4275 West Bell Drive, Las Vegas, NV 89118 | **For Lease**

±1,800 & ±2,800 SF Office/Warehouse Suites

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Colliers

Accelerating success.

±1,800 & ±2,800 SF Office/Warehouse Suites

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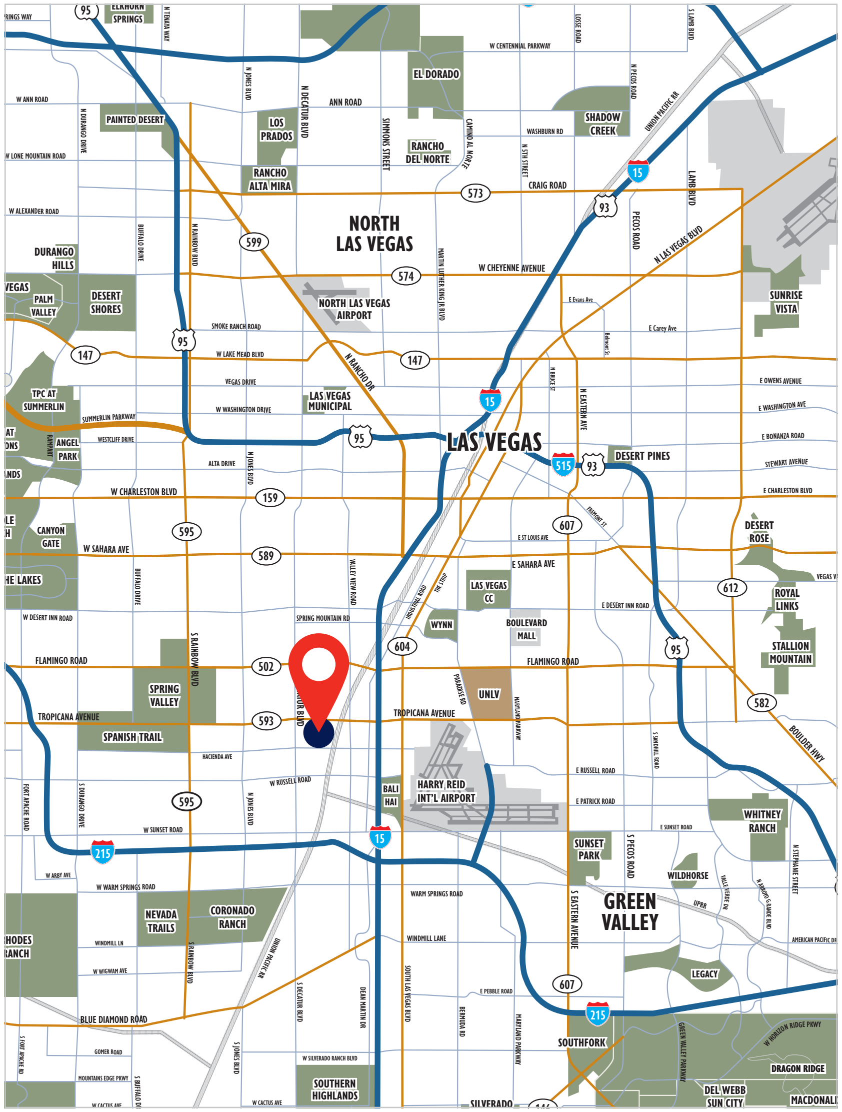
HIGHLIGHTS

- Storefront Entries
- Grade Level Loading
- Excellent SW Location with convenient access to the I-15 at Tropicana Avenue
- Zoned M-1
- Units from ±1,800 SF to ±2,800 SF
- 3 Phase available in some units



Contact Agents for Details

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4275 West Bell Drive, Las Vegas, NV 89118 | **For Lease**

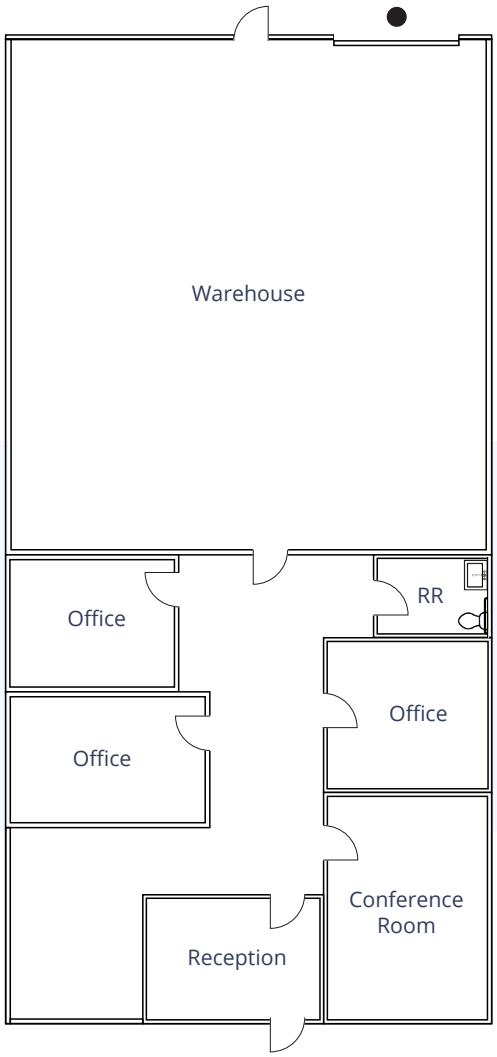
● = Grade Level Loading Door *For illustration purposes only. Not to scale.* N

Suite 4 – ±1,800 SF

4275 West Bell Drive

Unit Features

- ±1,800 Total SF
- One (1) Grade Level Loading Door



Lease Rate
$1.20 PSF, Mo

NNN Fees
$0.38 PSF, Mo

Total Gross Rent: $2,844.00

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±1,800 & ±2,800 SF Office/Warehouse Suites

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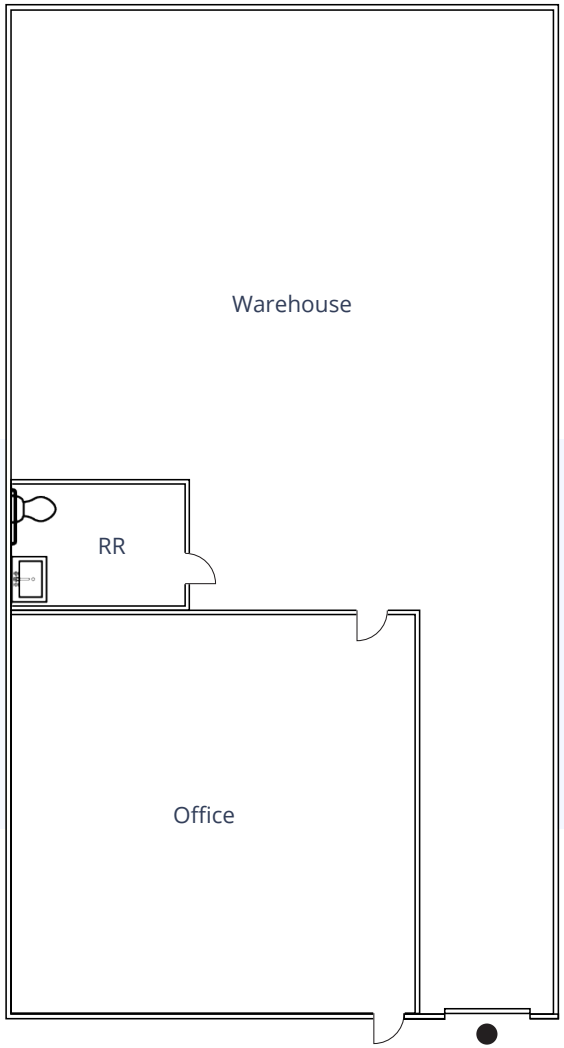
Suite 5 – ±1,800 SF

4275 West Bell Drive

Unit Features

- ±1,800 Total SF
- One (1) Grade Level Loading Door



Lease Rate
$1.20 PSF, Mo

NNN Fees
$0.38 PSF, Mo

Total Gross Rent: $2,844.00

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±1,800 & ±2,800 SF Office/Warehouse Suites

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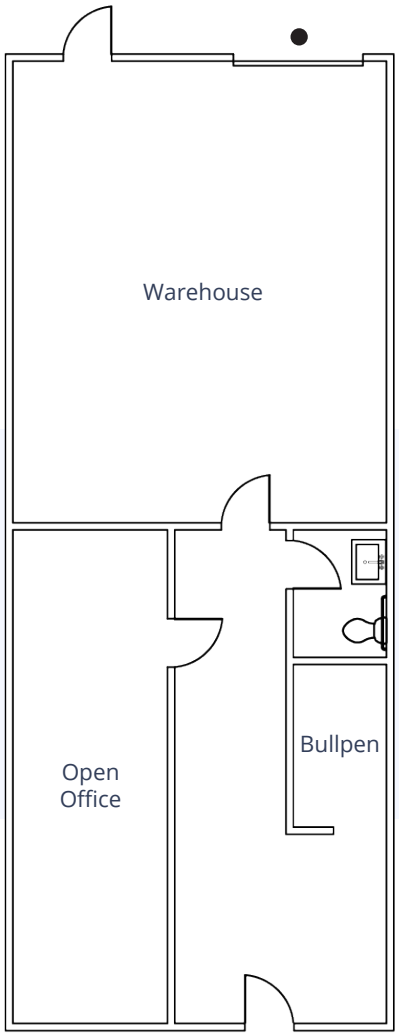
Suite 10 – ±2,800 SF

4275 West Bell Drive

Unit Features

- ±2,800 Total SF
- One (1) Grade Level Loading Door
- Storefront Entry
- Zoned M-1



Lease Rate
$1.20 PSF, Mo

NNN Fees
$0.38 PSF, Mo

Total Gross Rent: $4,424.00

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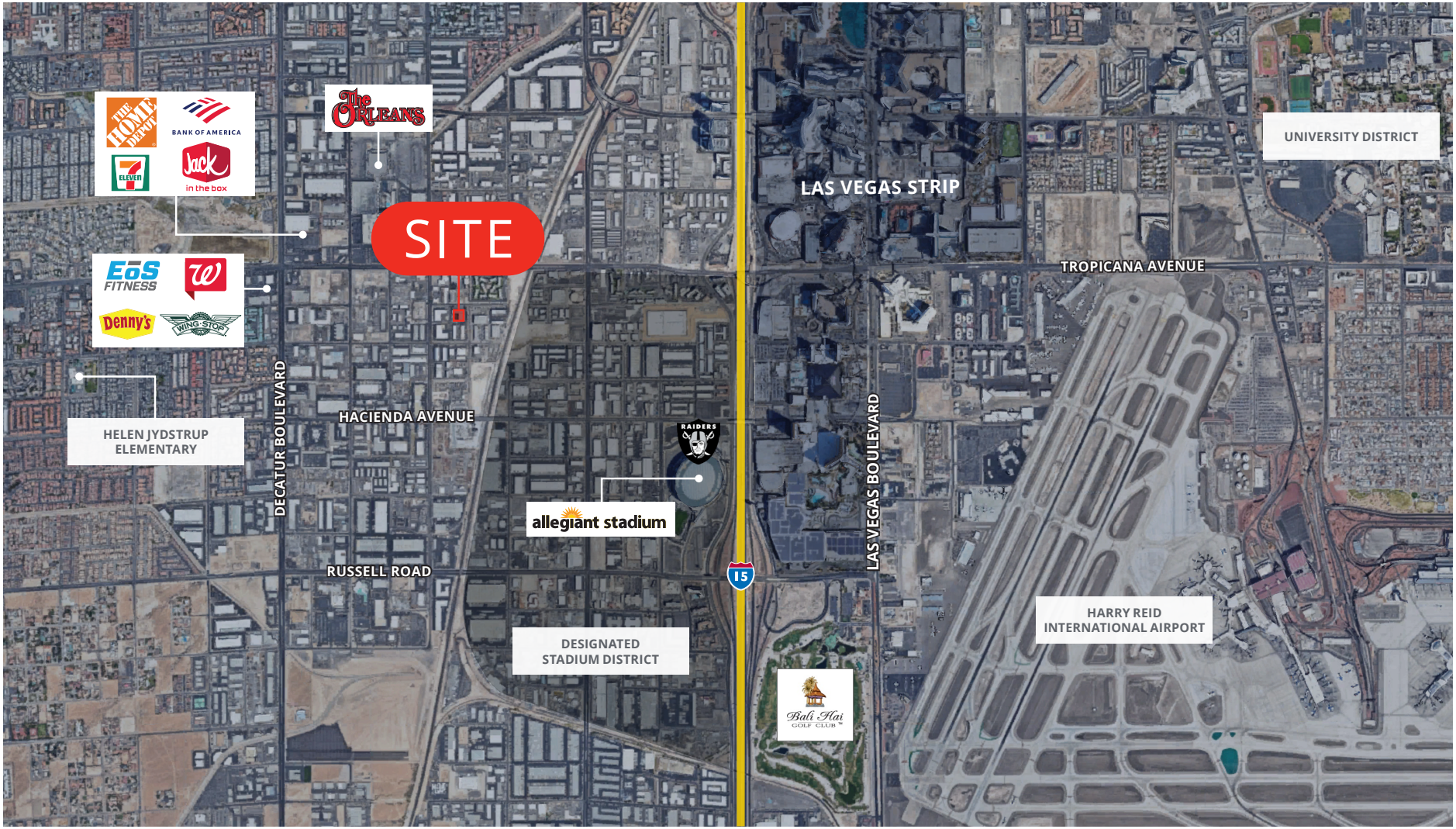

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$5.5B Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

$108B Assets under management

24,000 Professionals

Exclusive Listing Agents:

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ABOUT COLLIERS

Colliers is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fueled by visionary leadership, significant inside ownership and substantial recurring earnings. With $5.5 billion in annual revenues, a team of 24,000 professionals, and $108 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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