

4770 W Nevso Dr

Las Vegas, Nevada

LIGHT AUTO & FLEET REPAIR — POWER & UTILITIES INCLUDED

PROPERTY HIGHLIGHTS

<p>LEASE TYPE Modified Gross — base rent includes water, sewer, trash & power</p>	<p>LOCATION Centrally located just west of the Strip</p>	<p>ACCESS Immediate I-15 access via Flamingo Road</p>
<p>CLEAR HEIGHT 14' to 16' warehouse clearance</p>	<p>AMENITIES On-site wash bay available</p>	<p>ZONING / USE Light auto, fleet & general industrial (no paint or body work)</p>

CURRENT AVAILABILITIES

<p>Unit B18</p> <p>AVAILABLE AUG 1, 2026</p> <p>3,500 SF \$8,100/mo</p> <p>BUILD-OUT Four (4) 14' roll-up doors, lobby, private office, storage area, and private restroom.</p> <p>PARKING 14+ spaces total, including 5 covered 10x30 spots in a shared fenced area.</p>	<p>Unit B7</p> <p>AVAILABLE NOW</p> <p>1,750 SF \$2,500/mo (est.)</p> <p>BUILD-OUT One (1) 14' bay door, 16' clear height, excellent condition, shared restrooms.</p> <p>PARKING 3 dedicated spaces adjacent to the warehouse.</p>
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FOR LEASING INQUIRIES
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