

DECATUR BELL

COMMERCE CENTER

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

FOR LEASE

±2,131-±4,262 SF
Flex Space Available

PRICE REDUCED!

CBRE

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

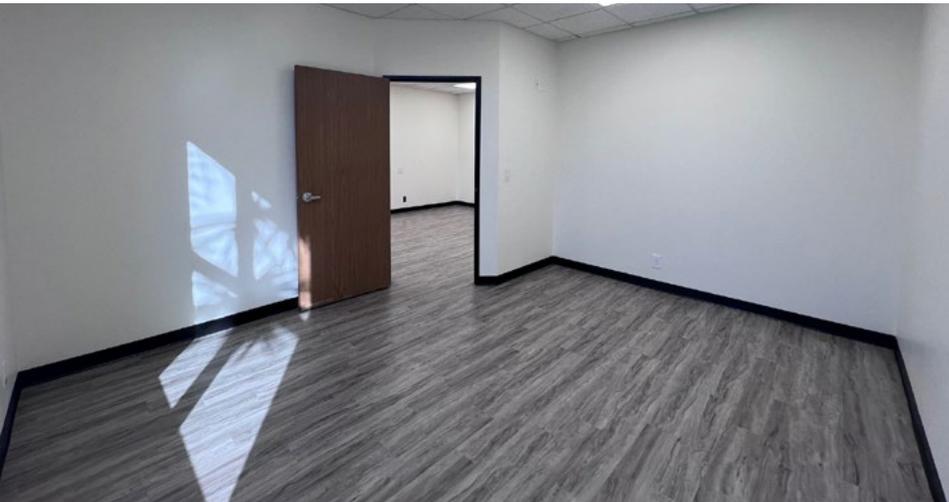
LAUREN WILLMORE,
Member Associate, Society of
Industrial and Office Realtors®
Senior Associate
+1 702 369 4825
lauren.willmore@cbre.com
Lic # S.0188698

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

CALL FOR SPECIAL INCENTIVES!





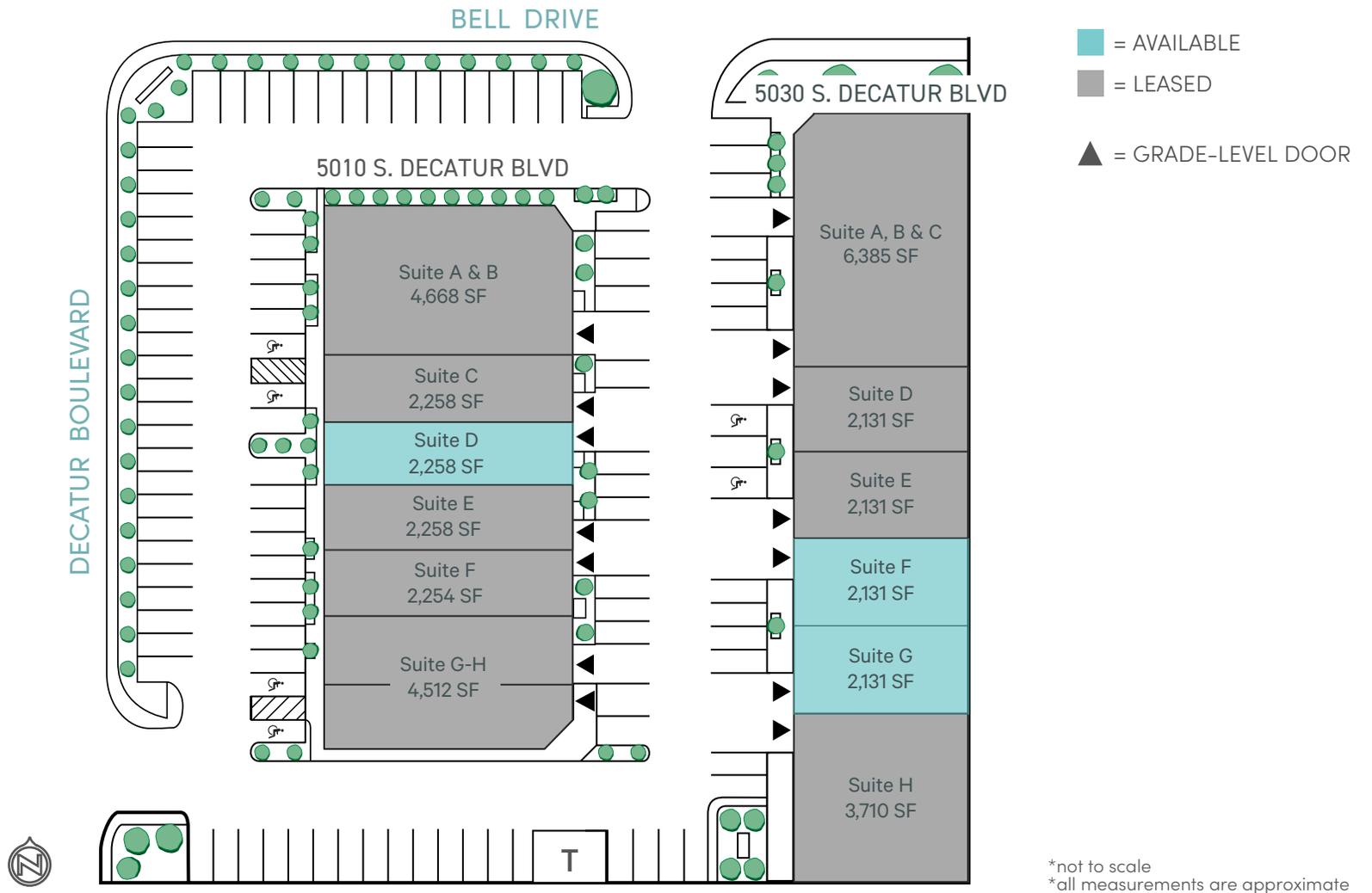
DECATUR BELL COMMERCE CENTER

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
- ±289' of frontage on Decatur Blvd
- 120/208, 3-phase power
- 16' minimum Clear Height
- Evaporative-Cooled Warehouse Space
- 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



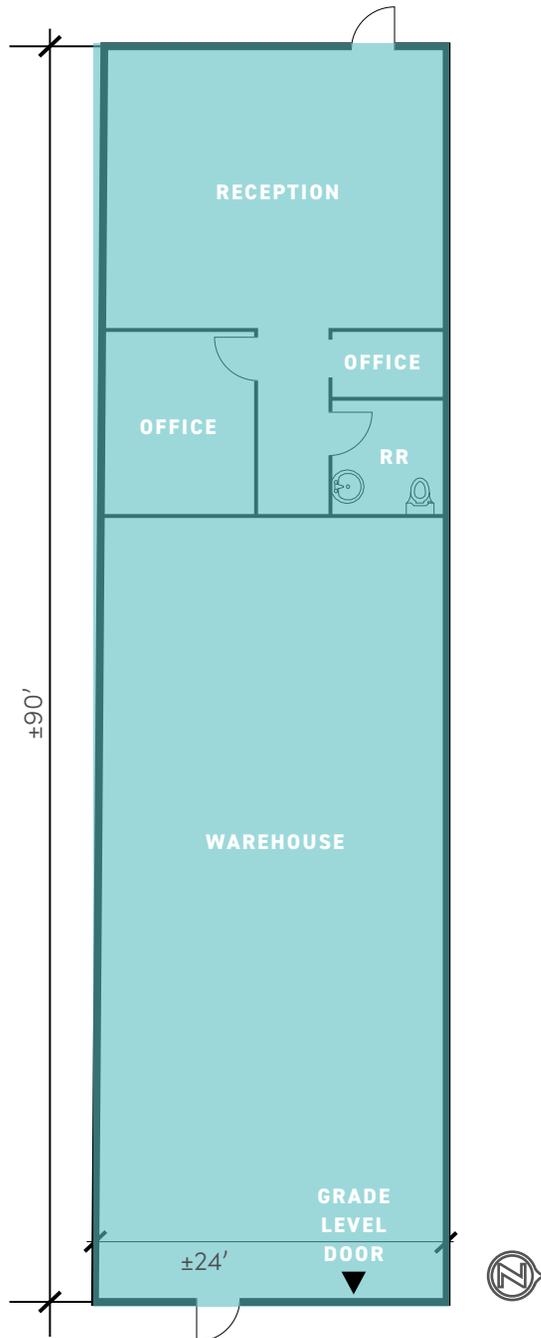
*not to scale
 *all measurements are approximate

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



5010 S. DECATUR BOULEVARD SUITE D - ±2,258 SF

FOR SUBLEASE

SUITE HIGHLIGHTS

- Decatur Boulevard Frontage!
- ±820 SF HVAC Office
- ±1,438 SF Evaporative-Cooled Warehouse Space
- One (1) Private Office
- Reception Area
- One (1) Restroom
- One (1) 12' x 12' Grade Level Roll-Up Door
- Move-In Ready!

SUBLEASE RATE : \$1.24/SF (NNN)

**2025 CAMS : \$0.376/SF (*INCLUDES HVAC
MAINTENANCE & TRASH REMOVAL)**

TOTAL MONTHLY : \$3,648.93/MO

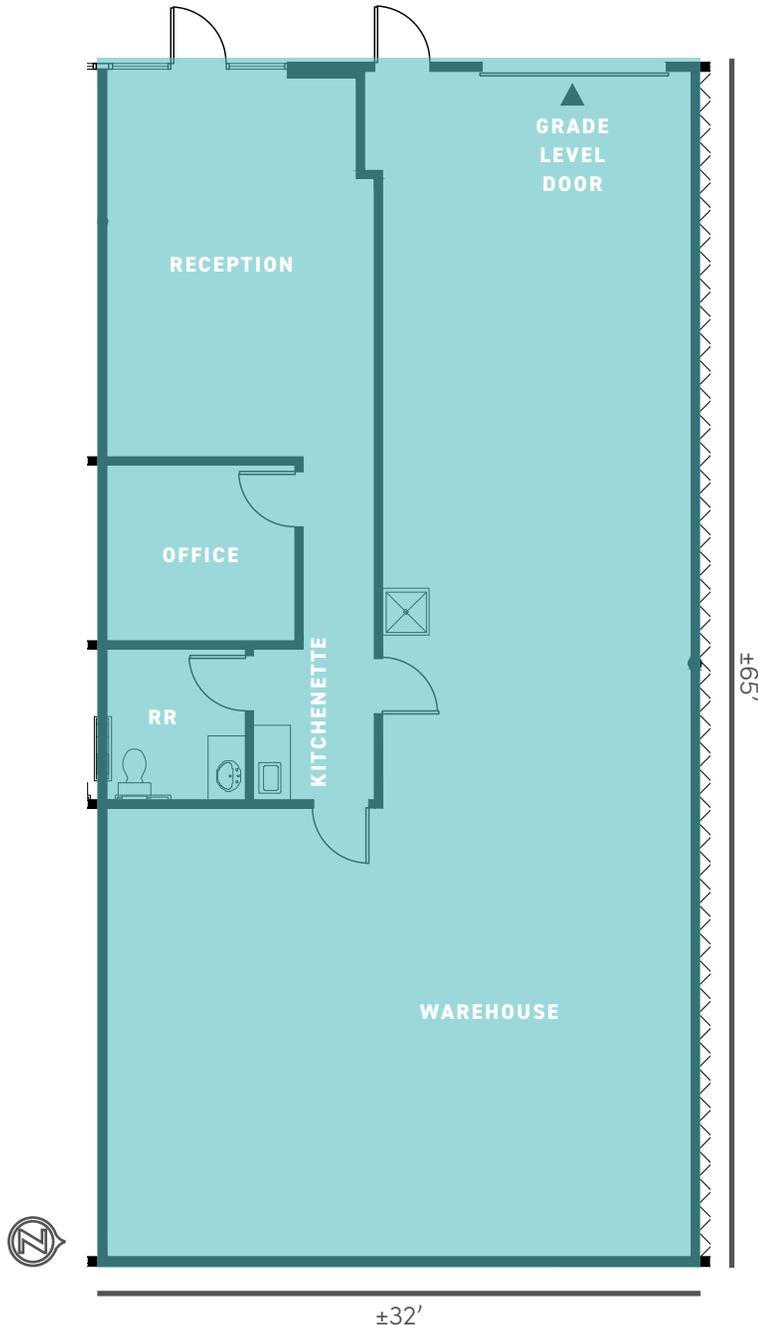
AVAILABILITY : NOW AVAILABLE!

SUBLEASE EXPIRY : 5/31/2028

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
- One (1) Restroom
- One (1) 12' x 12' Grade Level Roll-Up Door
- Move-In Ready!
- Contact Broker regarding Special Incentives!



LEASE RATE : \$1.39/SF (NNN)

**2026 CAMS : \$0.376/SF (*INCLUDES HVAC
MAINTENANCE & TRASH REMOVAL)**

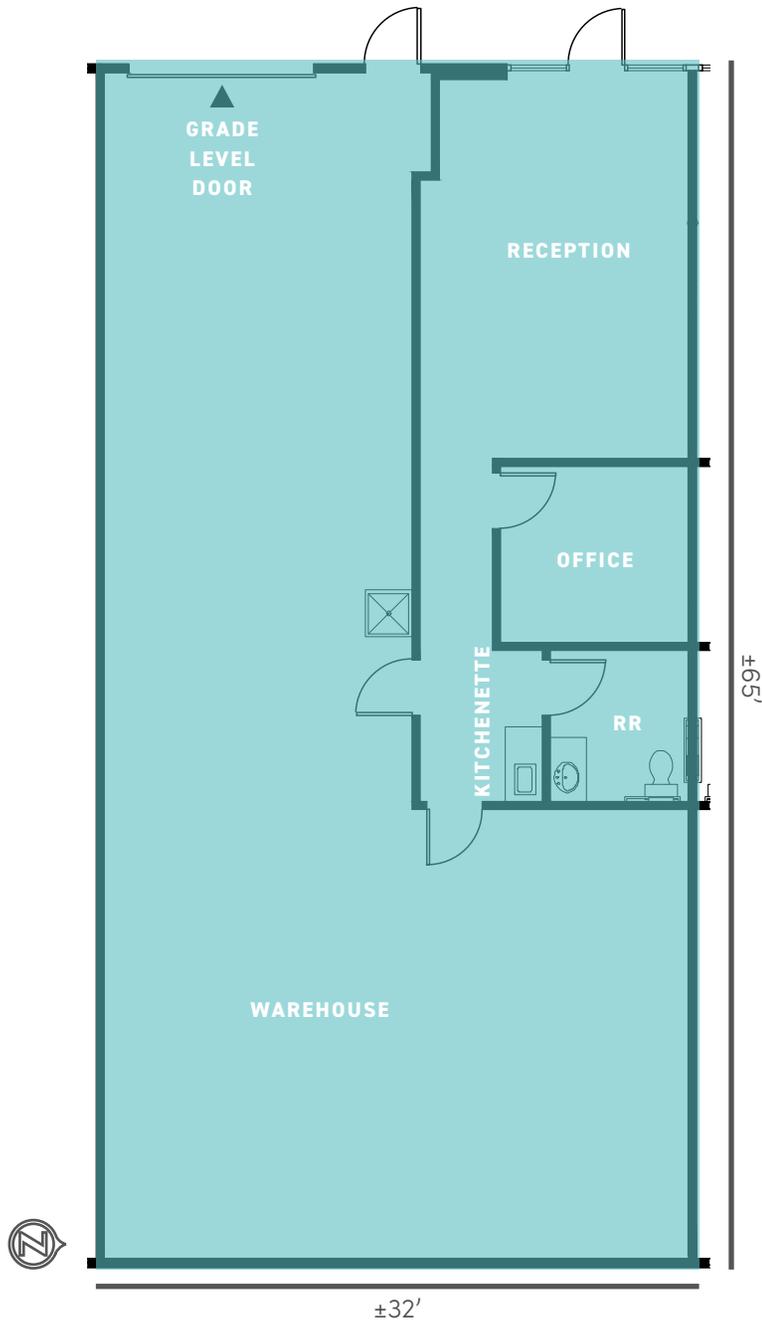
TOTAL MONTHLY : \$3,763.35

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
- One (1) Restroom
- One (1) 12' x 12' Grade Level Roll-Up Door
- Move-In Ready!
- Contact Broker regarding Special Incentives!



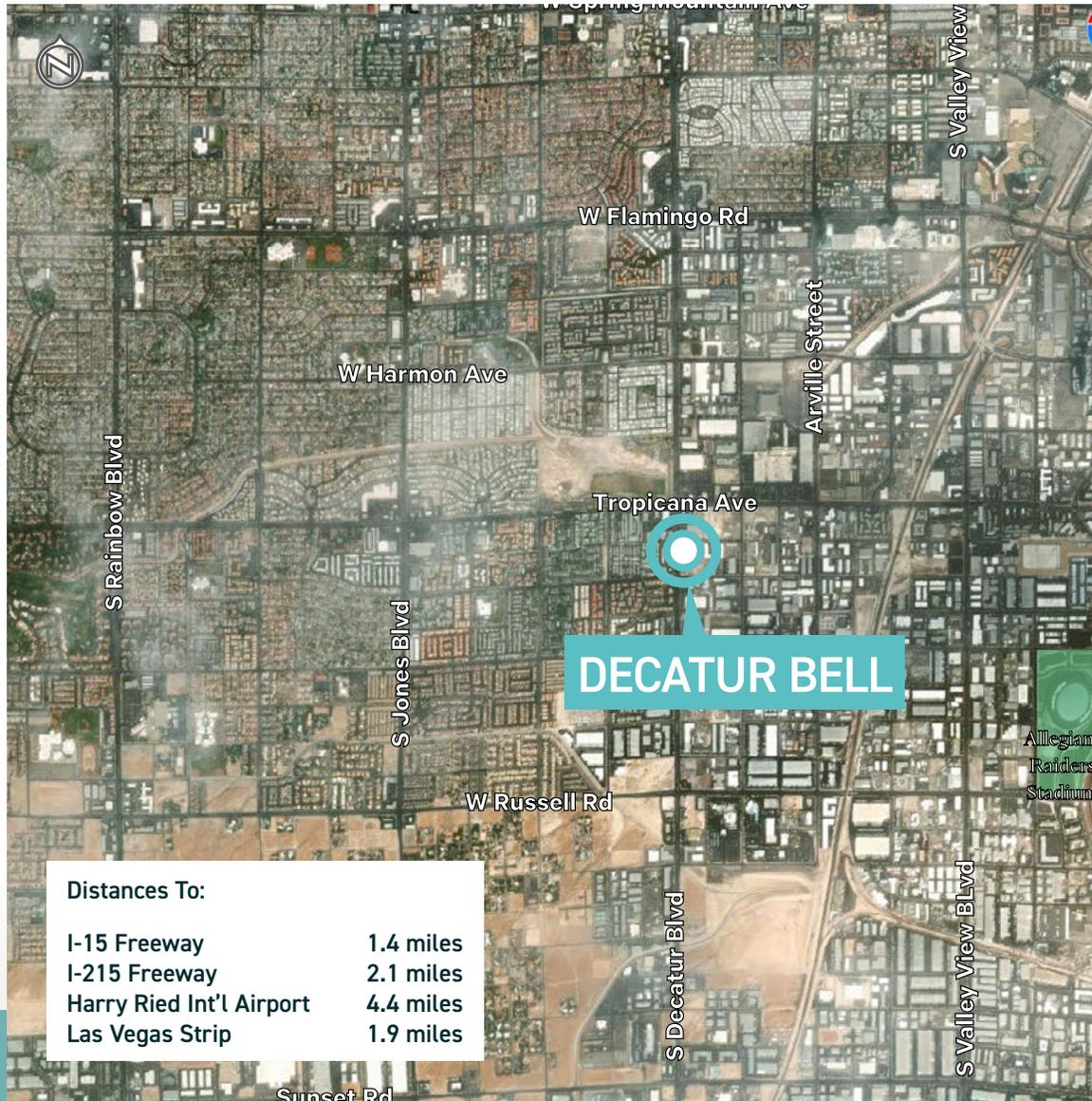
LEASE RATE : \$1.45/SF (NNN)

**2026 CAMS : \$0.376/SF (*INCLUDES HVAC
MAINTENANCE & TRASH REMOVAL)**

TOTAL MONTHLY : \$3,891.21

AVAILABILITY : NOW AVAILABLE!

AERIAL MAP



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

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

CONTACT US

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 COMMERCE CENTER BELL

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

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.