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SMALL INDUSTRIAL UNITS; MOST WITH FENCED YARDS

FOR LEASE



2130-2150 HIGHLAND AVENUE

LAS VEGAS, NV 89102

PROPERTY DETAILS

- Move-in Ready Office/Warehouse Units
- Most Units come with Detached Yard Space
- Grade Level Loading
- 12' Clear Height
- Close Proximity to the "Strip"
- Zoned: M - City of Las Vegas
- Easy Access to I-15 via Sahara Avenue
- **NO AUTOMOTIVE**

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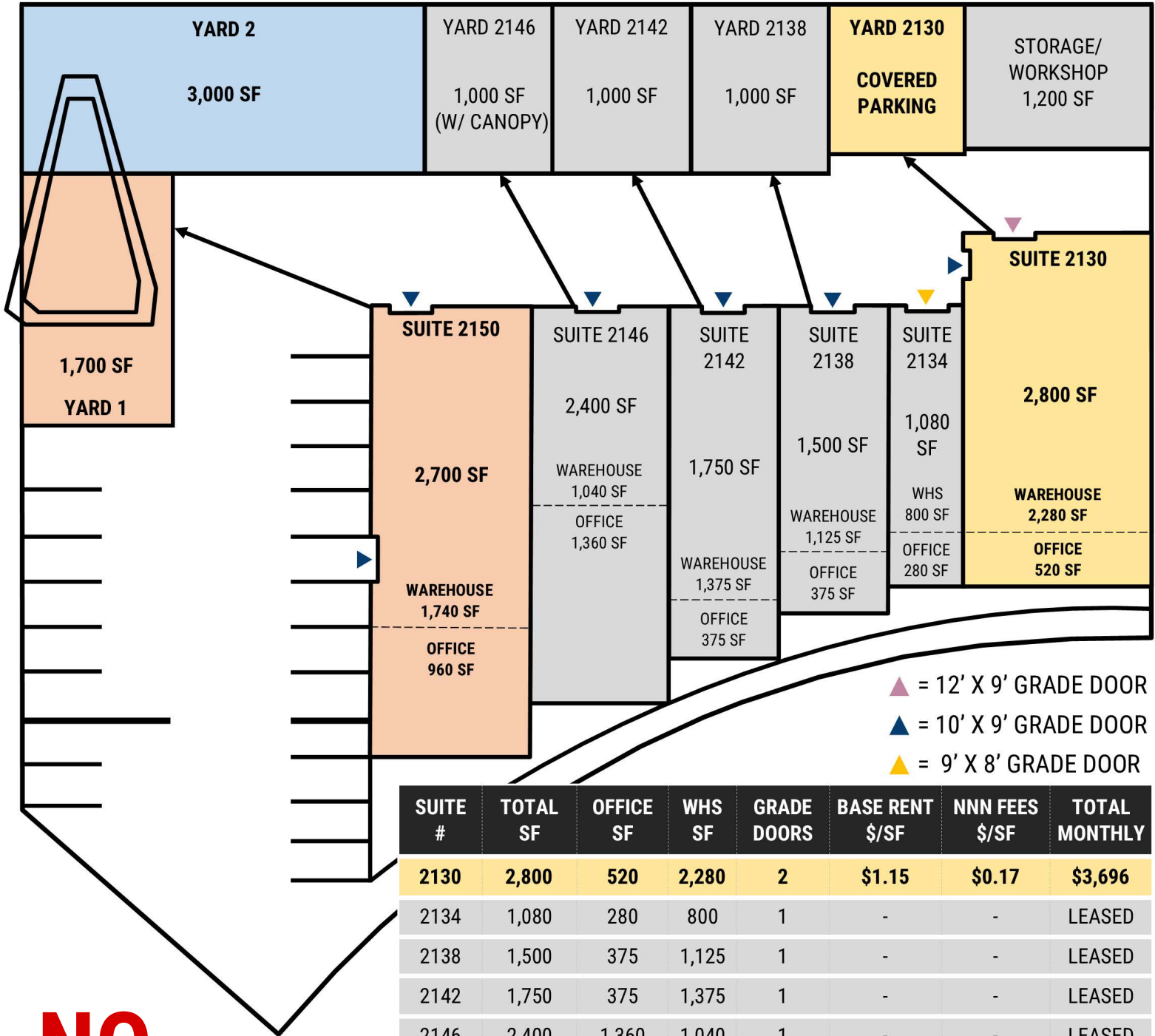
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SUITE #	TOTAL SF	OFFICE SF	WHS SF	GRADE DOORS	BASE RENT \$/SF	NNN FEES \$/SF	TOTAL MONTHLY
2130	2,800	520	2,280	2	\$1.15	\$0.17	\$3,696
2134	1,080	280	800	1	-	-	LEASED
2138	1,500	375	1,125	1	-	-	LEASED
2142	1,750	375	1,375	1	-	-	LEASED
2146	2,400	1,360	1,040	1	-	-	LEASED
2150	2,700	960	1,740	2	\$1.15	\$0.17	\$3,564
YARD 1	1,700*	-	-	-	-	-	-
YARD 2	3,000*	-	-	-	-	-	\$800

*YARD SF IS APPROXIMATE

**NO
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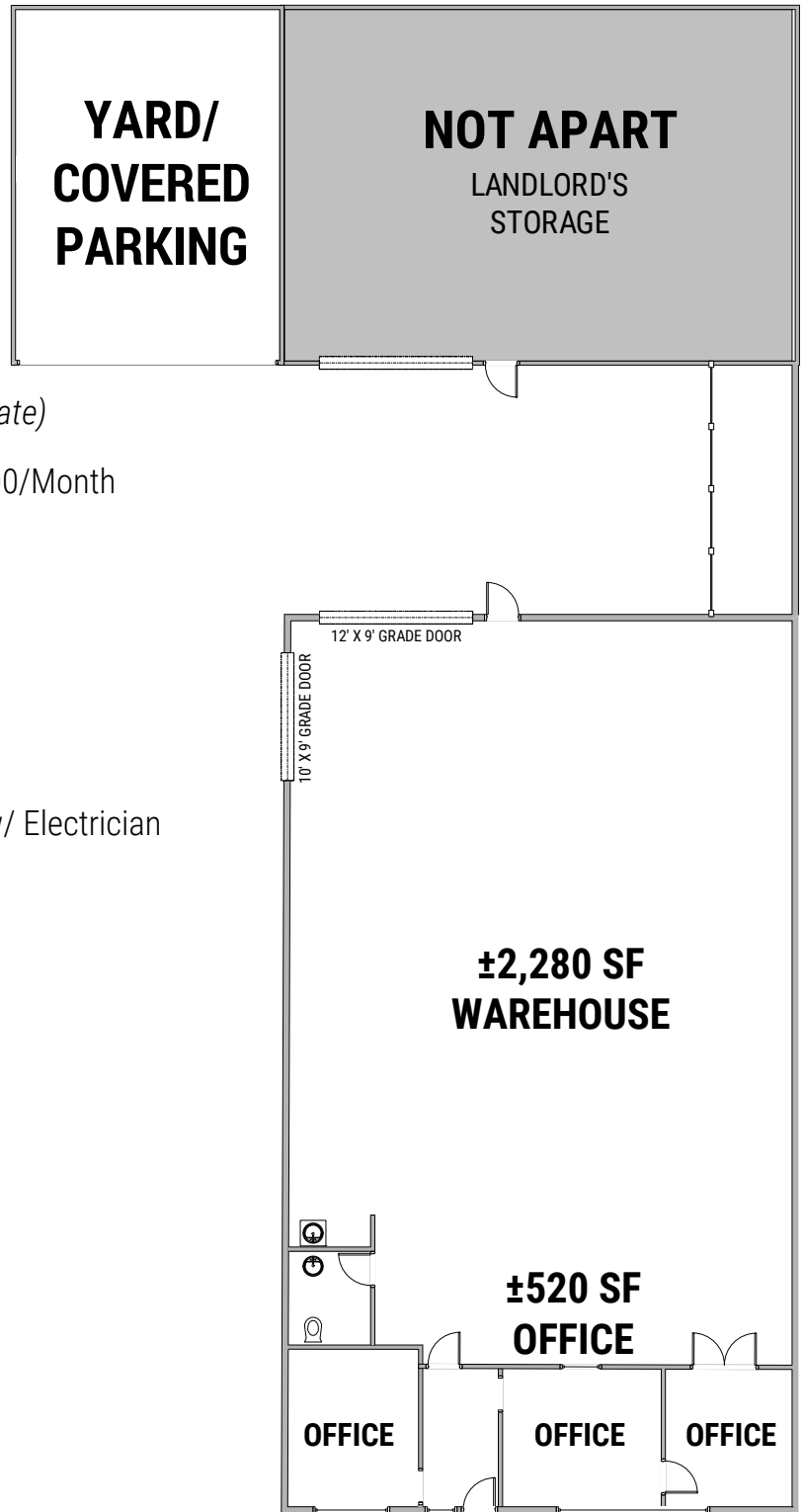
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FOR LEASE

2130 HIGHLAND AVENUE

- ±2,800 SF Office/Warehouse Space
(Plus Detached Yard)
 - ±520 SF HVAC Office
 - ±2,280 SF Swamp-Cooled Warehouse
- ±1,000 SF Covered Parking/Yard (Included in Rate)
- ±3,000 SF Fenced Yard ALSO Available For \$800/Month
- 12' Clear Height
- Grade Level Loading
 - (1) - 10' X 9' Grade Door
 - (1) - 12' x 9' Grade Door
- ±200 Amps, 3-Phase Power (Tenant to Verify w/ Electrician)
- Washer/Electric Dryer Hookups
- Shop Sink + Water Spigot in Warehouse
- Zoned: M - City of Las Vegas
- Box Truck & Smaller Access Only
- Limited Parking
- No Fire Sprinklers
- **NO AUTOMOTIVE**
- **\$3,696/Month (Plus Utilities)**
 - **\$1.15/SF Base Rent NNN**
 - **\$0.17/SF CAM**



Drawing not to scale, may not reflect all architectural features, & may contain errors overall. Tenant to verify actual floor plan & all measurements.

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2130 HIGHLAND AVENUE

PHOTOS

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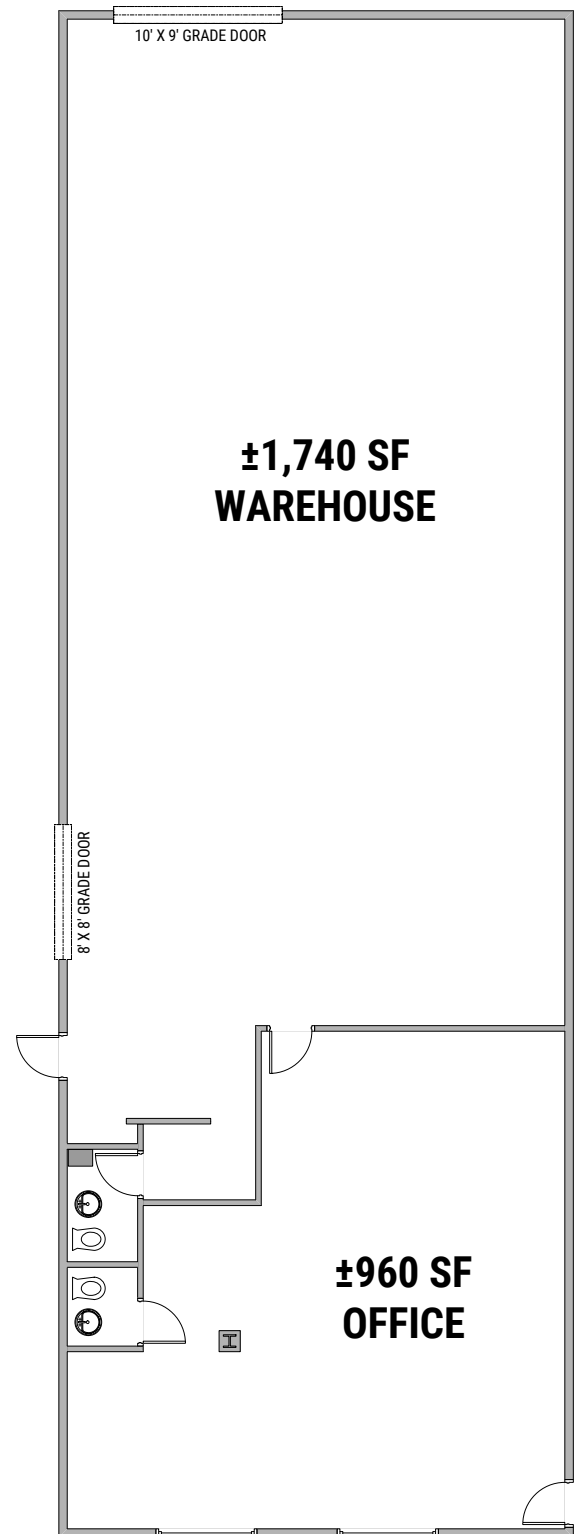
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FOR LEASE

2150 HIGHLAND AVENUE

- ±2,700 SF Office/Warehouse Space
(Plus Detached Yard)
 - ±960 SF HVAC Office
 - ±1,740 SF Swamp-Cooled Warehouse
- ±1,700 SF Fenced Yard (Included in Rate)
- ±3,000 SF Fenced Yard ALSO Available For \$800/Month
- 12' Clear Height
- Grade Level Loading
 - (1) - 10' X 9' Grade Door
 - (1) - 8' x 8' Grade Door
- Single Phase Power (Tenant to Verify w/ Electrician)
- Zoned: M - City of Las Vegas
- Box Truck & Smaller Access Only
- Limited Parking
- No Fire Sprinklers
- **NO AUTOMOTIVE**
- **\$3,564/Month (Plus Utilities)**
 - **\$1.15/SF Base Rent NNN**
 - **\$0.17/SF CAM**



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