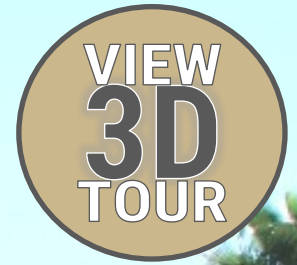


FOR LEASE



± 6,060 SF FREE-STANDING BUILDING W / FENCED YARD



4109 WAGON TRAIL AVENUE

LAS VEGAS, NV 89118

GREG PANCIROV

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NV-RE License: BS.0040685

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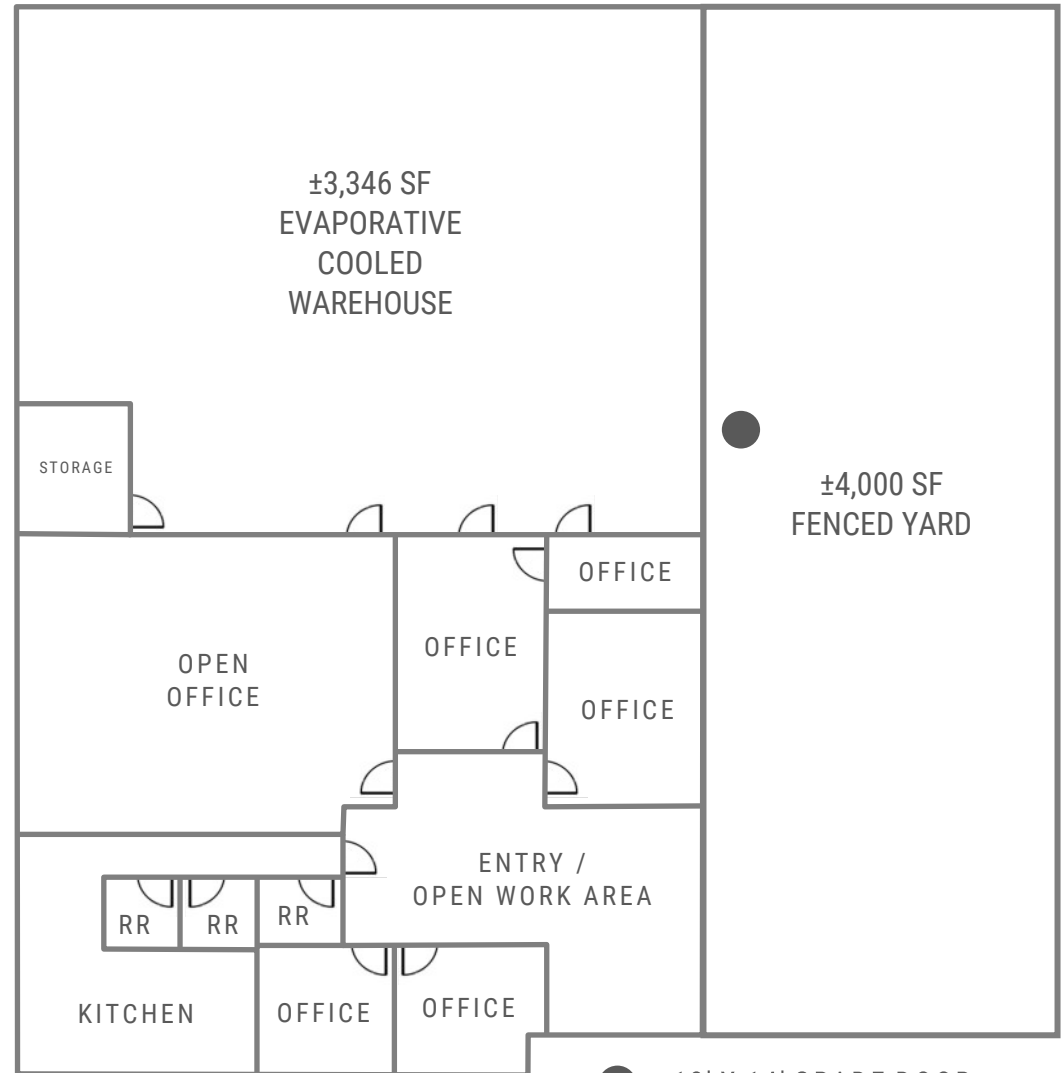
±6,060 SF FREE-STANDING BUILDING

- ±2,714 SF HVAC Office
- ±3,346 SF Warehouse w/ LED Lighting
- ±4,000 SF Fenced / Paved Yard
- ±16.5' Clear Height
- 600 Amps, 277/480 Volt, 3-Phase Power
- One (1) - 12' x 14' Grade Level Loading Door
- Two (2) - Evaporative Warehouse Coolers
- Insulated Warehouse Ceiling
- Parking Ratio: 2.5 - 1,000 SF
- Zoning: IL (Industrial Light)

MONTHLY BASE RENT: \$1.55/SF

MONTHLY NNN FEE: \$0.30/SF

TOTAL MONTHLY: \$11,211



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