

# DECATUR BELL COMMERCE CENTER

5010-5030 S.  
DECATUR BLVD  
LAS VEGAS, NV  
89118

FOR LEASE

±2,131-±4,262 SF  
Flex Space Available

MOVE-IN READY!

**CBRE**

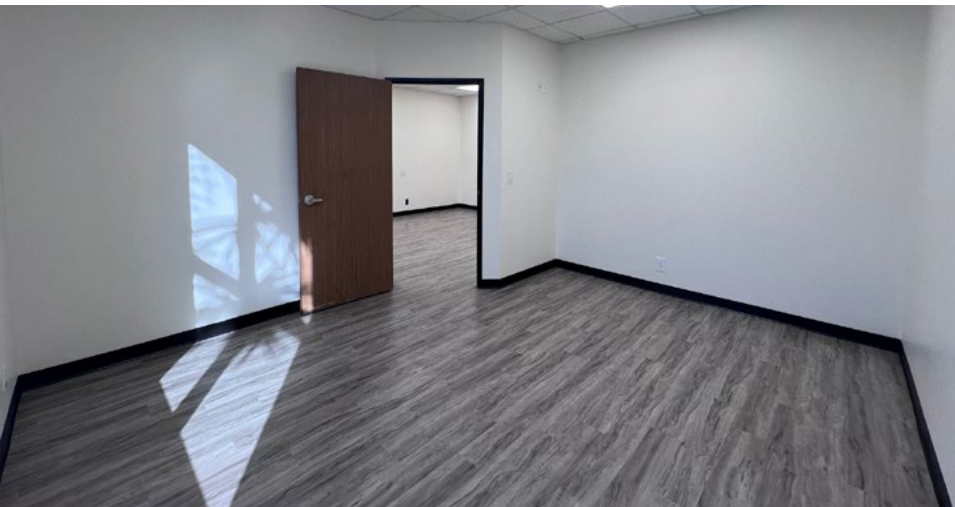


**MIKE WILLMORE,**  
Member Associate, Society of  
Industrial and Office Realtors®  
Senior Associate  
+1 702 369 4823  
mike.willmore@cbre.com  
Lic # S.0183520

**LAUREN WILLMORE,**  
Member Associate, Society of  
Industrial and Office Realtors®  
Senior Associate  
+1 702 369 4825  
lauren.willmore@cbre.com  
Lic # S.0188698

**KYLE KIRCHMEIER**  
Senior Associate  
+1 702 369 4862  
kyle.kirchmeier@cbre.com  
Lic # S.0197013

**ALEX STANISIC, SIOR**  
First Vice President  
+1 702 369 4874  
alex.stanisic@cbre.com  
Lic # S.0179950



## DECATUR BELL COMMERCE CENTER

Offering office/warehouse/showroom space with frontage on Decatur Boulevard, Decatur Bell Commerce Center is located in the Southwest submarket, just South of the intersection at Decatur and Tropicana. The central location provides excellent access to the Strip, the I-15 via Tropicana and the I-215 Interchange and is surrounded by ample retail and service amenities. Frontage units provide excellent visibility on Decatur Boulevard, which has an Annual Average Daily Traffic Count of 23,500 vehicles. The Property features include grade level loading, HVAC office space and flexible floor plans. Ownership is pleasant to work with and eager to lease the space.

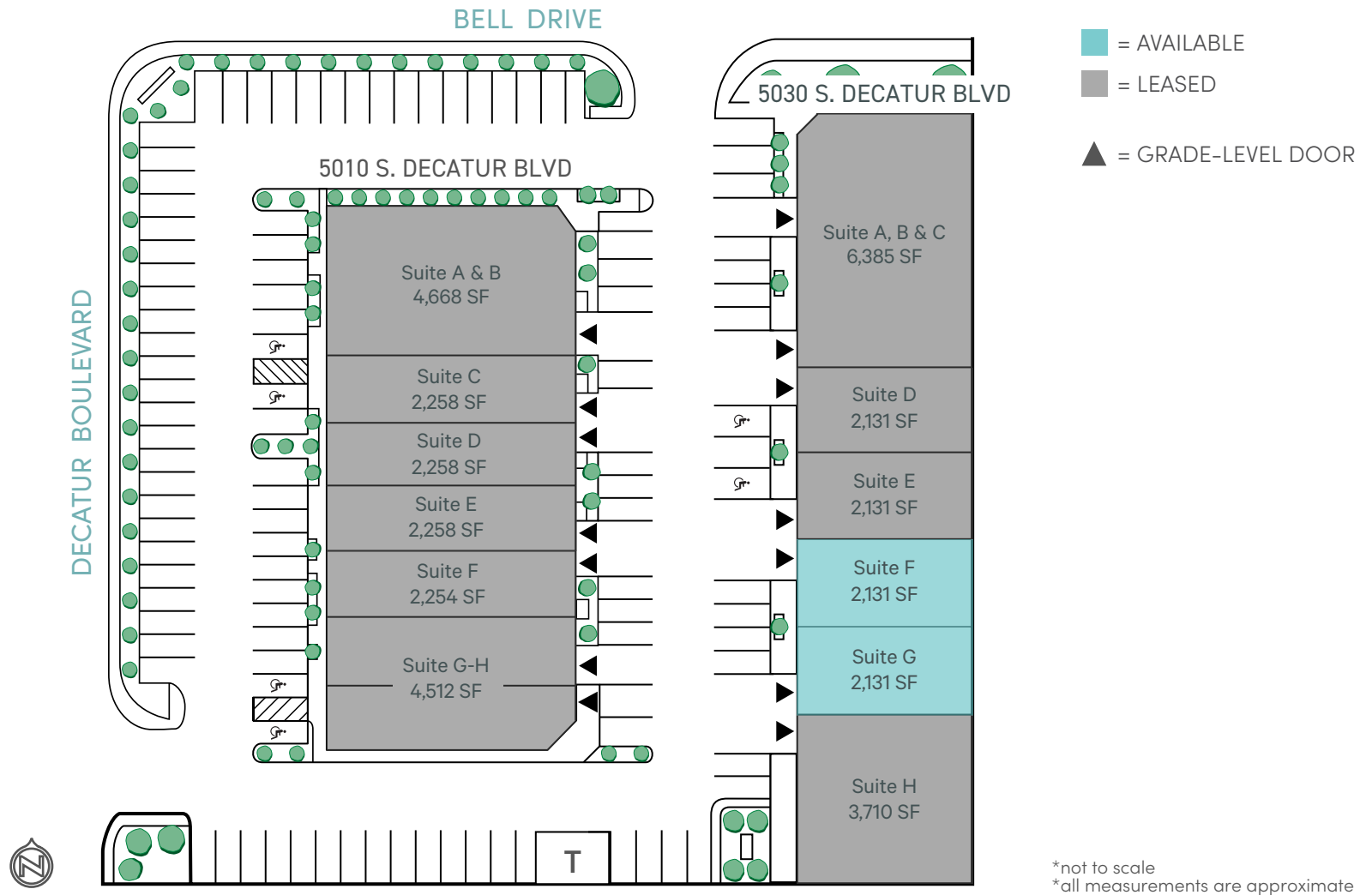
### PROPERTY HIGHLIGHTS

- ±36,827 SF project on ±2.21 Acres
- Brand-New Improvements!
- ±289' of frontage on Decatur Blvd
- 120/208, 3-phase power
- 16' minimum Clear Height
- Evaporative-Cooled Warehouse Space
- Brand-new LED lighting!
- Some units fully HVAC!
- Skylights
- IL - Industrial Light Zoning (Clark County)
- 12'x12' Grade-Level Roll-Up Doors
- Fire Sprinkler System
- Parking Ratio 2.74/1000 SF
- Built in 1998
- Natural Gas
- APN: 162-30-104-001



# SITE PLAN

# DECATUR BELL COMMERCE CENTER



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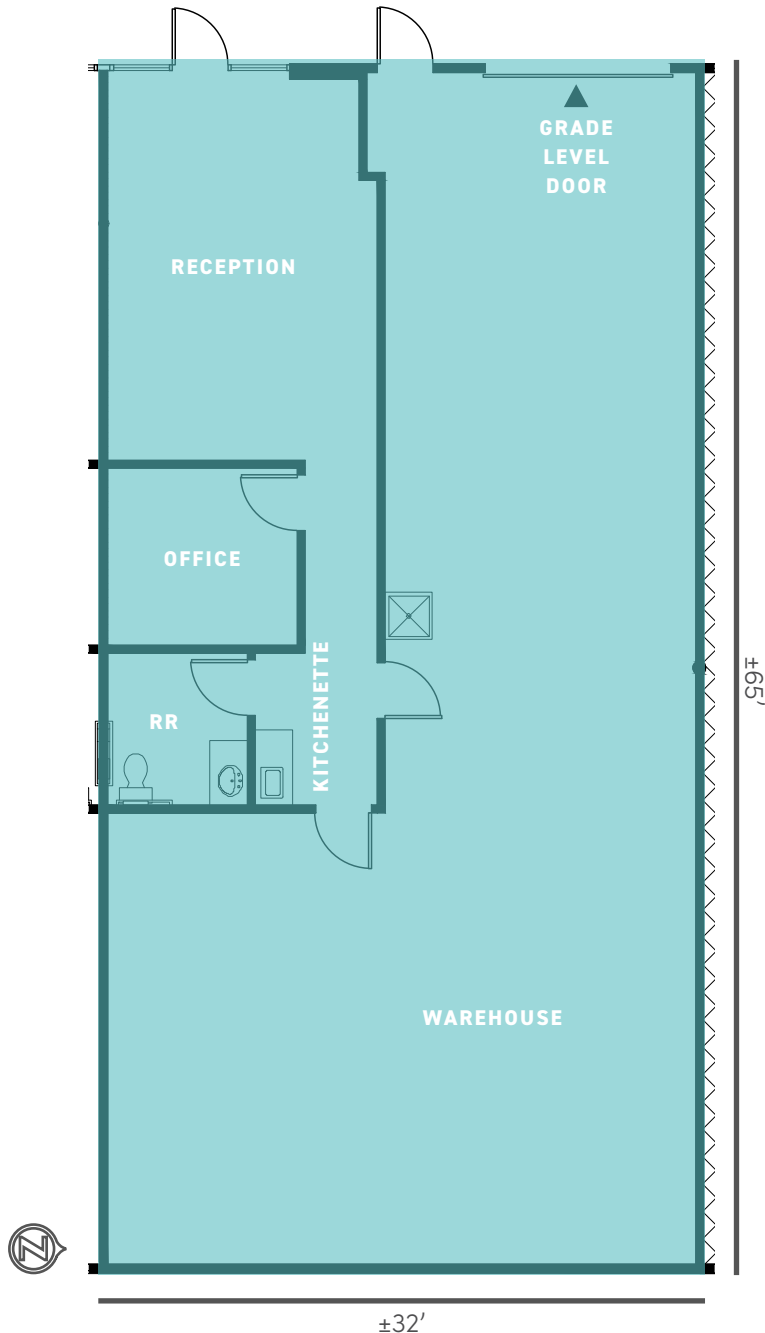
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## 5030 S. DECATUR BOULEVARD SUITE F - ±2,131 SF

### SUITE HIGHLIGHTS

- ±510 SF HVAC Office
- ±1,621 SF Evaporative-Cooled Warehouse Space
- Reception Area
- One (1) Private Office
- Kitchenette w/ brand-new sink
- One (1) Restroom w/ brand-new fixtures
- One (1) 12' x 12' Grade Level Roll-Up Door
- Brand-New Improvements!



**LEASE RATE : \$1.60/SF (NNN)**

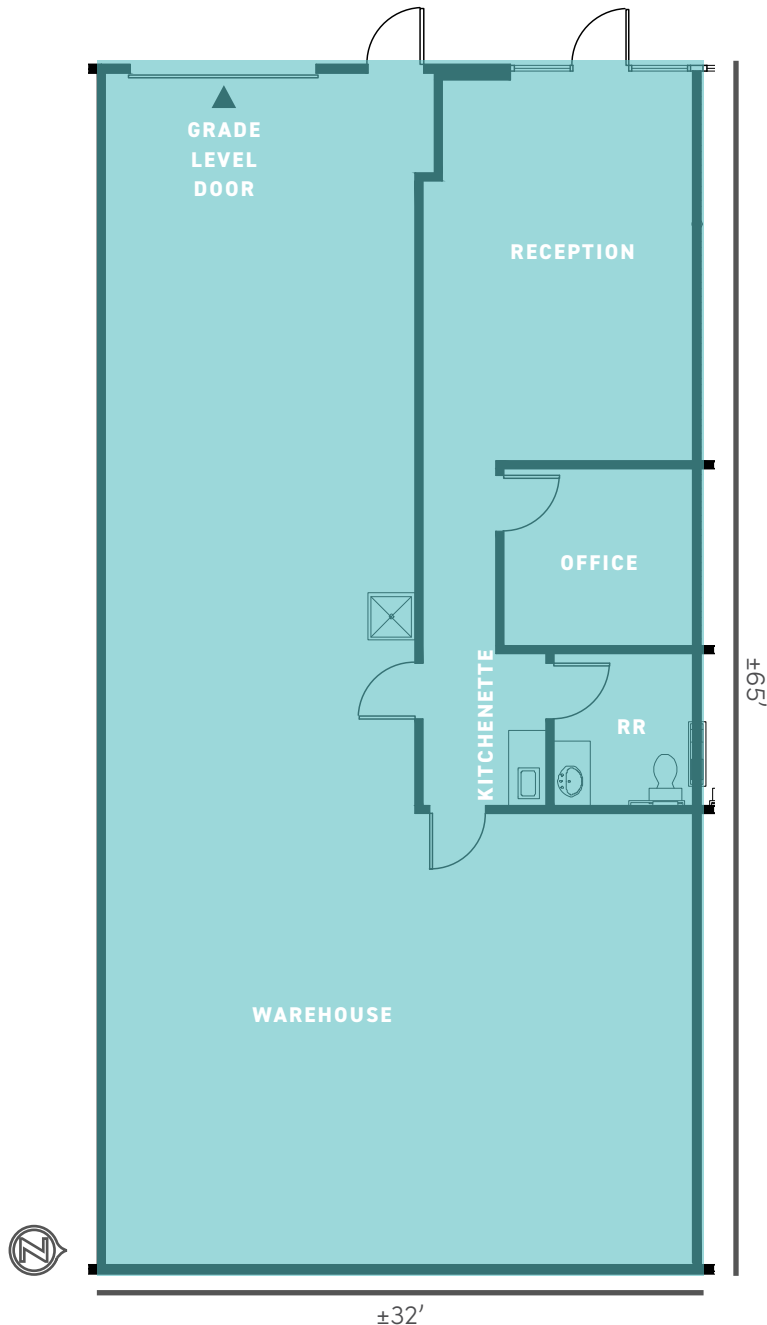
**2025 CAMS : \$0.347/SF (\*INCLUDES  
HVAC MAINTENANCE & TRASH REMOVAL)**

**AVAILABILITY : NOW AVAILABLE!**

## 5030 S. DECATUR BOULEVARD SUITE G - ±2,131 SF

### SUITE HIGHLIGHTS

- ±510 SF HVAC Office
- ±1,621 SF Evaporative-Cooled Warehouse Space
- Reception Area
- One (1) Private Office
- Kitchenette w/ brand-new sink
- One (1) Restroom w/ brand-new fixtures
- One (1) 12' x 12' Grade Level Roll-Up Door
- Brand-New Improvements!



**LEASE RATE : \$1.60/SF (NNN)**

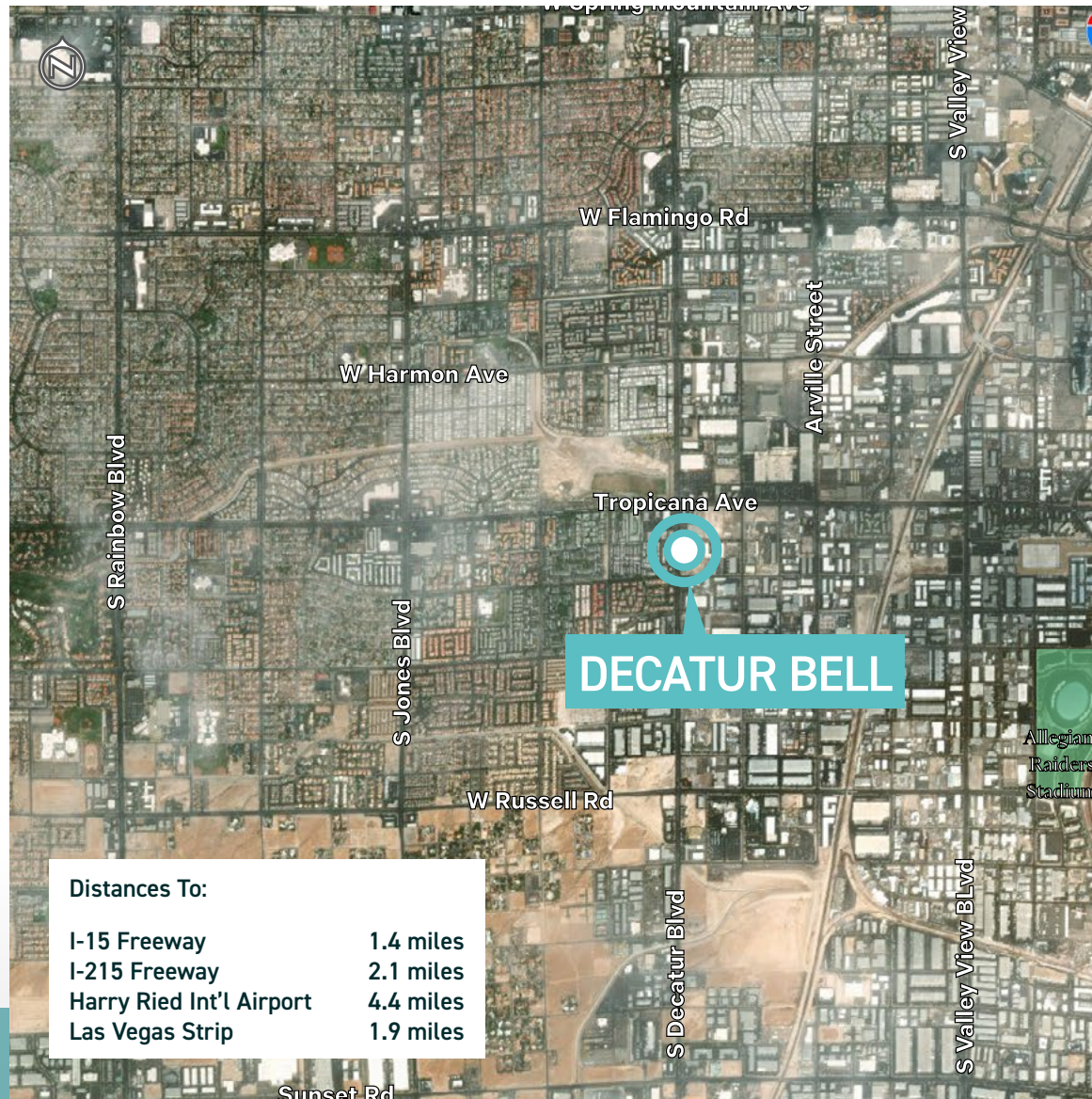
**2025 CAMS : \$0.347/SF (\*INCLUDES  
HVAC MAINTENANCE & TRASH REMOVAL)**

**AVAILABILITY : NOW AVAILABLE!**



## AERIAL MAP

## DECATUR BELL COMMERCE CENTER



### Distances To:

I-15 Freeway	1.4 miles
I-215 Freeway	2.1 miles
Harry Ried Int'l Airport	4.4 miles
Las Vegas Strip	1.9 miles



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# CONTACT US

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