



**FOR LEASE**

±11,726 Total SF Industrial Freestanding Building

5145 SCHIRLLS STREET, LAS VEGAS, NV 89118

# Property Overview

5145 Schirlls 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



±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

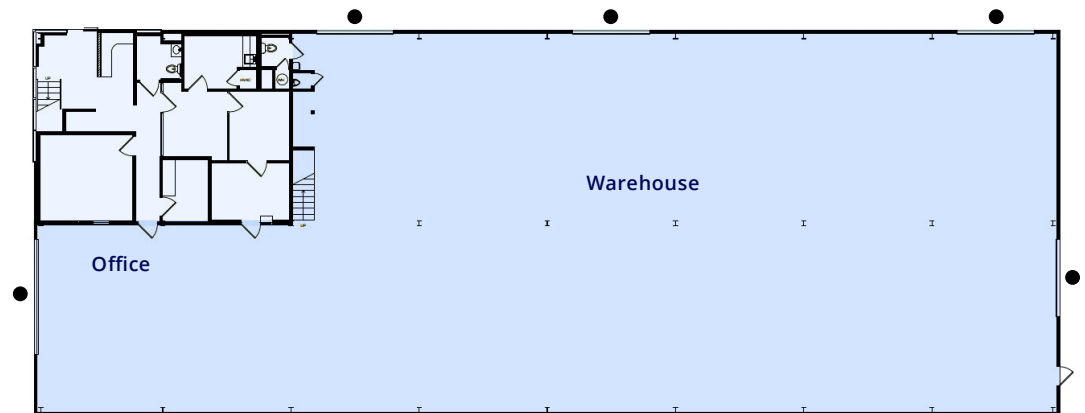
\$1.25 PSF NNN/Mo

CAM's/NNN Fees

\$0.25 PSF/Mo

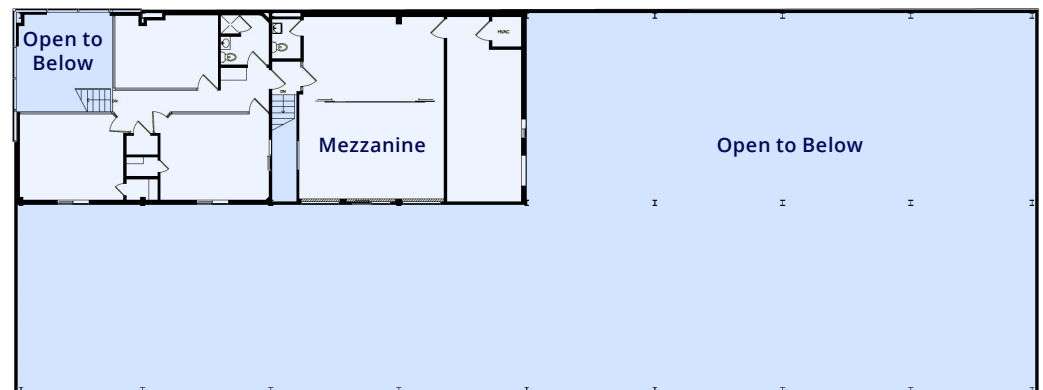
For illustration purposes only. Not to scale. 

## First Floor



● = Grade Level Loading Door

## Second Floor





# First Floor

Lease Rate

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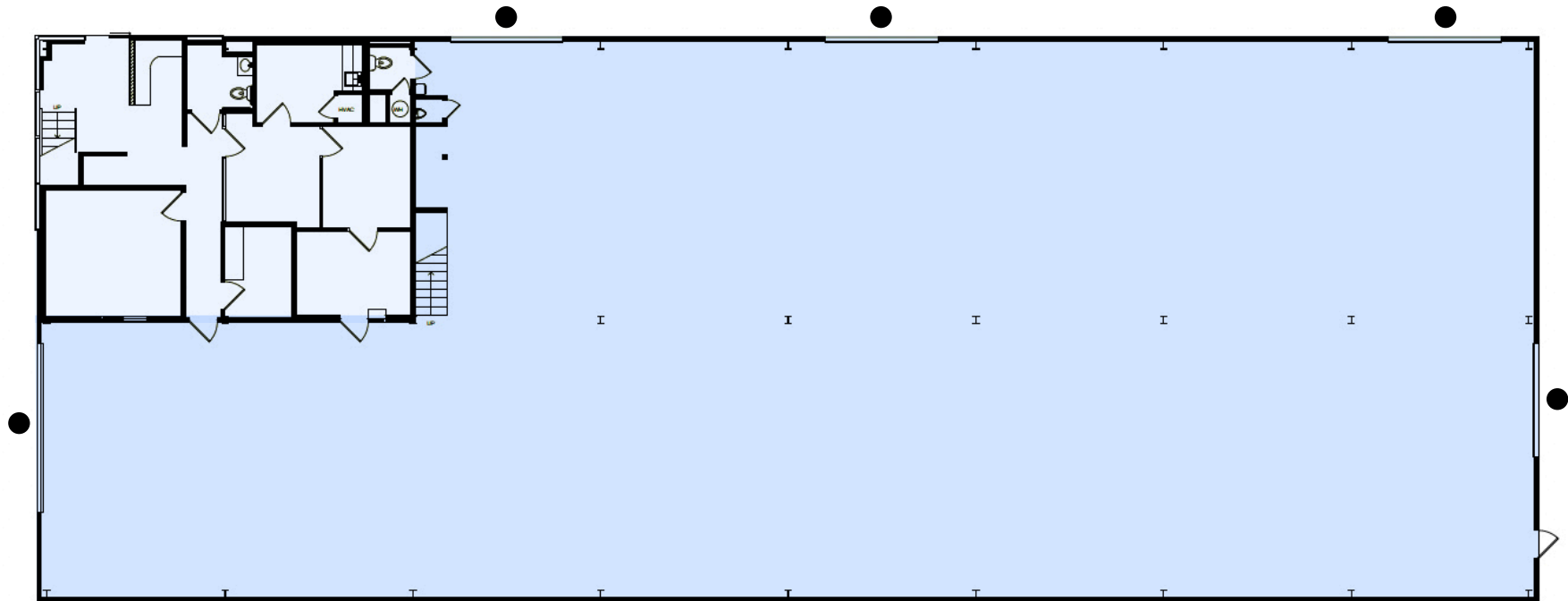
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# Second Floor

Lease Rate

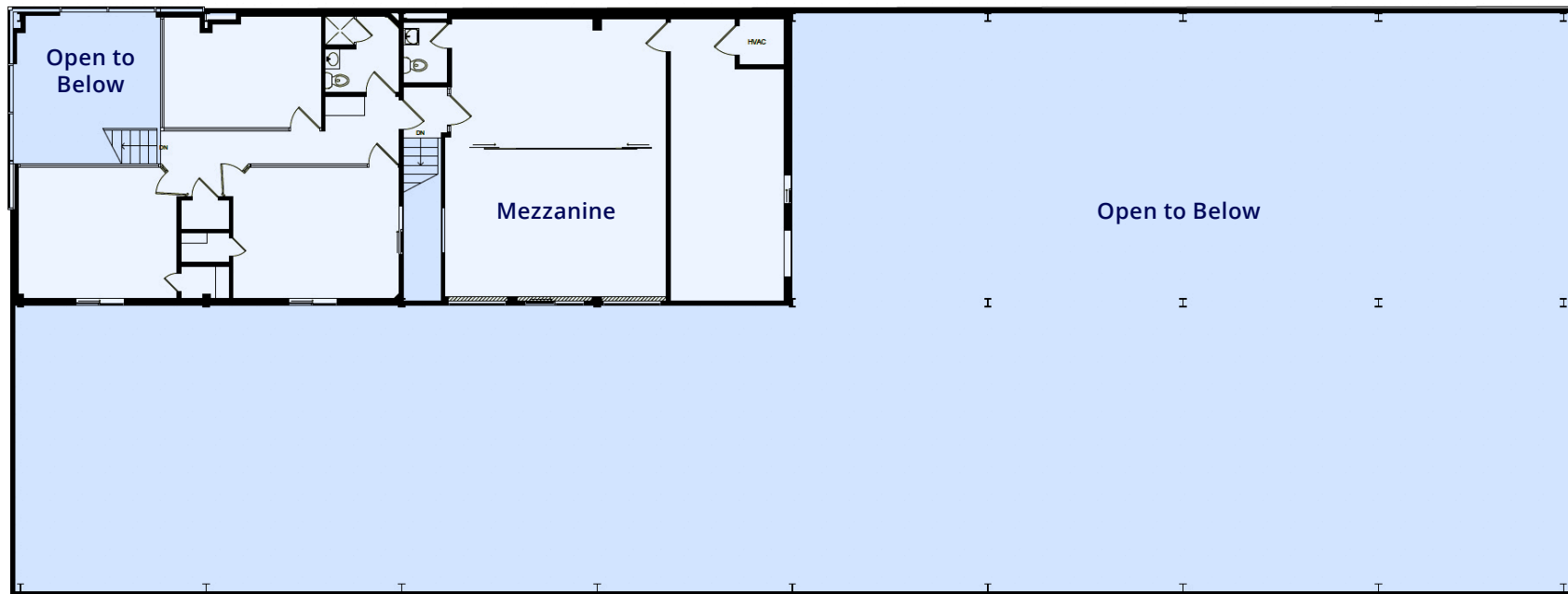
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CAM's/NNN Fees

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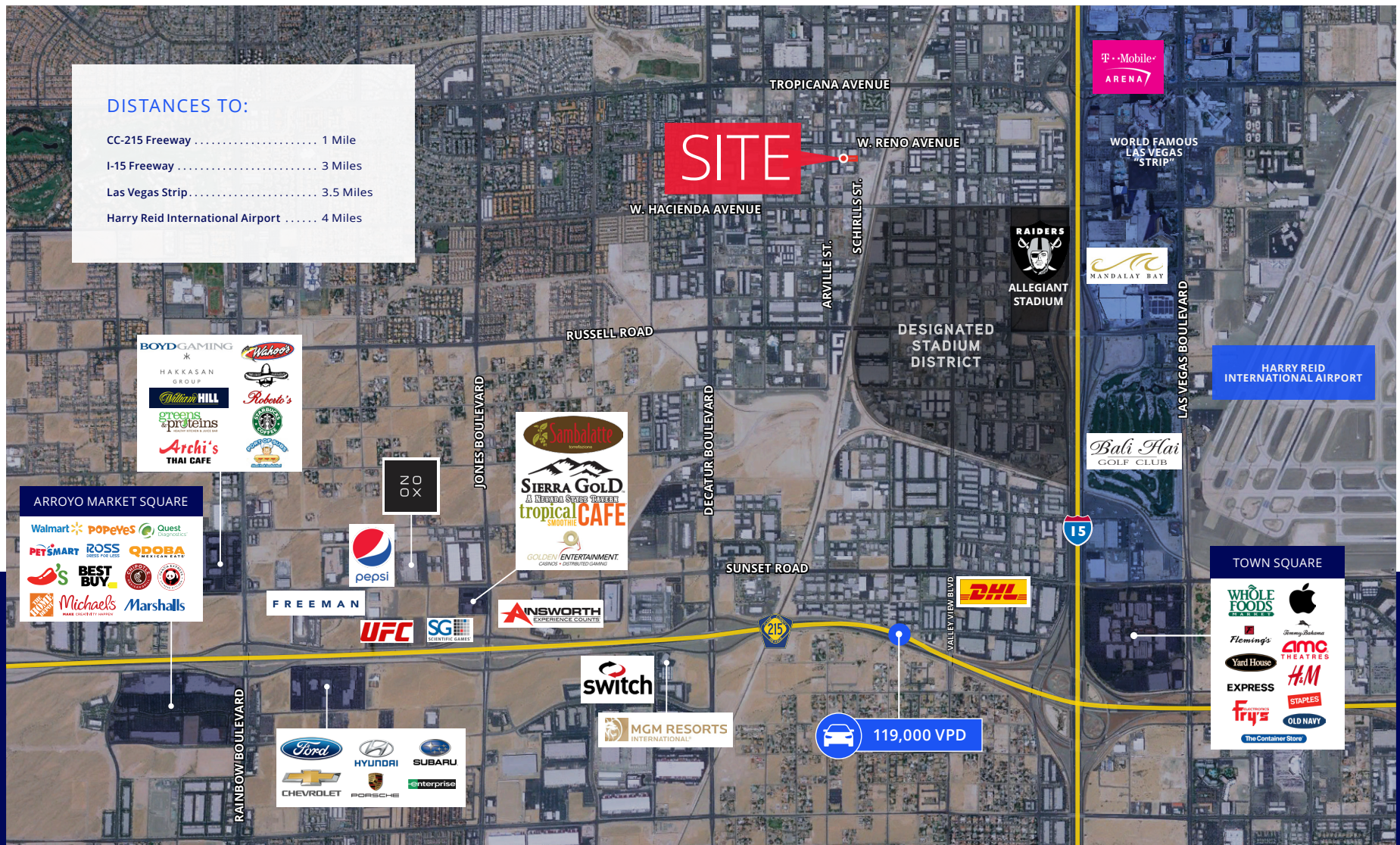
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# Location Map

Situated in the heart of the highly desirable southwest submarket

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## ABOUT COLLIERS

\$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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