



REALCOMM  
ADVISORS



# FOR LEASE

±5,481 SF FREE-STANDING BUILDING W/ FENCED YARD

## 115 E. BROOKS AVENUE

NORTH LAS VEGAS, NV 891030

**MIKE DE LEW**,  SIO®

(702) 469-6496

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*NV-RE License: S.0025952*

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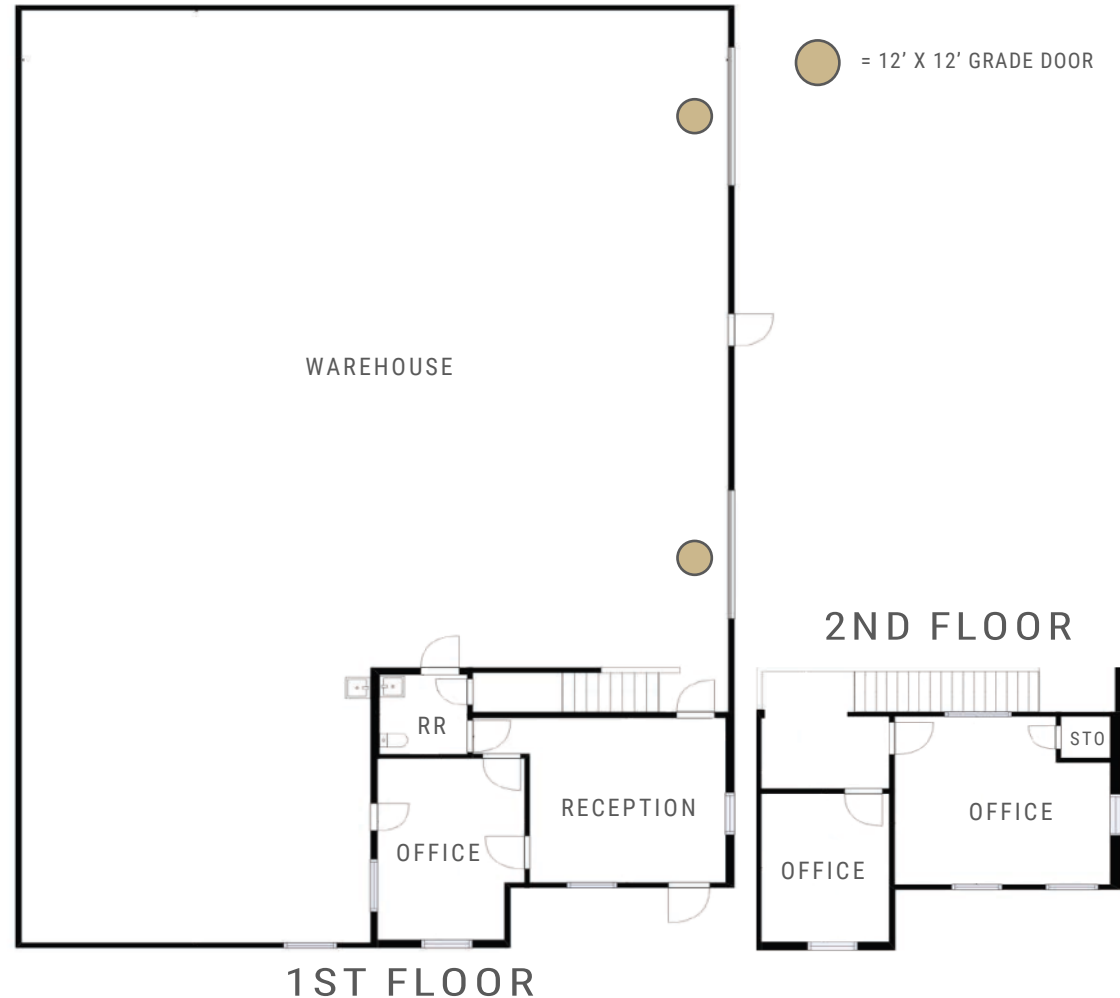
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FOR LEASE

- ±1,100 SF Two-Story HVAC Office
- ±4,381 SF Evaporative Cooled Warehouse
- ±2,907 SF Fenced & Paved Yard
- ±1,005 SF Covered Canopy Storage / Parking
- Two (2) - 12' x 12' Grade Level Loading Doors
- ±18' Clear Height
- 400 Amps, 120/208 Volt, 3-Phase 4-Wire Power
- Fully Sprinklered
- Nine (9) Parking Stalls
- Brick Masonry Construction
- M-2 Zoning (General Industrial - North Las Vegas)

## ±5,481 SF FREE-STANDING BUILDING



**MONTHLY BASE RENT:** \$1.15/SF

**MONTHLY NNN FEES:** \$0.21/SF

**TOTAL MONTHLY:** \$7,454

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