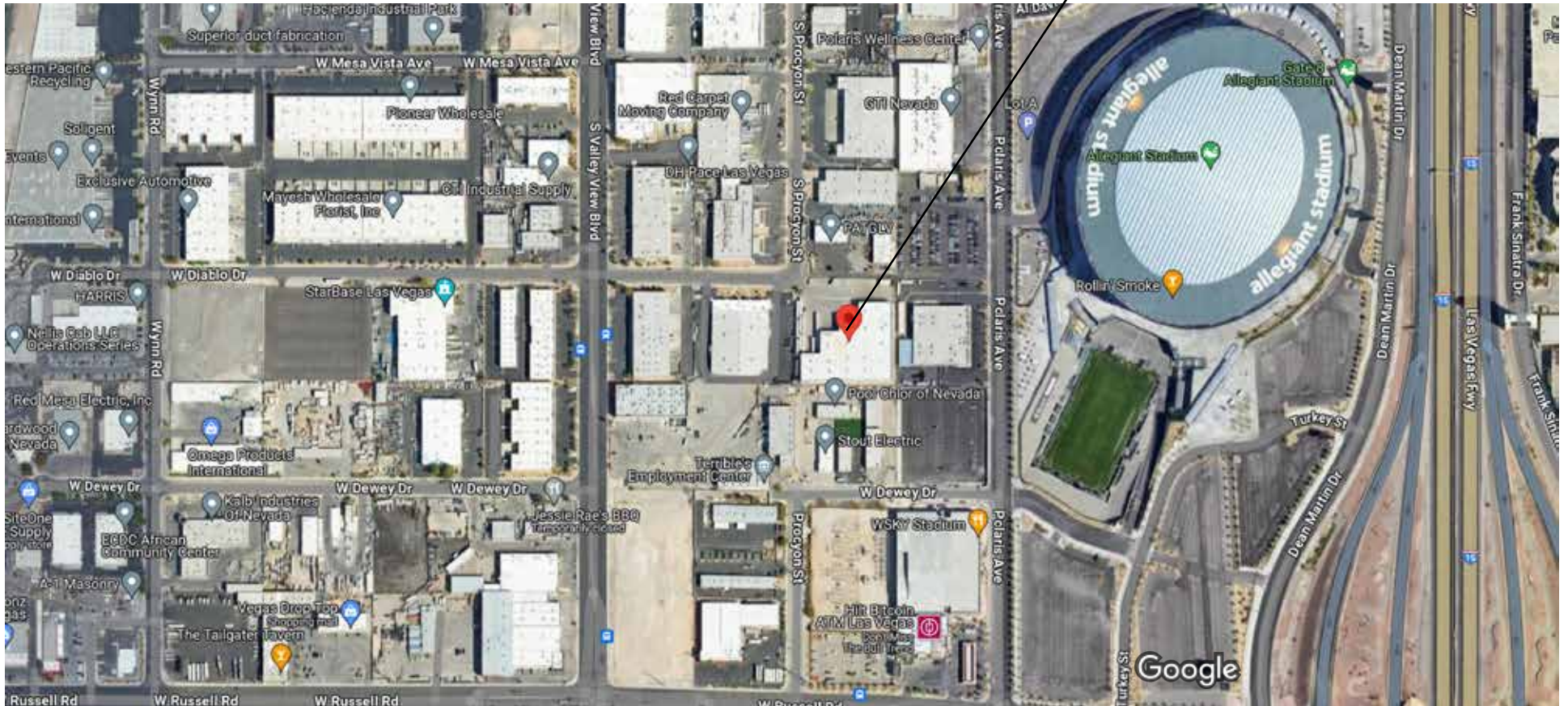


Aerial View

Google Maps

3585 W Diablo Dr

Super Industrial Park



Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2024 200 ft

Parcel Map

This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

MAP LEGEND

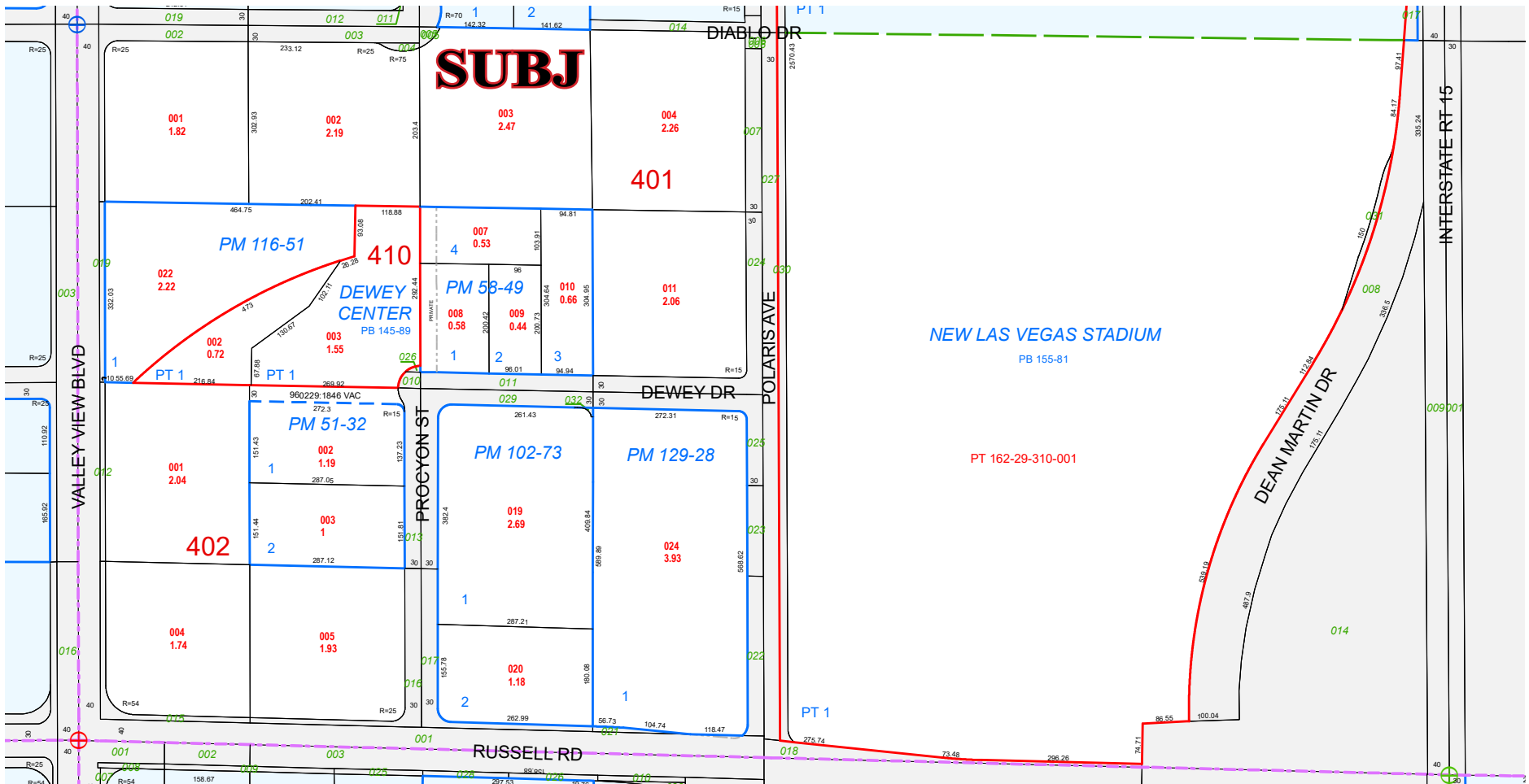
- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PMLD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL5 GOV. LOT NUMBER

BOOK T21S R61E
SECT. 29
MAP S 2 SW 4
162-29-4

87138	139	140
84163	162	161
75176	177	178
62402	191	190

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

Scale: 1" = 200'
 Rev: 5/9/2023



TAX DIST 470

Offered for Lease By: Super Realty; Benjamin J Super, Owner/Broker, (702) 737-0390

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Map of Las Vegas



Map data ©2024 Google 2 mi



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Now Leasing

11,400 sq foot industrial office warehouse

4 grades and 2 shared dock

Excellent SW Las Vegas location

Distance to Major Cities:

City	Population	Miles	Drive Time
Phoenix	1,660,272	302	4 h 46 m
Los Angeles	3,990,456	263	4 h 10 m
San Diego	1,425,976	325	5 h 30 m
San Jose	1,030,119	520	7 h 50 m
San Francisco	883,305	562	8 h 22 m

The Super Industrial Park 3585 W. Diablo Dr, Suite 4, Las Vegas, NV 89118



For More Information or To Schedule a Tour, Please contact:

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