

Diamond Gowan Industrial

3513 - 3591 JOHN PETER LEE AVENUE

NORTH LAS VEGAS, NV 89032

BLDG. 3513
±14,758 SF

BLDG. 3559
±14,758 SF

BLDG. 3563
±12,757 SF

BLDG. 3591
±13,097 SF

FOR LEASE

±55,370 SF CLASS A INDUSTRIAL PROJECT

DIVISIBLE TO ±12,757 SF

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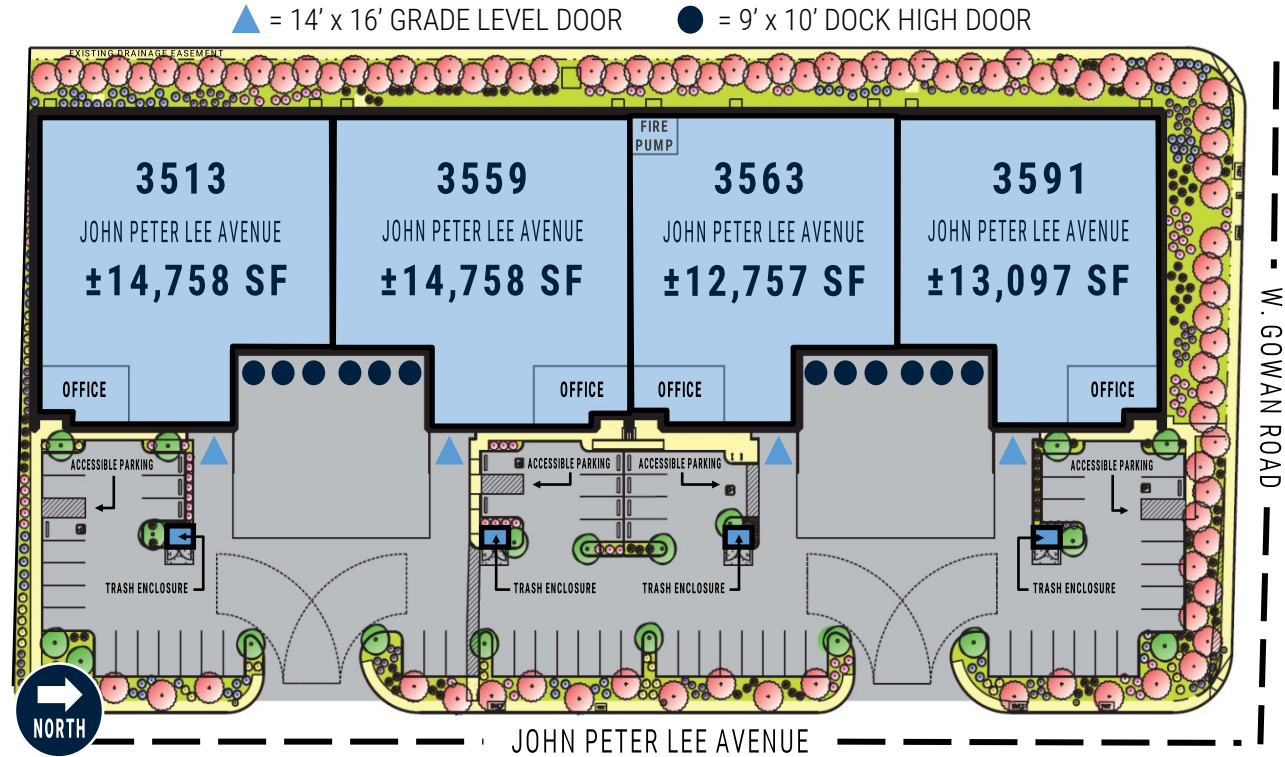
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PROPERTY DETAILS

- ±55,370 SF Total - Class "A" Industrial Project
- Available From ±12,757 SF up to ±29,516 SF
Four (4) Buildings - CAN BE COMBINED
- Three (3) - 9' x 10' Dock High Loading Doors (Per Building)
- One (1) - 14' x 16' Grade Level Loading Door (Per Building)
- ESFR Fire Sprinklers
- 600 Amps, 277480 Volt, 3-Phase Power (Per Building)
- High-Bay LED Warehouse Lighting
- Warehouse Skylights (4' x 8')
- Zoned M-2 (General Industrial)



BUILDING(S)	TOTAL SF	OFFICE SF	CLEAR HEIGHT	DOCK	GRADE	PARKING SPACES	MONTHLY (\$) BASE RENT (NNN)	MONTHLY (\$) NNN	TOTAL (\$) MONTHLY
3513	±14,758 SF	±1,000 SF	±28'	3	1	17	\$1.25/SF	\$0.23/SF	\$21,842
3559	±14,758 SF	±1,000 SF	±28'	3	1	16	\$1.25/SF	\$0.23/SF	\$21,842
3563	±12,757 SF	±1,000 SF	±24'	3	1	15	\$1.25/SF	\$0.23/SF	\$18,880
3591	±13,097 SF	±1,000 SF	±24'	3	1	15	\$1.25/SF	\$0.23/SF	\$19,384
3513 & 3559	±29,516 SF	±2,000 SF	±28'	6	2	33	\$1.20/SF	\$0.23/SF	\$42,208
3563 & 3591	±25,854 SF	±2,000 SF	±24'	6	2	30	\$1.20/SF	\$0.23/SF	\$36,971

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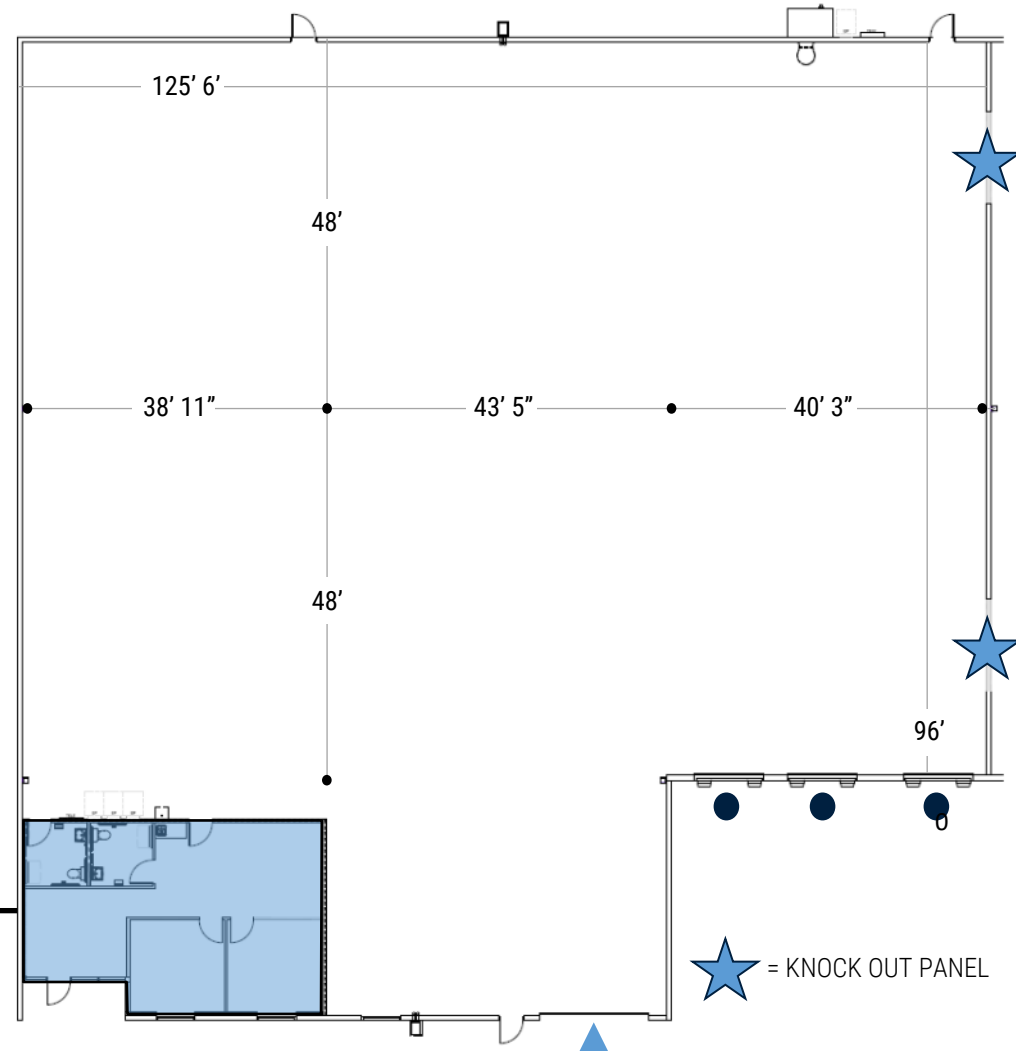
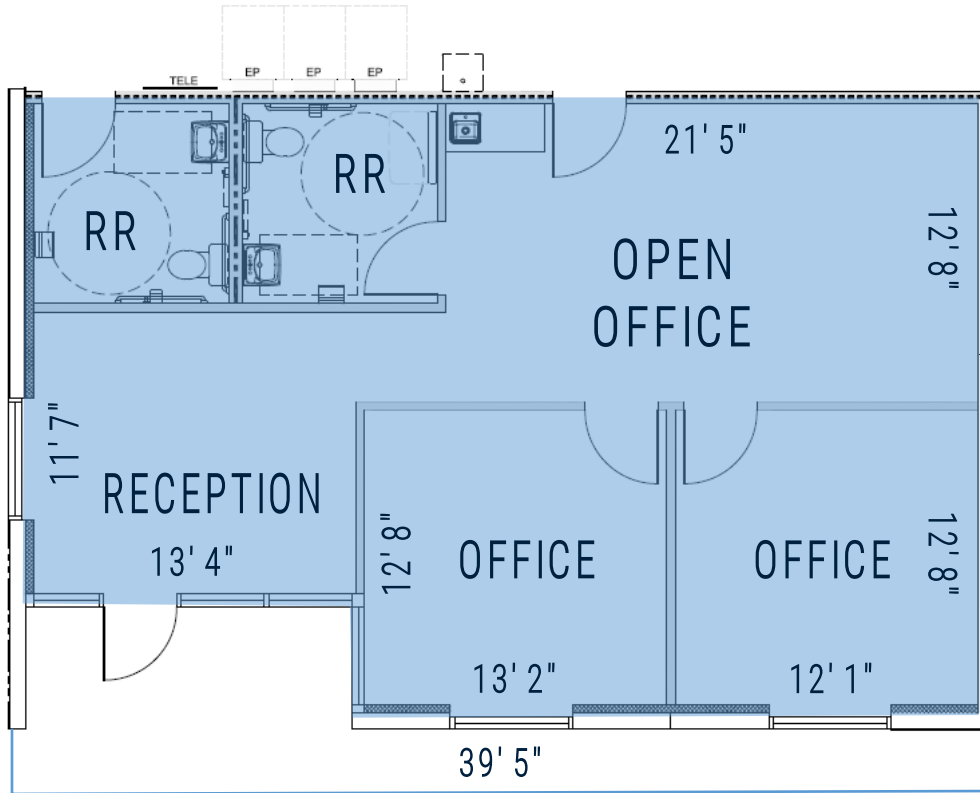
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FOR LEASE

3513 JOHN PETER LEE AVENUE

±14,758 TOTAL SF*

*AN ADDITIONAL ±14,758 SF CAN BE COMBINED = ±29,516 SF TOTAL
(3559 JOHN PETER LEE AVENUE)



▲ = 14' x 16' GRADE DOOR

● = 9' x 10' DOCK DOOR

★ = KNOCK OUT PANEL

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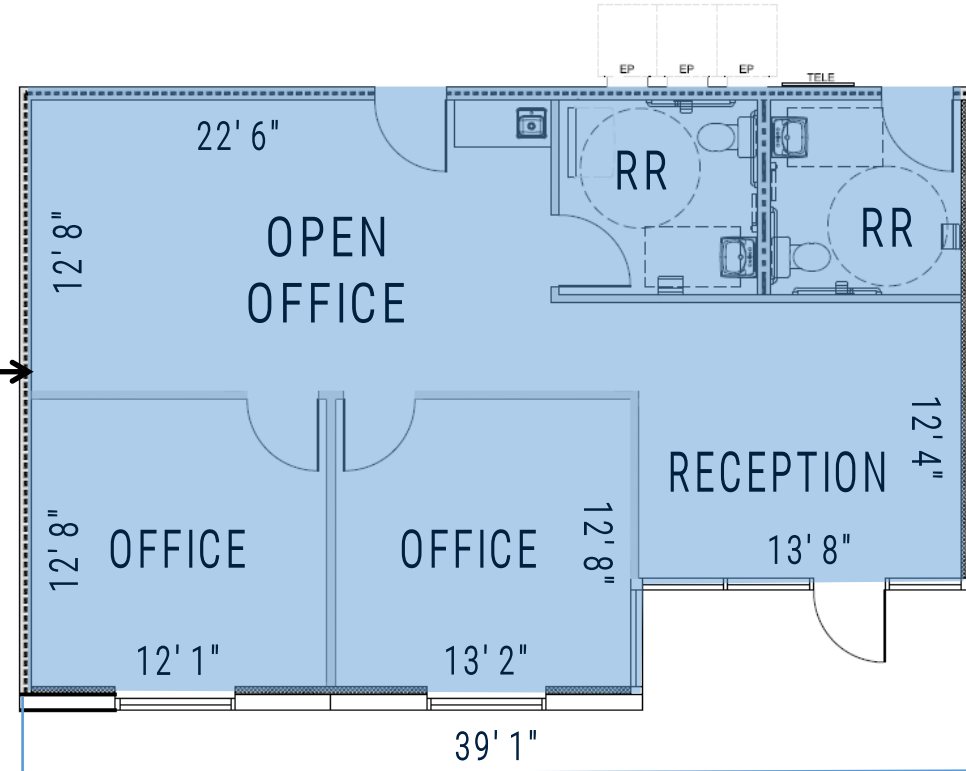
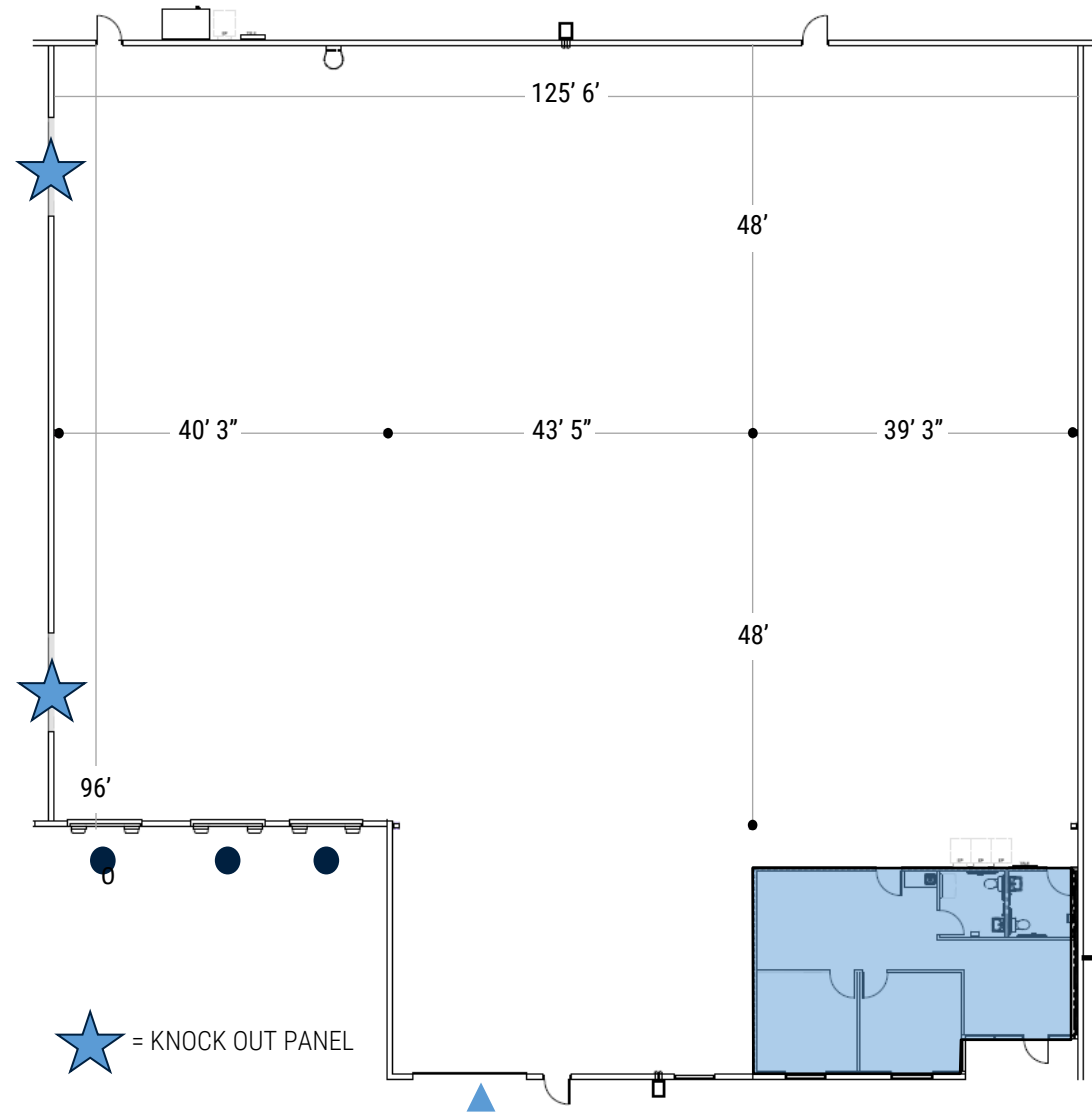
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3559 JOHN PETER LEE AVENUE

±14,758 TOTAL SF*

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(3513 JOHN PETER LEE AVENUE)



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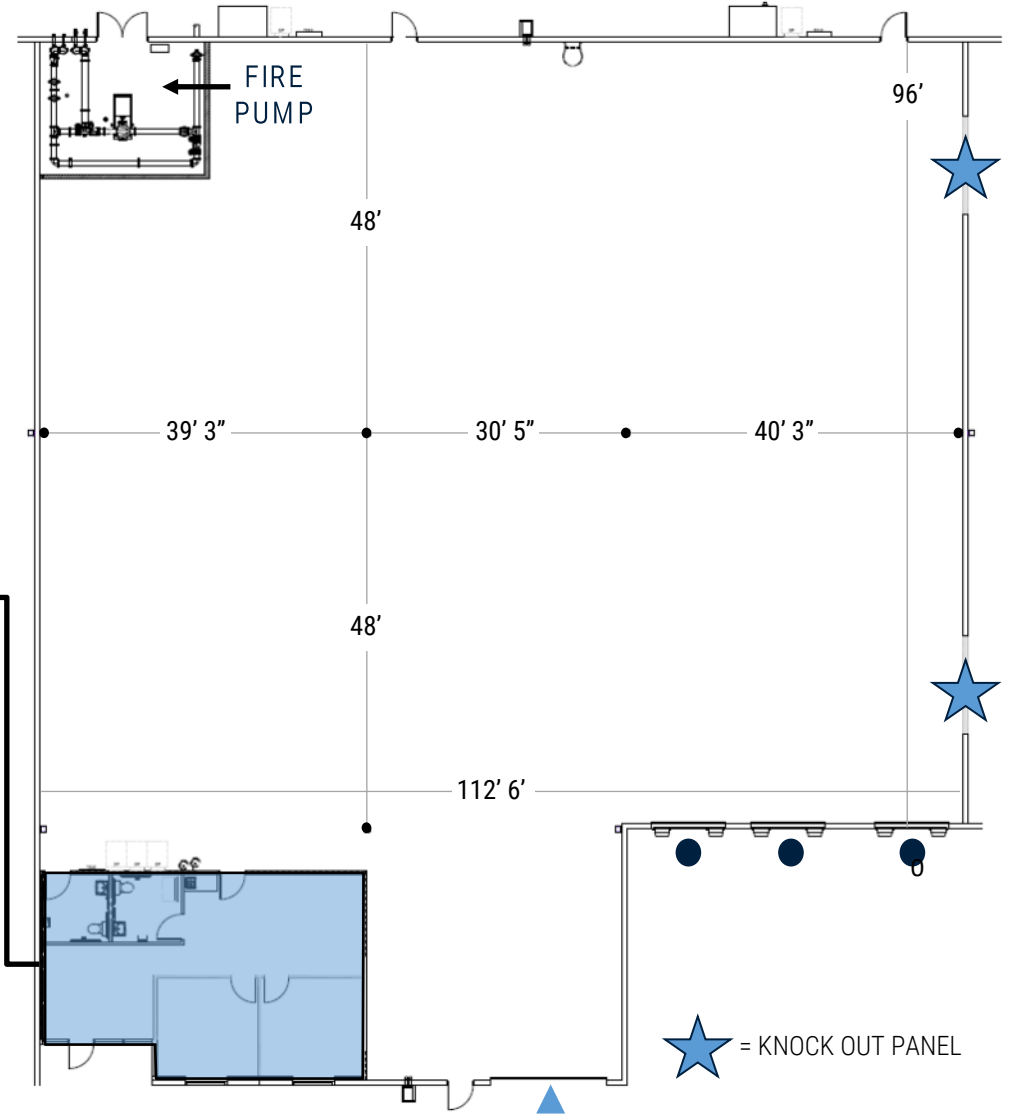
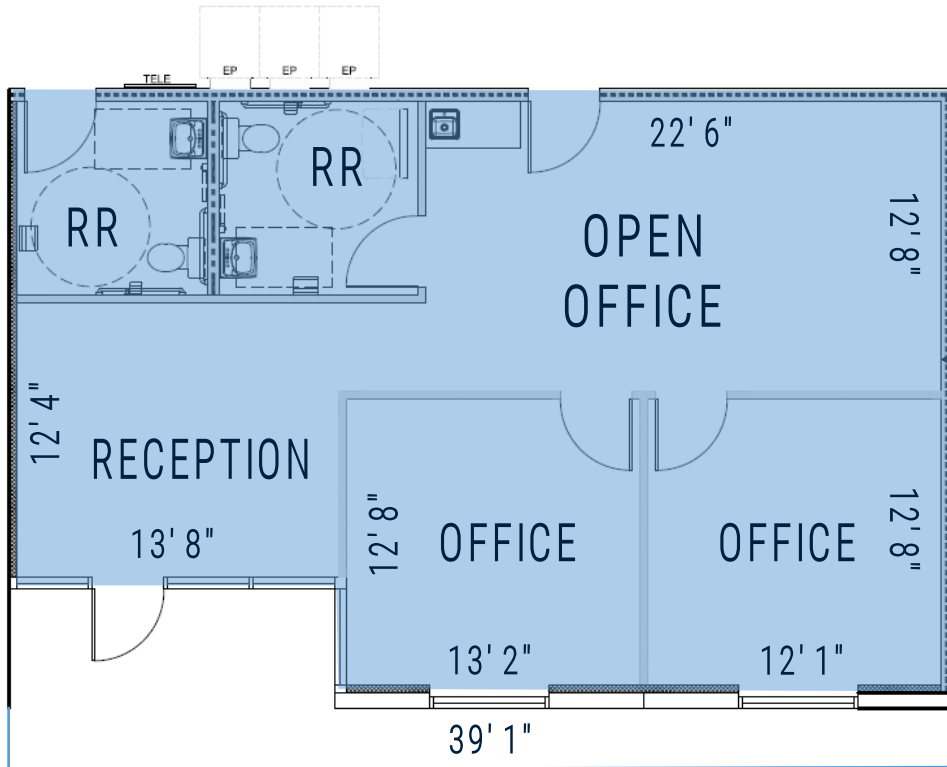
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3563 JOHN PETER LEE AVENUE

±12,757 TOTAL SF*

*AN ADDITIONAL ±13,097 SF CAN BE COMBINED = ±25,854 SF TOTAL
(3591 JOHN PETER LEE AVENUE)



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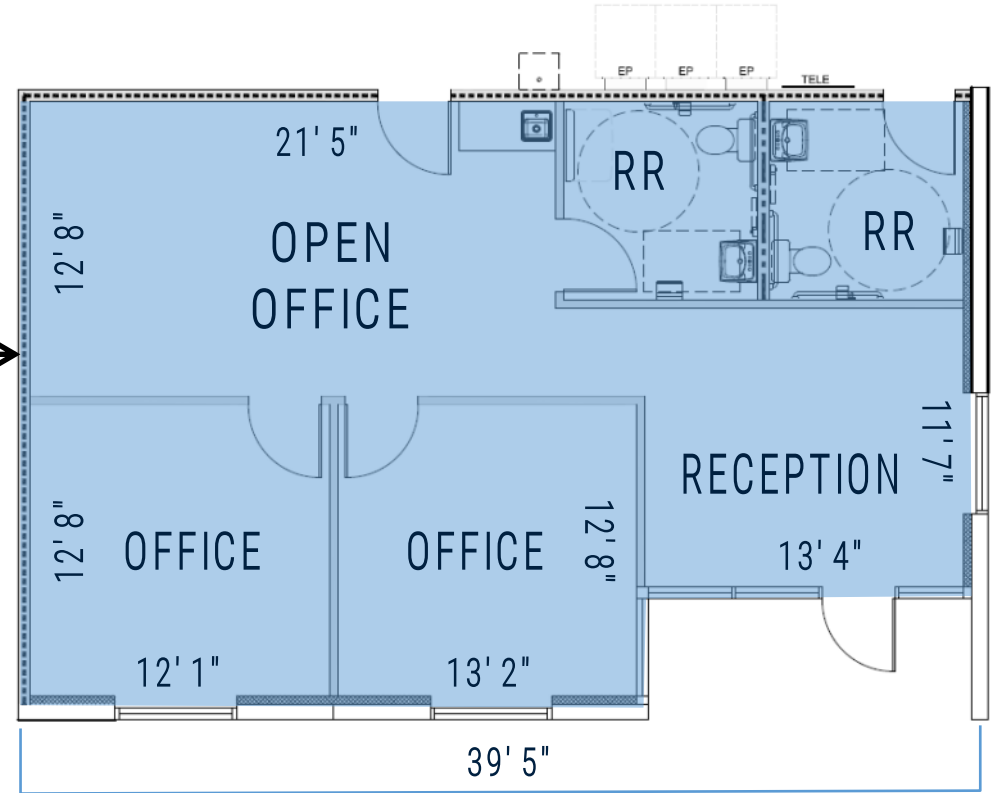
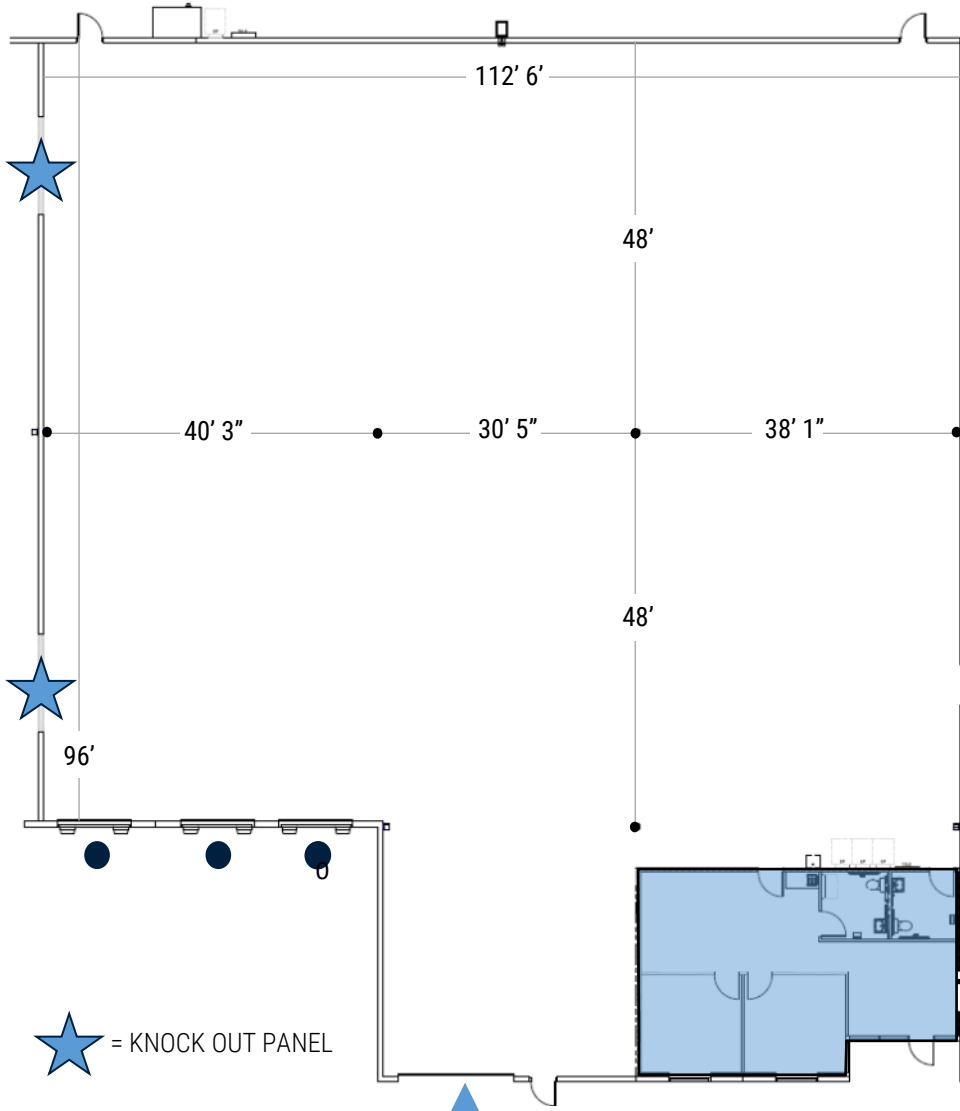
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3591 JOHN PETER LEE AVENUE

±13,097 TOTAL SF*

***AN ADDITIONAL ±12,757 SF CAN BE COMBINED = ±25,854 SF TOTAL
(3563 JOHN PETER LEE AVENUE)**



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Diamond Gowan Industrial is a Four (4) Building, Class A Industrial Project totaling ±55,370 square feet with access to the I-15 via Cheyenne Avenue. Situated in the North Las Vegas Submarket, Diamond Gowan Industrial is within close proximity to the North Las Vegas Airport & Nearby Amenities.



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