

For Lease

# Patrick Business Park



5148 W. Patrick Ln.  
Las Vegas, NV 89118

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## Listing Snapshot



**Contact Broker**

Lease Rate



**± 6,245 SF**

Available Square Footage



**\$0.29 NNN\***

Estimated NNN Expense

\*Includes AC/Swamp Cooler maintenance and repair

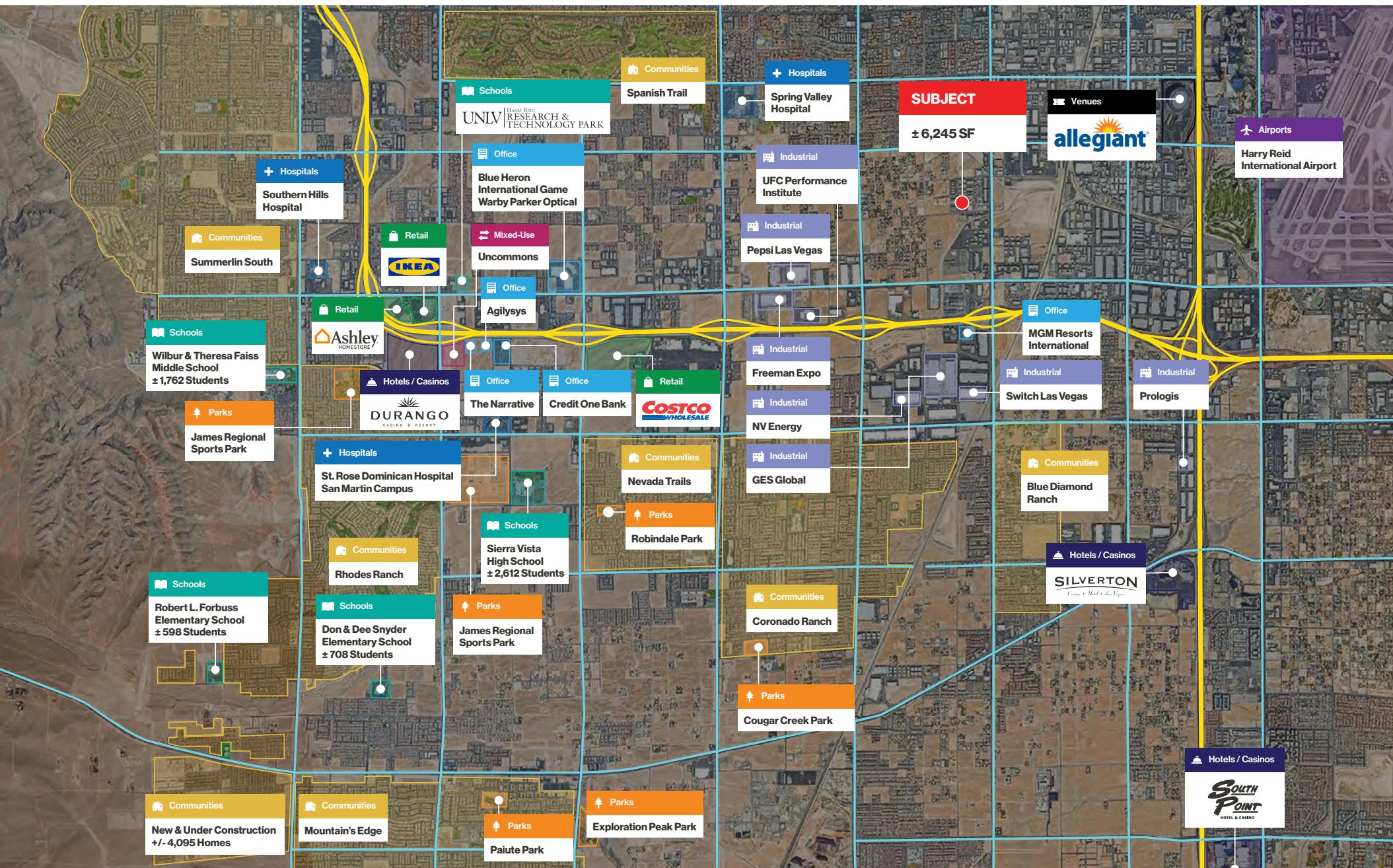
## Property Highlights

- Prime southwest Las Vegas location with excellent access to I-15, I-215, Harry Reid International Airport, and The Strip.
- Concrete tilt-up
- Building square footage: ± 6,245 SF
- Office space: ± 1,214 SF (new paint and flooring)
- Year built: 2006
- Grade level doors: two (2) 12' x 18'
- Clear Height: 18'-19'
- Power: 450 Amp, 120/208v, 3-phase
- Sprinkler type: wet
- Power drop from the ceiling
- Zoning: industrial light (IL)
- LED lighting

## Demographics

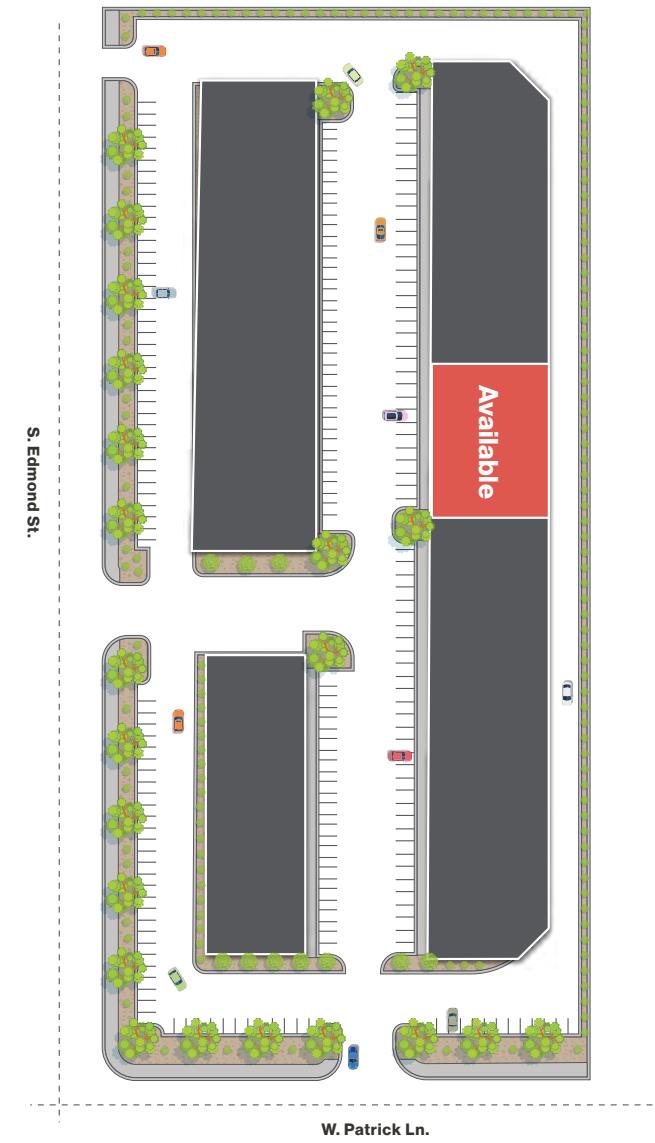
	1-mile	3-mile	5-mile
2025 Population	26,285	157,720	333,163
2025 Average Household Income	\$114,869	\$120,843	\$120,003
2025 Total Households	10,516	63,777	134,437





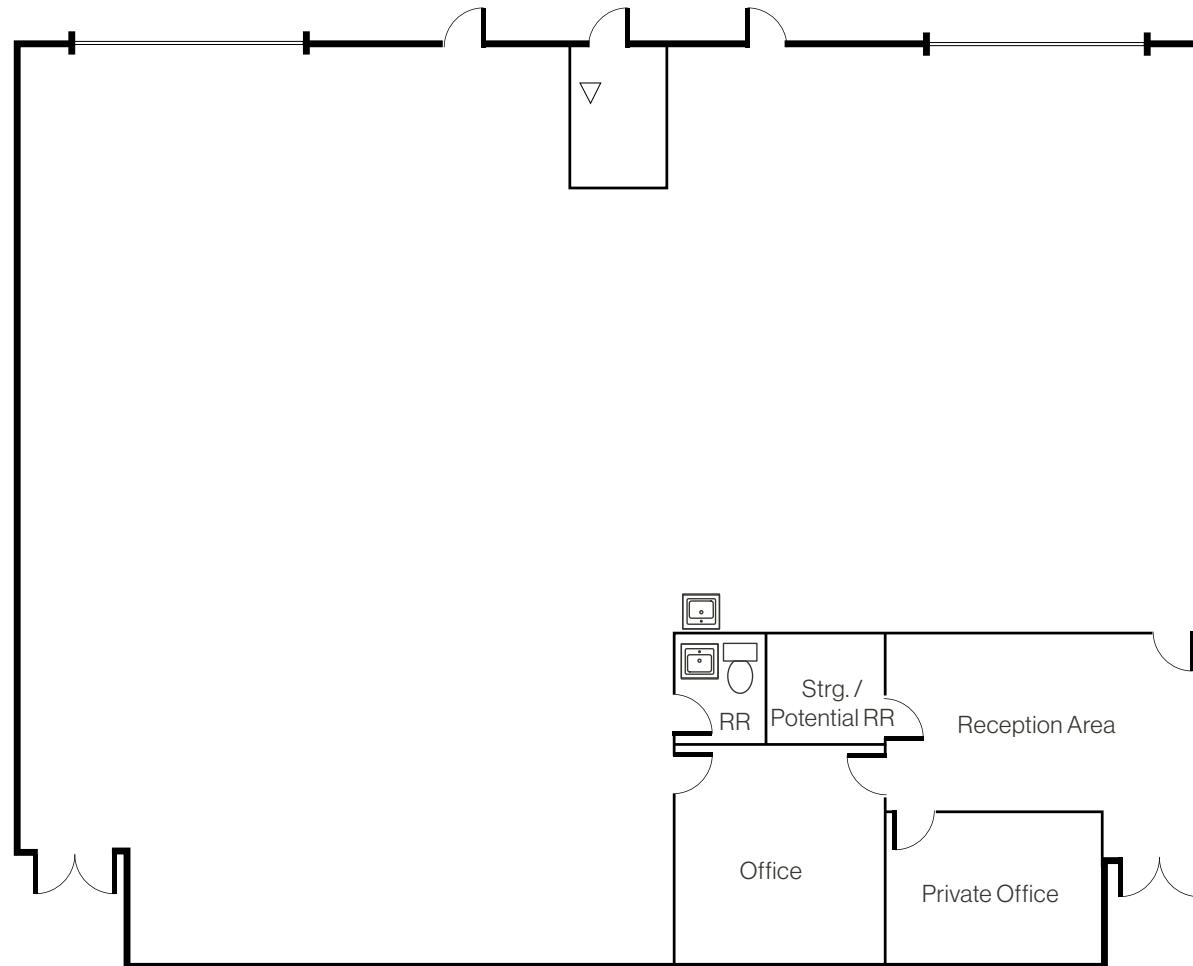
# Site Plan

Available       NAP

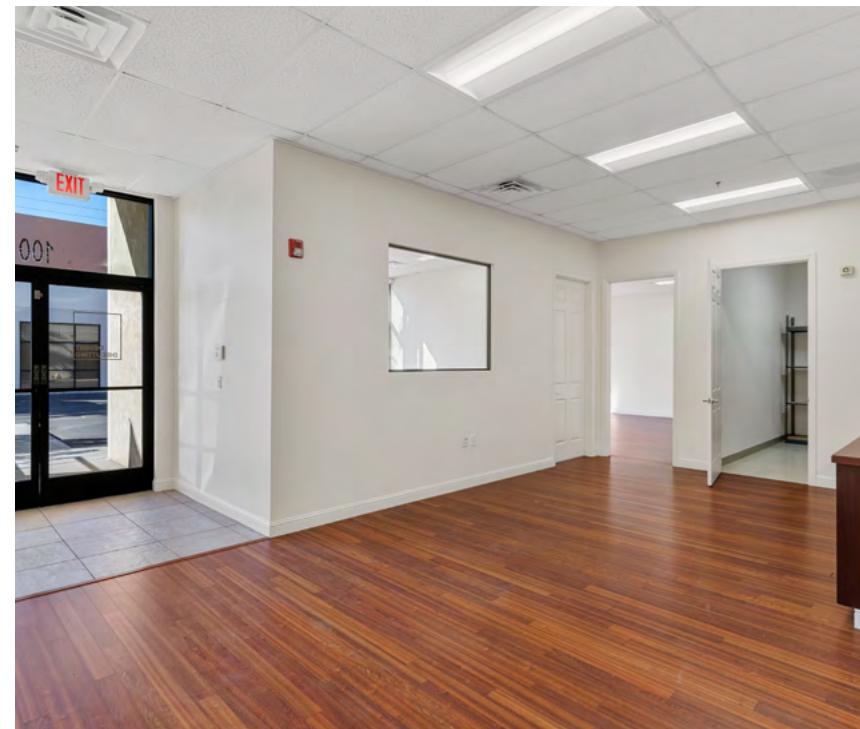
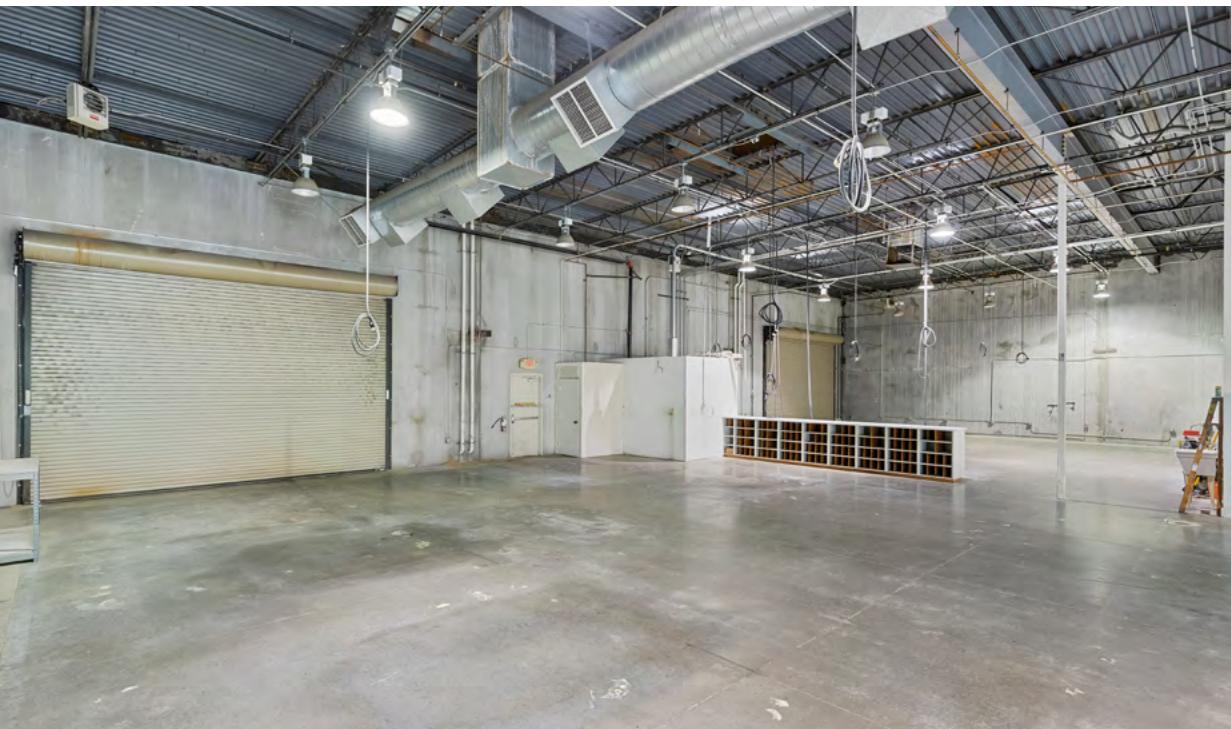


# Floor Plan | $\pm 6,245$ SF

 Grade Level Doors



## Property Photos



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