



FOR LEASE

4500 - 4512 Andrews St
North Las Vegas, NV 89081

- Freshly Renovated Office
- White Box Warehouse
- One (1) 12'x14' Grade Level Loading Door
- One (1) 10'x14' Dock High Loading Doors
- Clear Height: 21'
- Power: Single Phase, 200 Amps

±6,278 SF WAREHOUSE

Property Specs

LEASE RATE	\$0.99 PSF/Mo
CAMS	\$0.18 PSF/NNN
TOTAL AVAILABLE	Suite J ±6,278 SF
TOTAL BUILDING SQFT	±89,821 SF
LOT SIZE	±4.6 AC
YEAR BUILT	1984
ZONING	M-2 (Heavy Industrial)

Suite Elements

- Units Freshly Painted Office & Restroom Space with updgaded fixtures, LED Lights
- White Box Warehouse Space
- One (1) Grade Roll-Up Door (12'x14')
- One (1) Well Dock Roll-Up Door
- 21' Clear Height (Per NLV Stacking Limit 12 FT)
- Sprinklers



OR TEXT 20810 TO 39200

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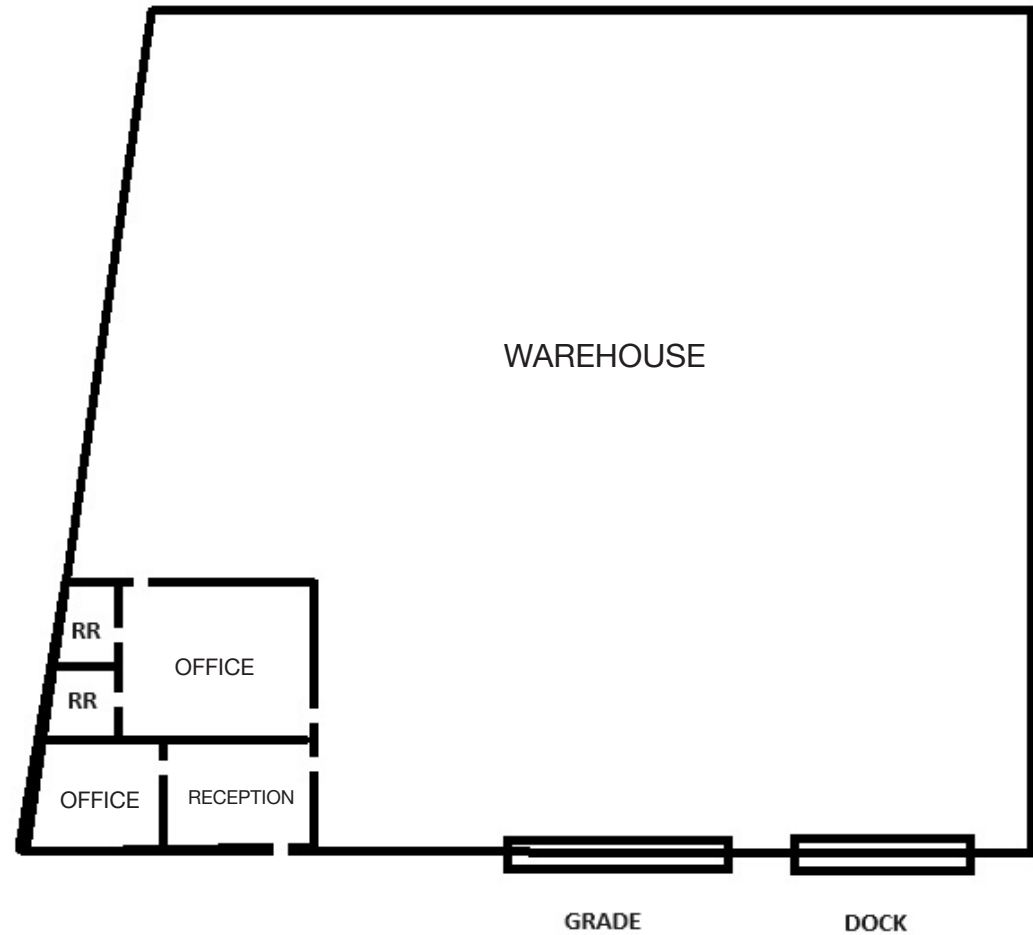


SUMMARY

FLOOR PLAN

Property Details

Address	4512 Andrews St Suite J
Total SF	±6,278 SF
Office SF	±720 SF
Warehouse SF	±5,558 SF
Lease Rate	\$0.99/SF/Mo
CAM Charges (Includes HVAC/EVAP Maintenance)	\$0.18/SF NNN
Grade Door	(1) One 12'x 14'
Dock Door	(1) One 10'x14'
Power	200 Amps; Single Phase
Additional Features	Corner Unit Three (3) Parking Spaces
Total Rent	\$7,345.26



AREA MAP



FANATICS
amazon

LAS VEGAS
MOTOR SPEEDWAY

SHADOW CREEK
GOLF COURSE

LifeStorage Cart's Jr. Sams Club LOWE'S
CHIPOTLE FIVE GUYS 7-ELEVEN
SONIC Cane's Habit In-N-Out

SITE

amazon
BED BATH &
BEYOND
SEPHORA

E CRAIG RD

N LAMB BLVD

NELLIS
AIR FORCE
BASE

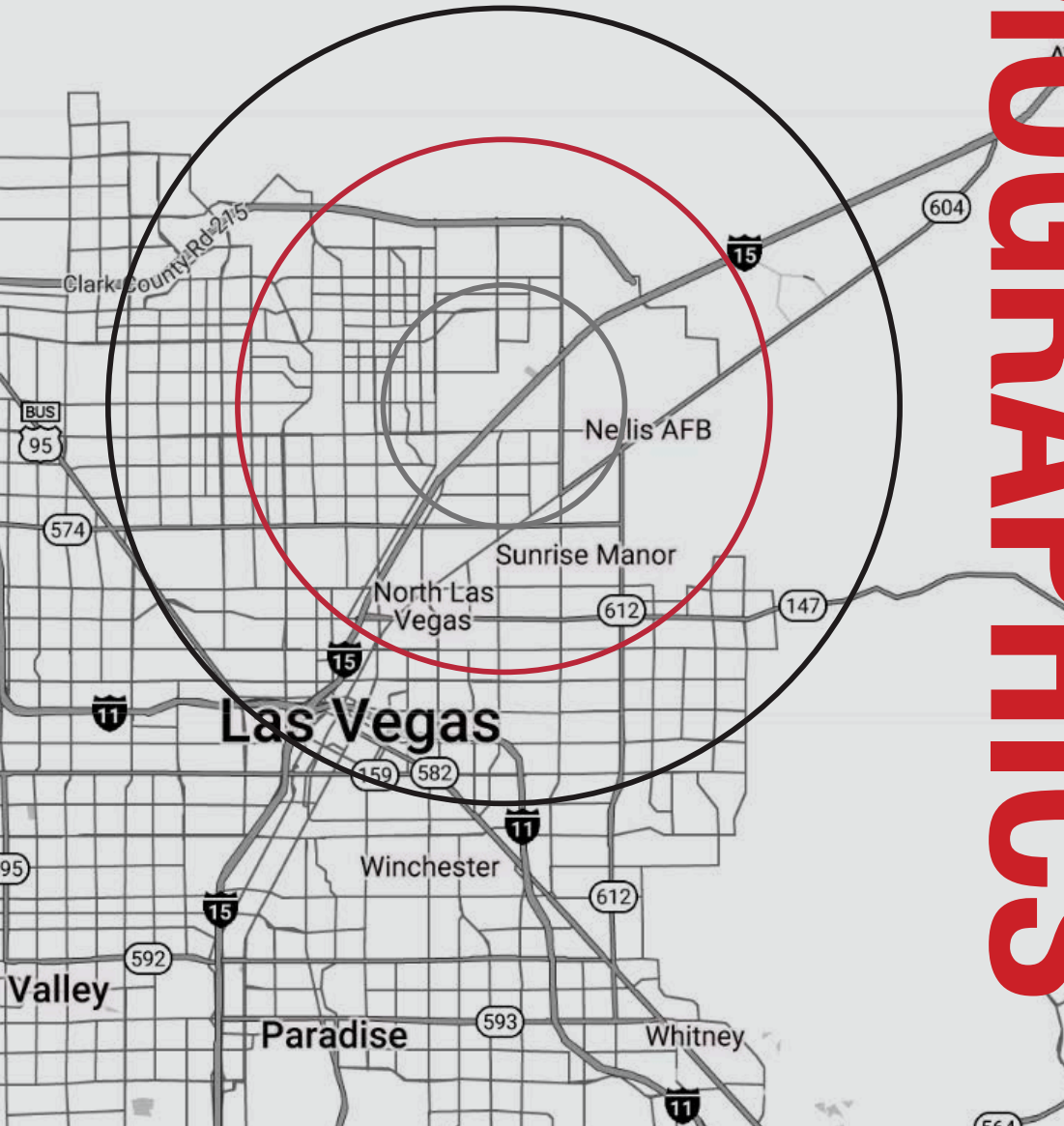
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DEMOGRAPHICS



POPULATION

2024 Population

1-mile

10,803

3-mile

119,473

5-mile

336,525

HOUSEHOLDS

2024 Households

1-mile

3,115

3-mile

36,890

5-mile

104,367

INCOME

2024 Average HH Income

1-mile

\$74,932

3-mile

\$79,295

5-mile

\$78,993

Traffic Counts

STREET

Andrews St

AADT

36,700

E Craig Rd

34,000

Cities Nearby

Reno, Nevada

441 miles

Los Angeles, California

270 miles

Salt Lake City, Utah

420 miles

Denver, Colorado

748 miles

Phoenix, Arizona

301 miles

San Antonio, Texas

1,280 miles

TERMS & CONDITIONS

Terms and Conditions

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Summary Documents

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