



6220 Dodd Street

LAS VEGAS, NV 89122

**SALE
or
LEASE**

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Property Overview

This ±0.43 acre property is located on Dodd Street, just north of Russell Road and the US I-95 freeway, close to the Galleria Mall and Sunset Station Casino. Easy access to Harry Reid International Airport, Whitney Ranch and Green Valley.

- **SIZE:** ±5,100 SF on 0.43 Acres
- **SPECS:** HVAC office, evap-cooled warehouse, three (3) private offices, one (1) restroom, fluorescent lighting, and secured yard..
- **LOADING DOORS:** Three (3) grade-level loading doors
- **CLEAR HEIGHT:** 16' minimum clear height
- **POWER:** 120/208v, 3-phase power (**tenant to confirm power)
- **BUILT:** 1994
- **ZONING:** MD (Light Industrial)
- **APN:** 161-27-701-006

LEASE RATE : \$1.15/SF (NNN)

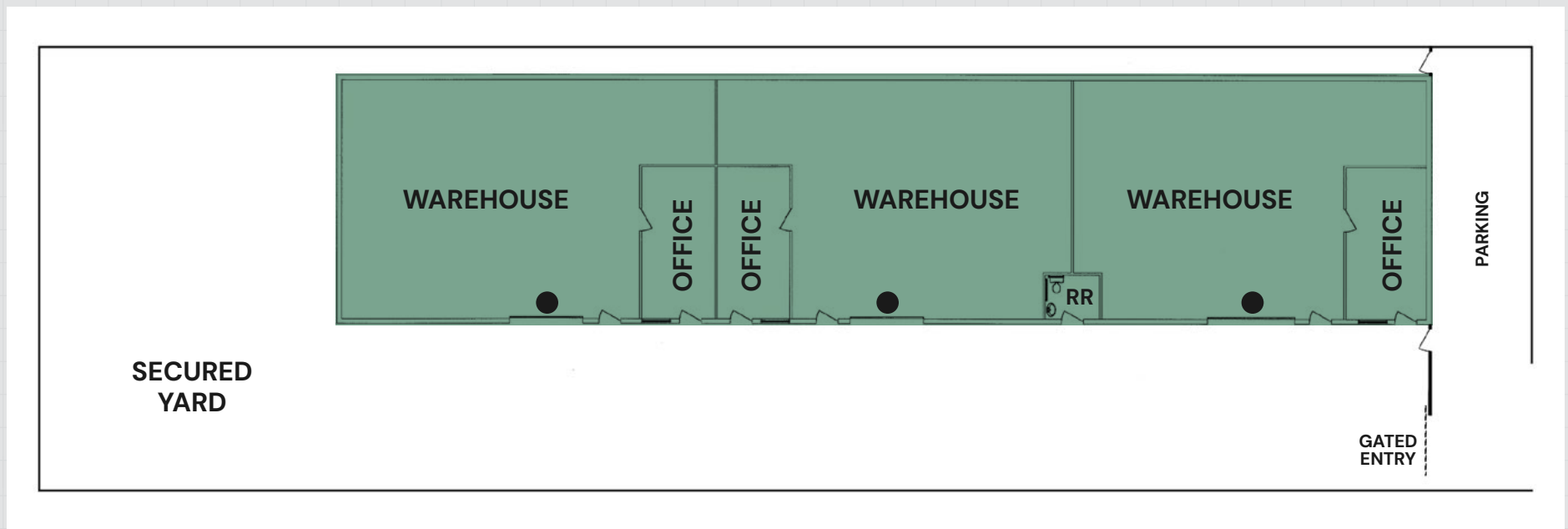
CAMs : \$0.10/SF

SALE PRICE: Call For Pricing

AVAILABILITY : 11/15/2025



Site Plan



*not to scale
*all measurements are approximate

● = GRADE-LEVEL DOORS





PROPERTY



PHOTOS



Area Overview

DISTANCES TO:

| | |
|--------------------------|------------|
| I-95 Freeway | 1.8 miles |
| I-215 Freeway | 5.6 miles |
| I-15 Freeway | 16.8 miles |
| Harry Redi Int'l Airport | 6.1 miles |
| Las Vegas "Strip" | 9.5 miles |





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