HIGHLY VISIBLE GREAT LOCATION!

FOR SUBLEASE

4020 West Ali Baba Lane • Las Vegas, NV 89118

PROPERTY FEATURES:

- **Showroom & Office:** Professional, inviting environment with large entrance windows, efficient heating, and air conditioning. Approximately 2,016 sq ft of climate-controlled office/ showroom space.
- **Warehouse:** About 3,438 sq ft of evaporative-cooled warehouse area with a minimum 16 ft ceiling height, two 12x14 ft ground-level doors, metal halide lighting, and skylights for natural light.
- **Total Space:** ~5,454 sq ft across two adjacent units with internal access.
- **Parking**: ~3 spots per 1,000 sq ft leased.
- **Infrastructure:** High-speed DSL/cable internet, fiber optic-ready, 200 amps, 120/208 volts, three-phase power, fire sprinkler system.
- **Roof Deck:** High-grade vinyl-faced R-30 insulation.
- **Zoning:** M-1 industrial district.
- **Location:** Prime access to Las Vegas Boulevard, I-15, Harry Reid Airport, and I-215 Beltway.

GRIFFIS REALTY INVESTMENTS
Commercial Real Estate Services | JEFFREY GRIFFIS
7381 W Charleston Blvd | Ste 110 | Las Vegas, NV 89117 | C 702.504.7671

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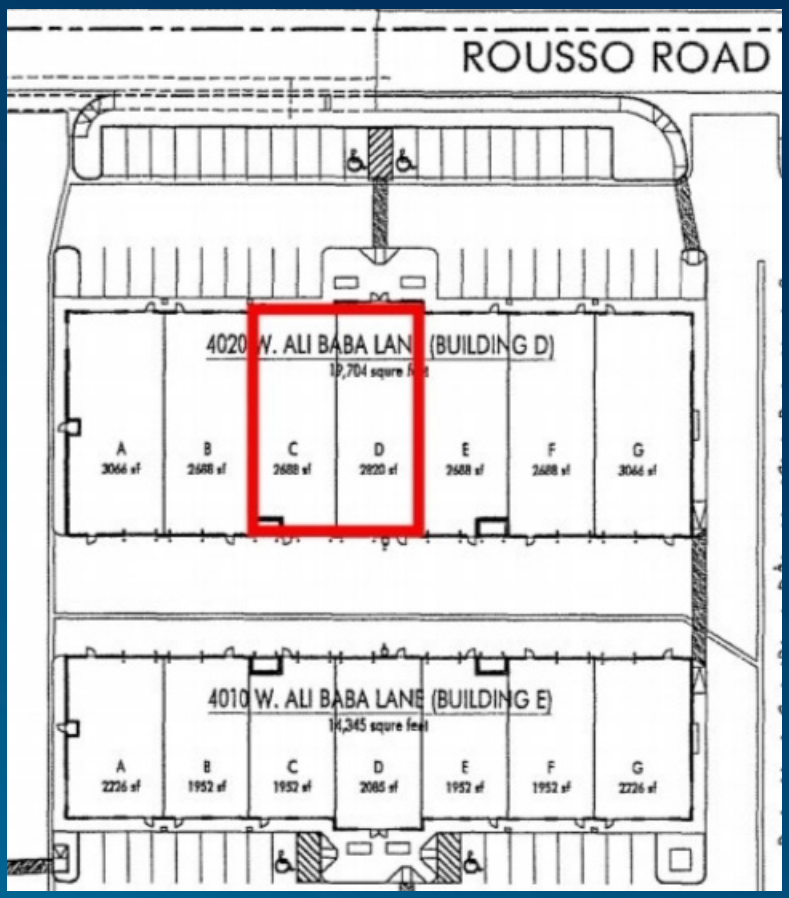

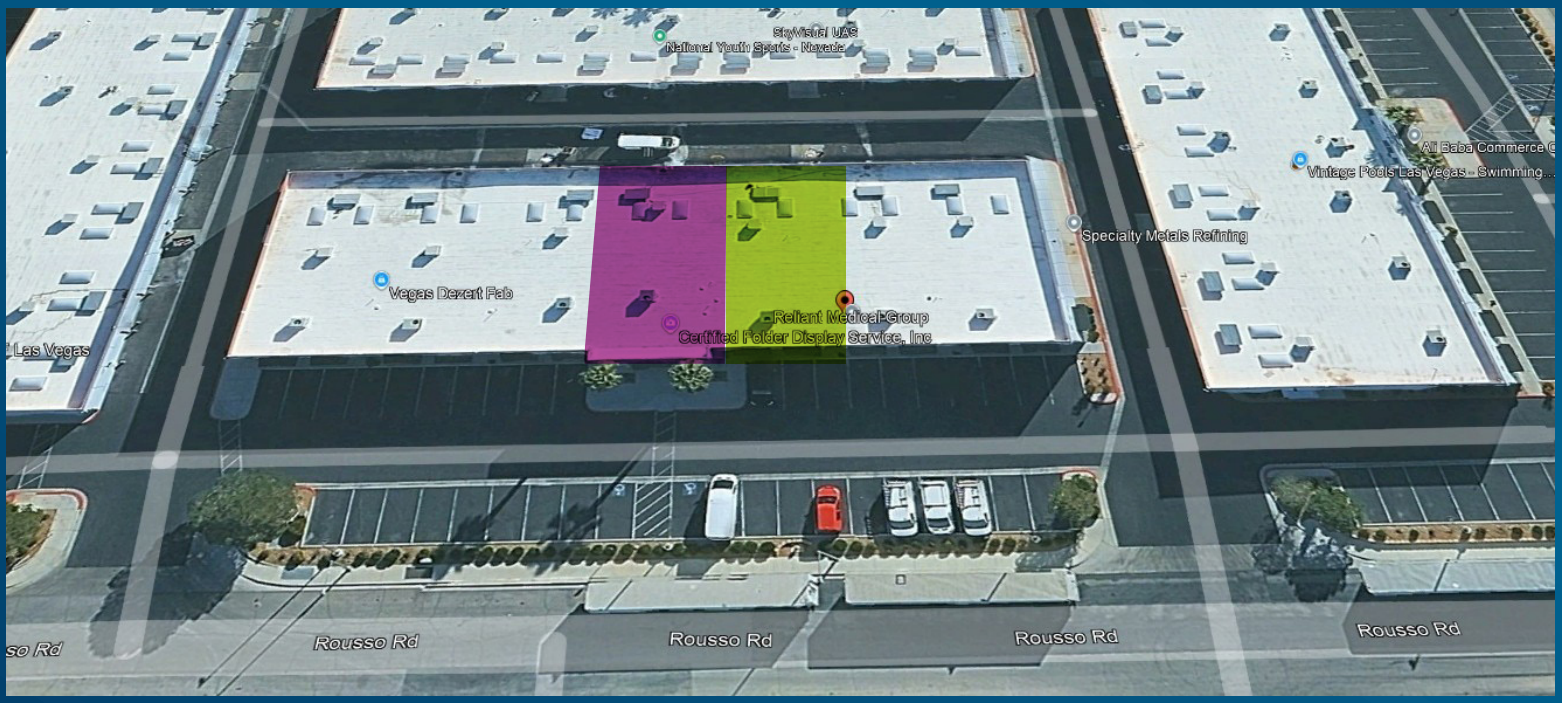

Ideal for businesses needing a mix of showroom, office, and warehouse space with strong connectivity and accessibility. For pricing or further details, contact the listing agent.

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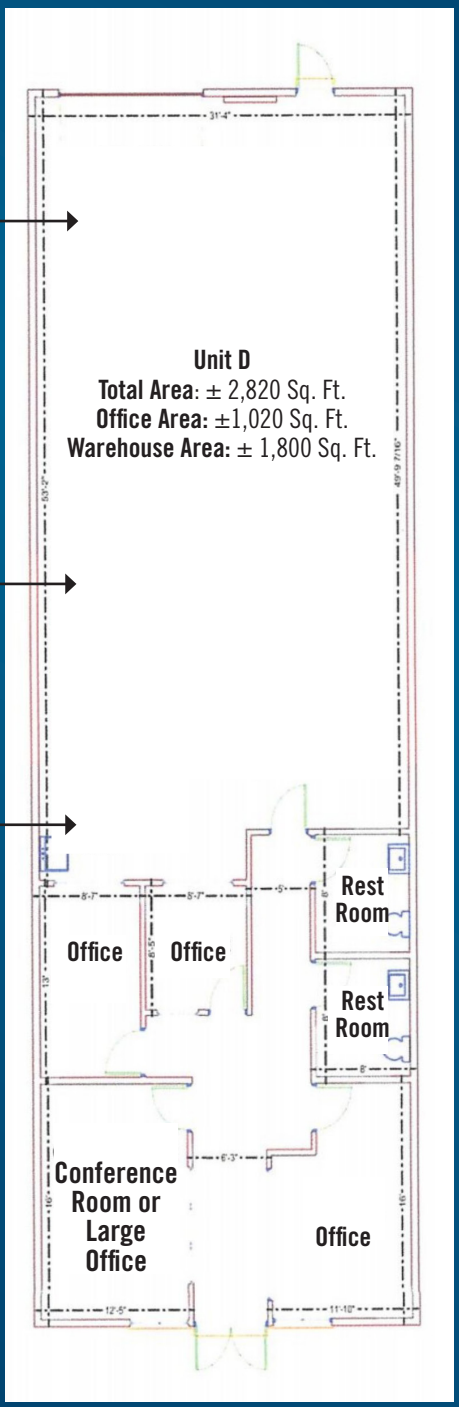
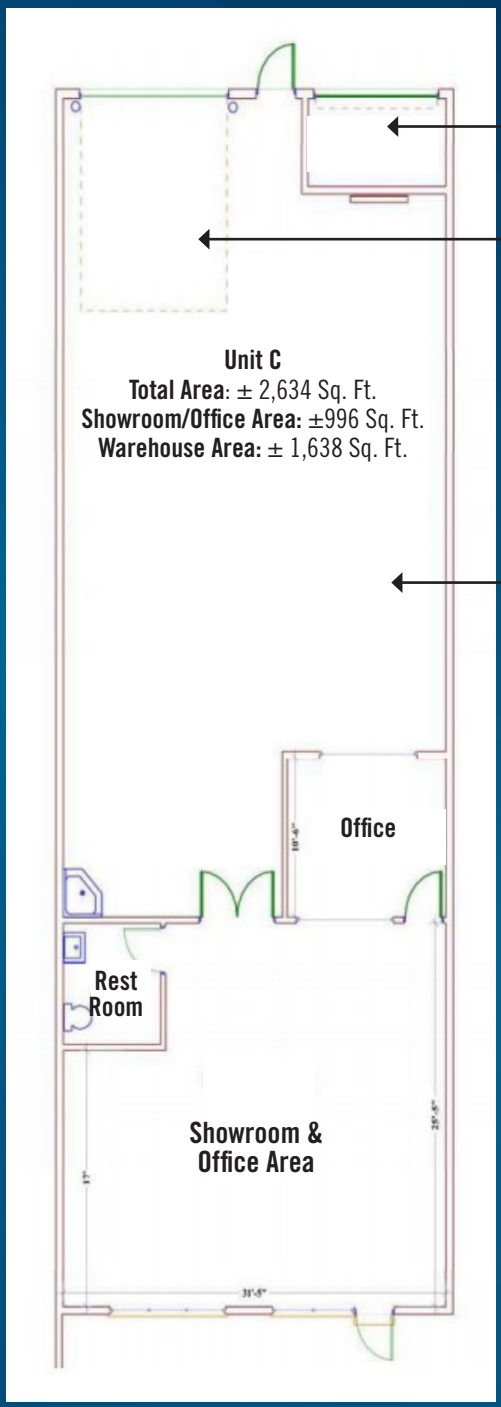
UNIT D



UNIT C



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