

9,549 SF INDUSTRIAL/OFFICE UNIT FOR LEASE

CBRE



Decatur Business Center

5475 S DECATUR BLVD | LAS VEGAS, NV 89118

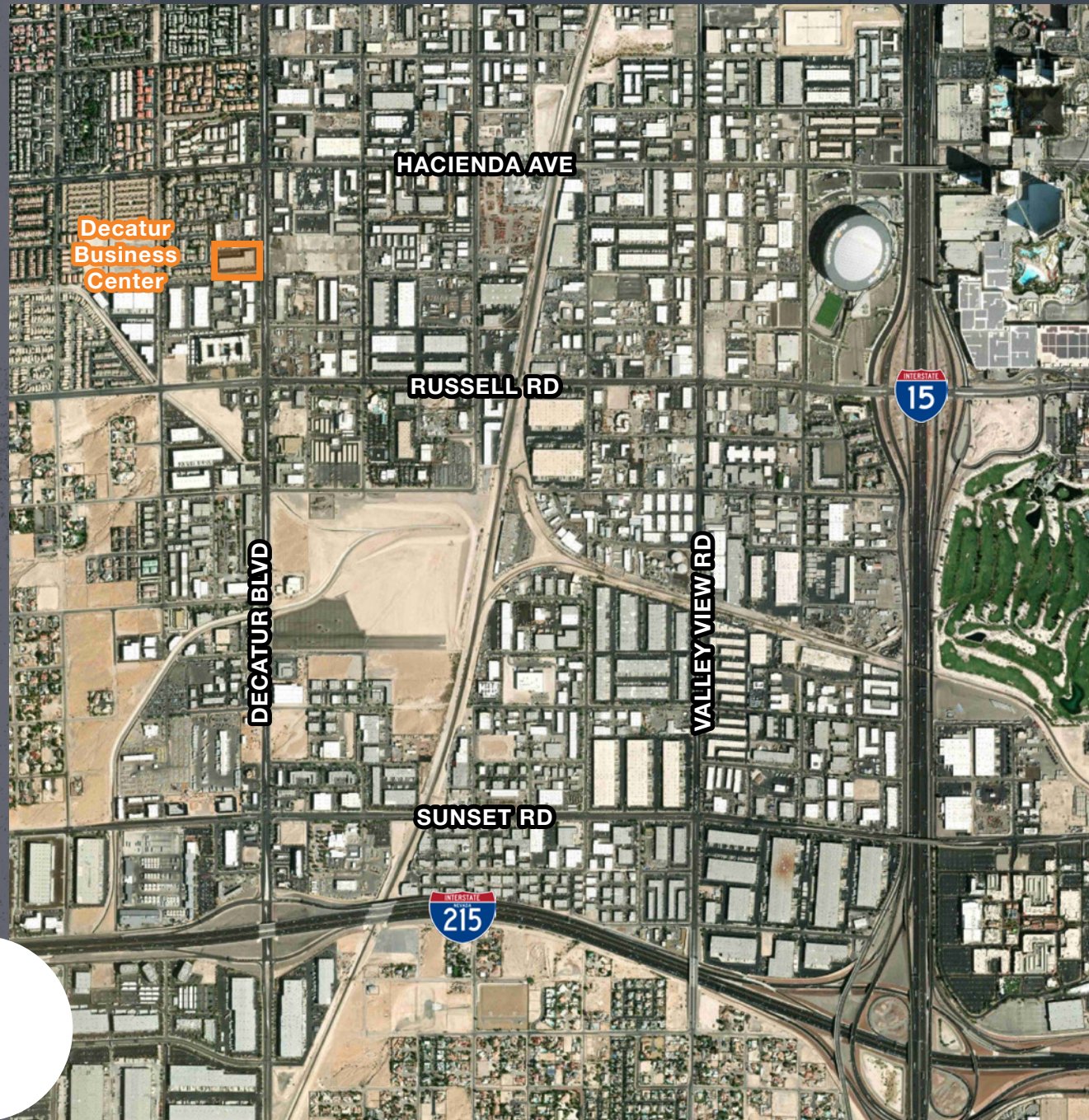


PROPERTY OVERVIEW

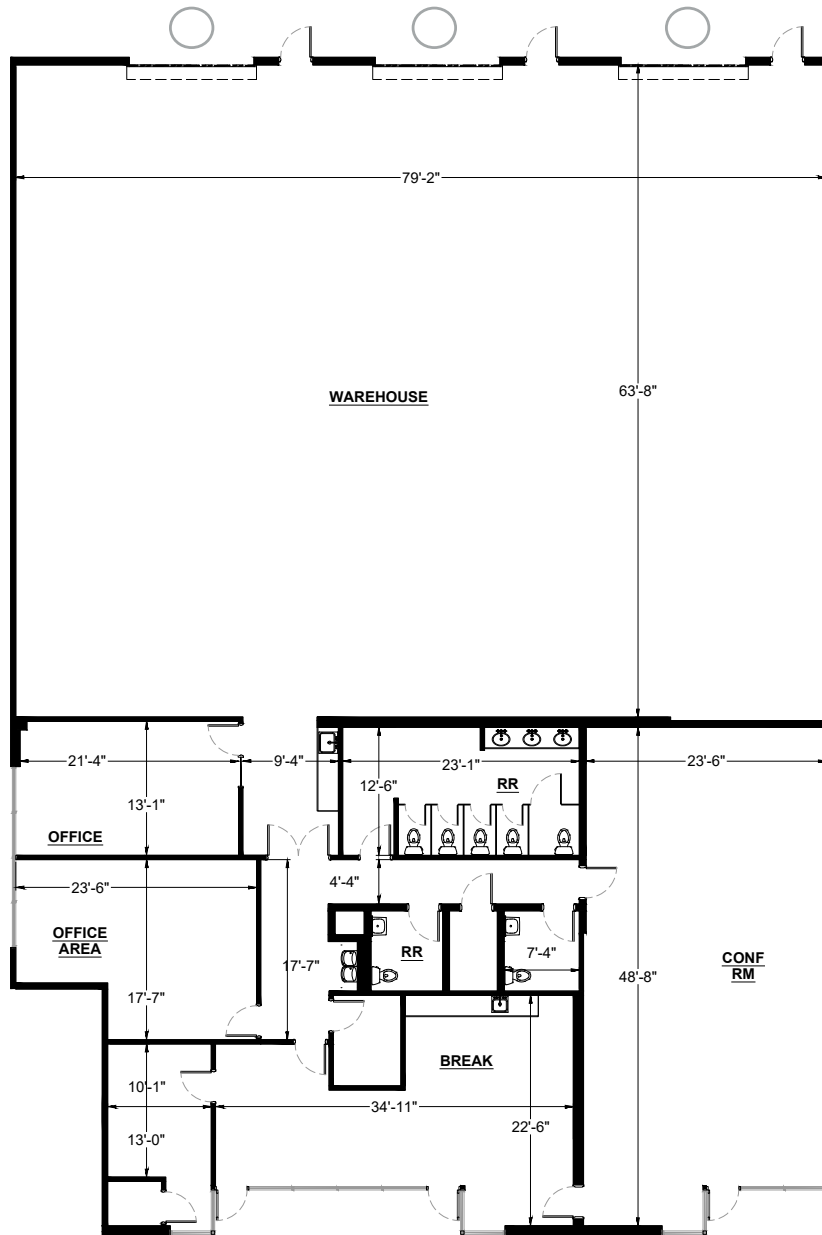
- 97,365 SF industrial building
- Office, flex and industrial space
- 3.2:1,000 parking
- Potential for high tech surveillance system with license plate recognition
- In close proximity to the Las Vegas Strip, Harry Reid International Airport, Town Square and numerous other amenities
- Convenient access to I-15 and 215 freeways

4.3 MI
TO LAS VEGAS STRIP

6.3 MI
TO HARRY REID
INTERNATIONAL
AIRPORT



SITE PLAN



○ GRADE DOOR

FEATURES

- 9,459 SF Total
- 4,003 SF Office
- 5,456 SF AC Warehouse
- 34' - 36' Clear Height
- (3) Grade Doors
- Full HVAC

AVAILABLE Q2 2026

Lease Rate: Call for Pricing

CAM: \$0.39

***Floor plan not to scale.**

NEARBY AMENITIES





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LAS VEGAS, NV 89118**

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