



Colliers

Accelerating success.

±11,726 Total SF Industrial Freestanding Building

5145 SCHIRLLS STREET, LAS VEGAS, NV 89118

Property Overview

5145 Schirrls Street, Las Vegas, NV 89118

Lease Rate

\$1.25 PSF NNN/Mo

CAM's/NNN Fees

\$0.25 PSF/Mo

±11,726 Total SF
Industrial Freestanding Building



Situated on
±0.74 Acres



Zoning - M1
(Light Manufacturing- Clark County)



±20'
Clear Height



Five (5)
Grade Level Loading Doors



Evaporative Cooled
Warehouse



Property Highlights

- Enclosed and paved yard totaling approximately ±13,500 square feet
- Cross loading access via front loading door to the yard area
- Concrete tilt and steel construction
- Insulated warehouse
- Skylights in the warehouse
- Ideal for contractors' yard and related construction services
- Located in the heart of the southwest submarket w easy access to I-15, I-215 and the resort corridor
- Lease shall be written as a Modified Gross Lease

CONTACT US

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Floor Plans

For illustration purposes only. Not to scale. 



±11,726 Total SF



±2,105 SF Two Story
Hi-End Office Space

- First Floor Office: ±1,163 SF
- Mezzanine: ±2,105 SF



±8,459 SF Warehouse



Five (5) Grade Level Loading Doors

- One (1) ±14' x ±14'
- One (1) ±12' x ±10'
- Three (3) ±12' x ±14'

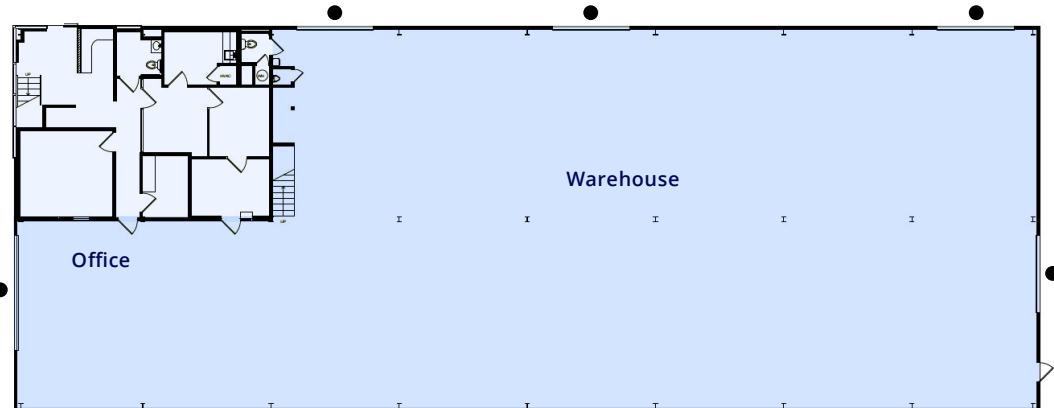
Lease Rate

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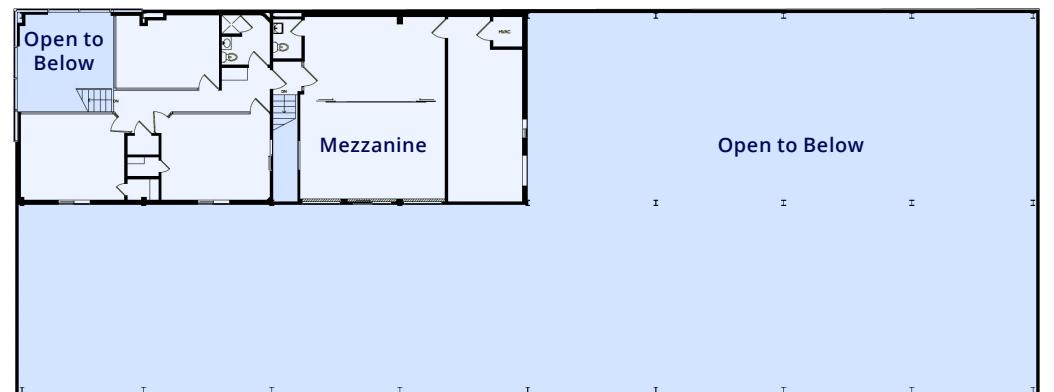
\$0.25 PSF/Mo

First Floor



● = Grade Level Loading Door

Second Floor



First Floor

Lease Rate

\$1.25 PSF NNN/Mo

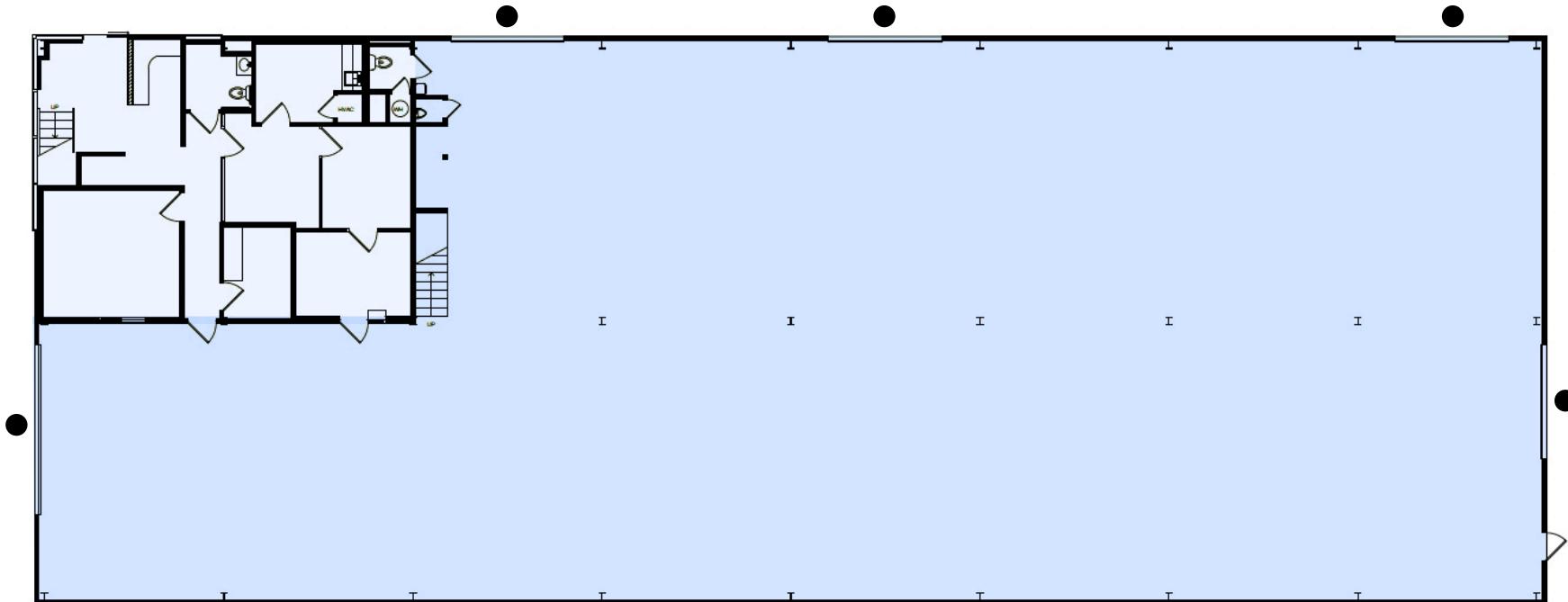
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Second Floor

Lease Rate

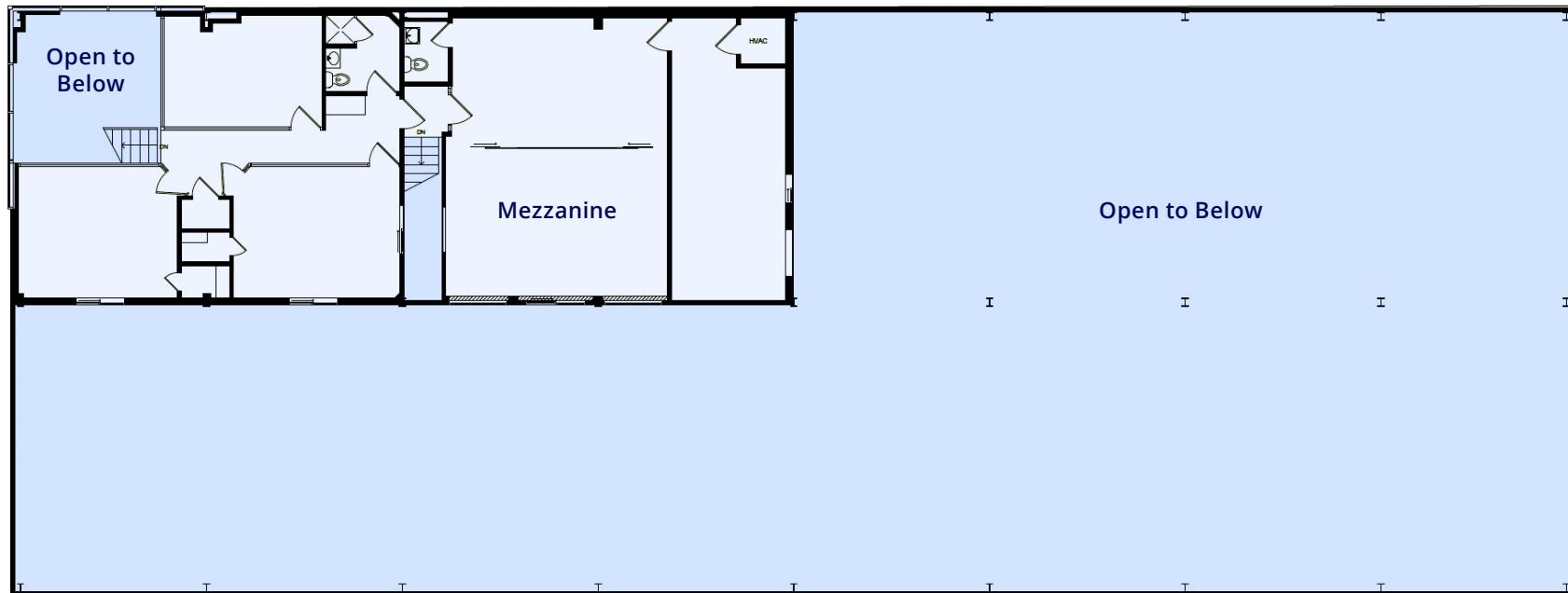
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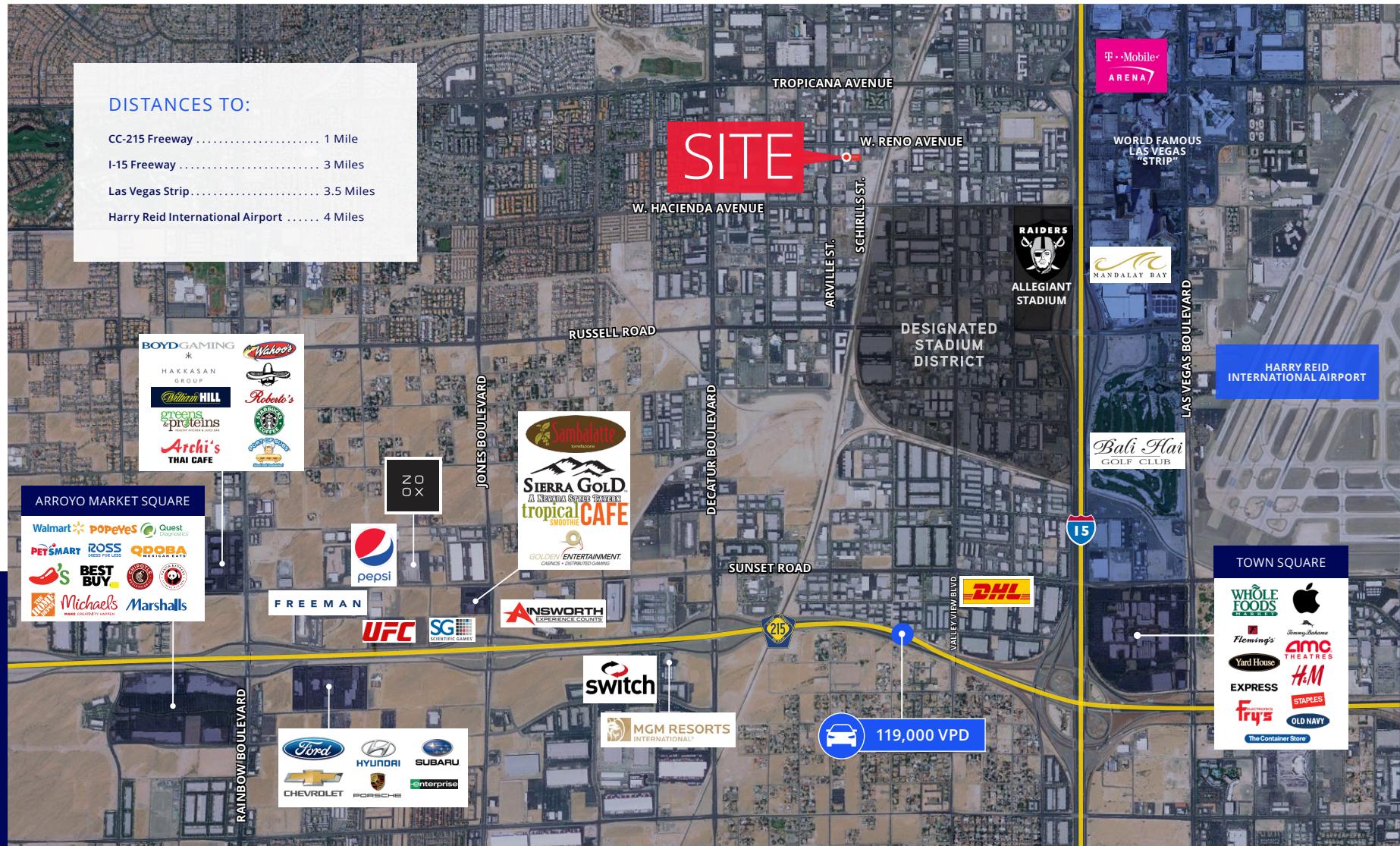
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Location Map

Situated in the heart of the highly desirable southwest submarket

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ABOUT COLLIER'S

\$5.5B Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$108B Assets under management

24,000 Professionals

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Colliers is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fueled by visionary leadership, significant inside ownership and substantial recurring earnings. With \$5.5 billion in annual revenues, a team of 24,000 professionals, and \$108 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com, X@Colliers or [LinkedIn](https://www.linkedin.com/company/colliers/).

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