

HACIENDA BUSINESS CENTER

±25K SF DISTRIBUTION SUITE W / FENCIBLE LOADING



FOR LEASE

5277 CAMERON STREET

LAS VEGAS, NV 89118



JENNIFER LEVINE, CCIM

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LISTING LEAD

5277 CAMERON STREET | LAS VEGAS, NV 89118

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BUSINESS
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PROPERTY DETAILS

- Prime Southwest Location
- Building Signage
- Less than Two (2) Miles to the Las Vegas Strip
- $\pm 26'$ - $28'$ Clear Height
- $9' \times 10'$ Dock High Loading
- $12' \times 14'$ Grade Level Loading
- Concrete Truck Loading Area (Ability to Fence)
- 120/208 Volt, 3-Phase Power
- Fire Sprinklers (0.41 / 2,000 SF)
- Skylights
- $\pm 40' \times \pm 48'$ Standard Column Spacing
- Zoning: IL (Industrial Light - Clark County)



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REALCOMM ADVISORS

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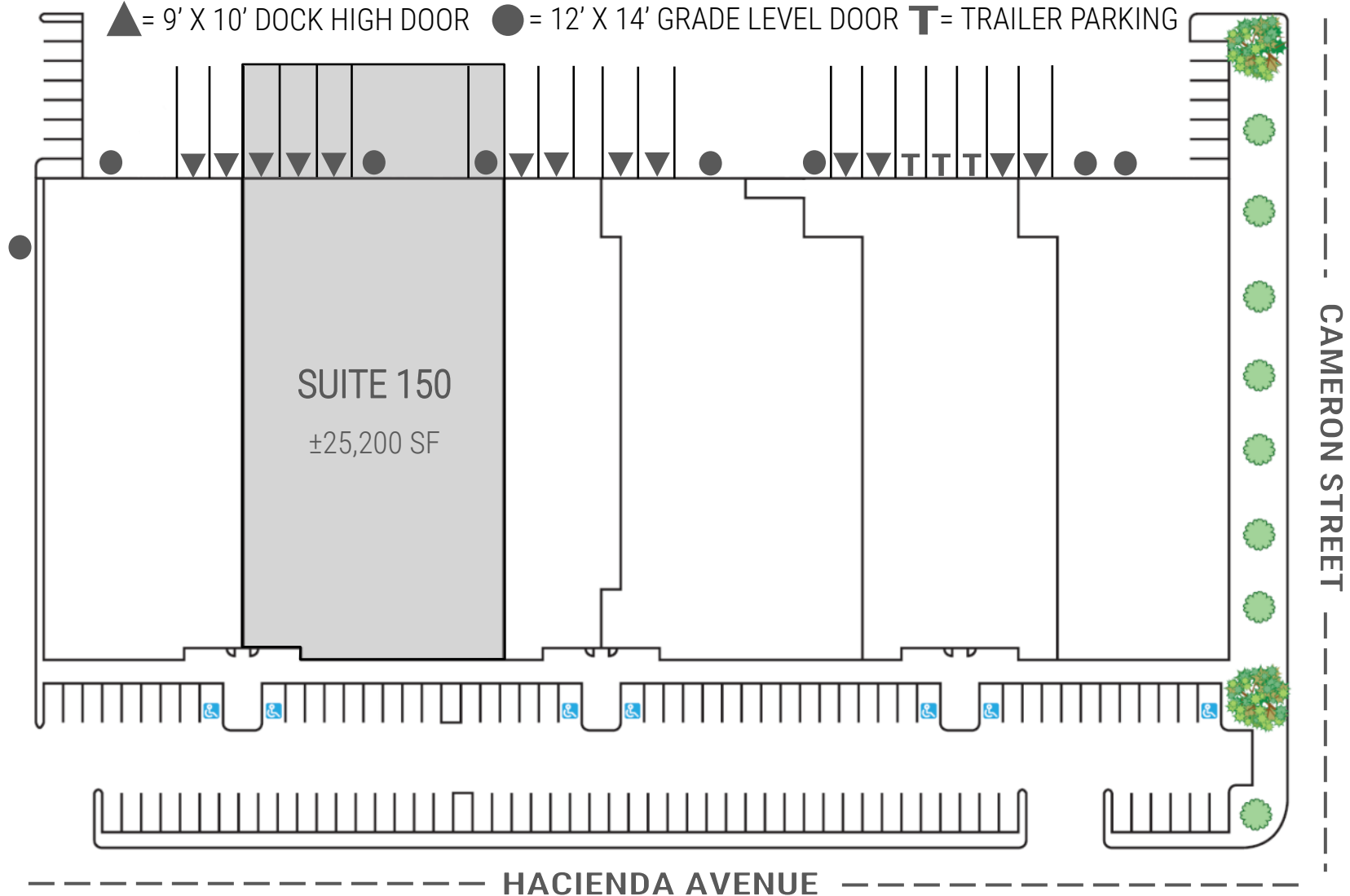


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▲ = 9' X 10' DOCK HIGH DOOR ● = 12' X 14' GRADE LEVEL DOOR T = TRAILER PARKING



NORTH

HACIENDA AVENUE

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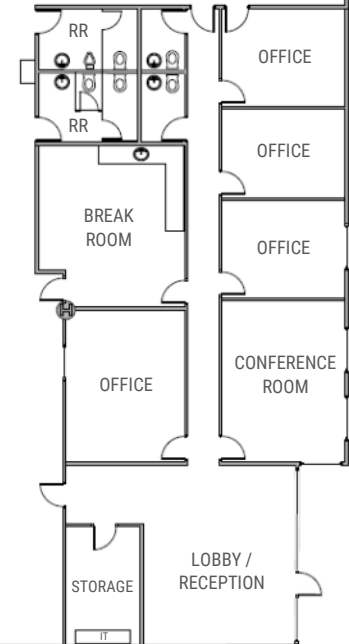
FOR LEASE

SUITE 150

±25,200 TOTAL SF

±23,100 SF EVAPORATIVE
COOLED WAREHOUSE

±2,100 SF
HVAC OFFICE



TOTAL MONTHLY: 36,036

Base Rent (NNN): \$1.27/SF

NNN Fee: \$0.16/SF

▲ = 9' X 10' DOCK HIGH DOOR

● = 12' X 14' GRADE LEVEL DOOR



Information is subject to change at any time. The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy.

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