

# 9165

S JONES BOULEVARD | LAS VEGAS, NV 89139

FOR SUBLEASE



LEE & ASSOCIATES OF LAS VEGAS LLC | NV LICENSE # B.0146492

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## Contact Broker

For sublease rate



**\$0.32 PSF**

CAM



**±9,258 SF**

space available

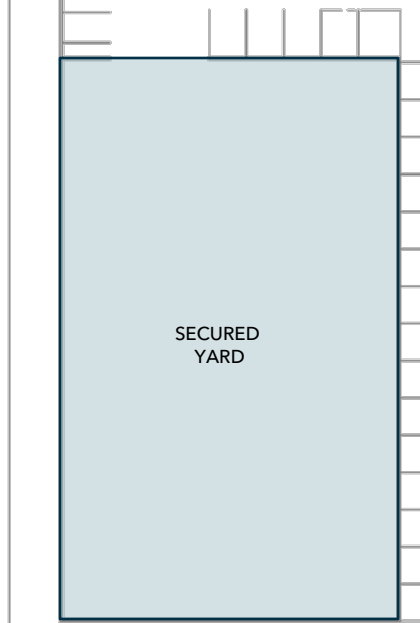
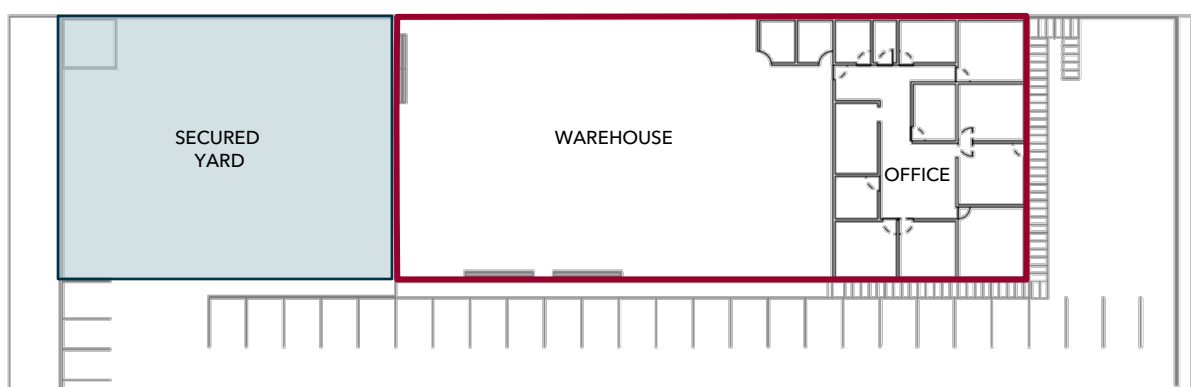
## PROPERTY HIGHLIGHTS

- ±9,258 SF industrial building situated on ±1.93-acres
- ±5,525 SF paved, secured yard
- Three (3) 10' x 12' grade level roll up doors
- Warehouse: 800 amps, 120/208V
- Office: 200 amps, 120/208V
- 34 on-site parking spaces
- Built in 1996
- Excellent location in the Southwest submarket with immediate access to Blue Diamond Rd., I-15 and I-215 freeways
- ±8.1 miles from Harry Reid International Airport
- **Sublease expires April 30, 2028**

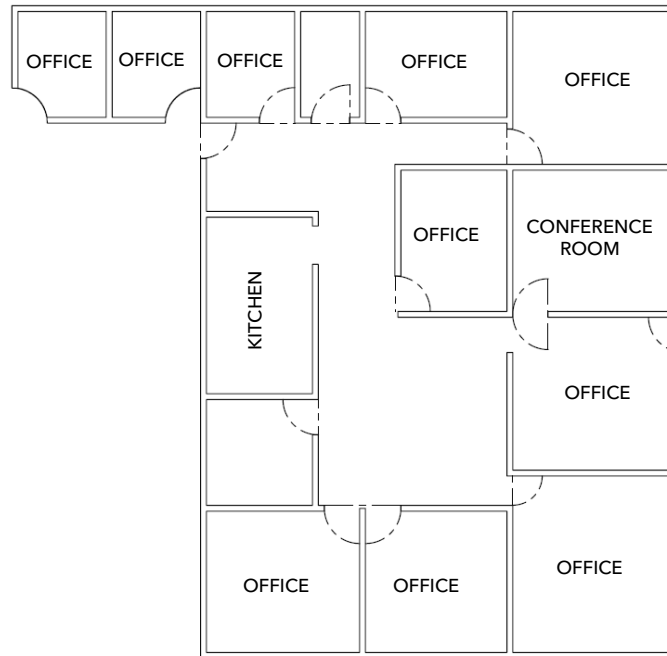


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## 1ST FLOOR OFFICE

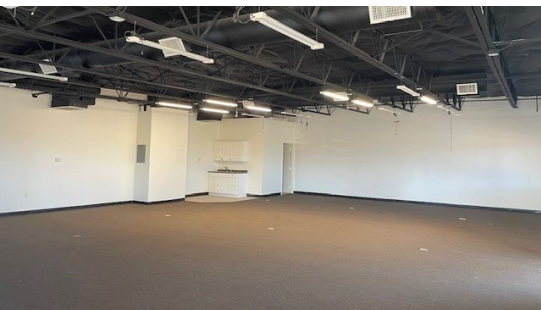


## 2ND FLOOR OFFICE



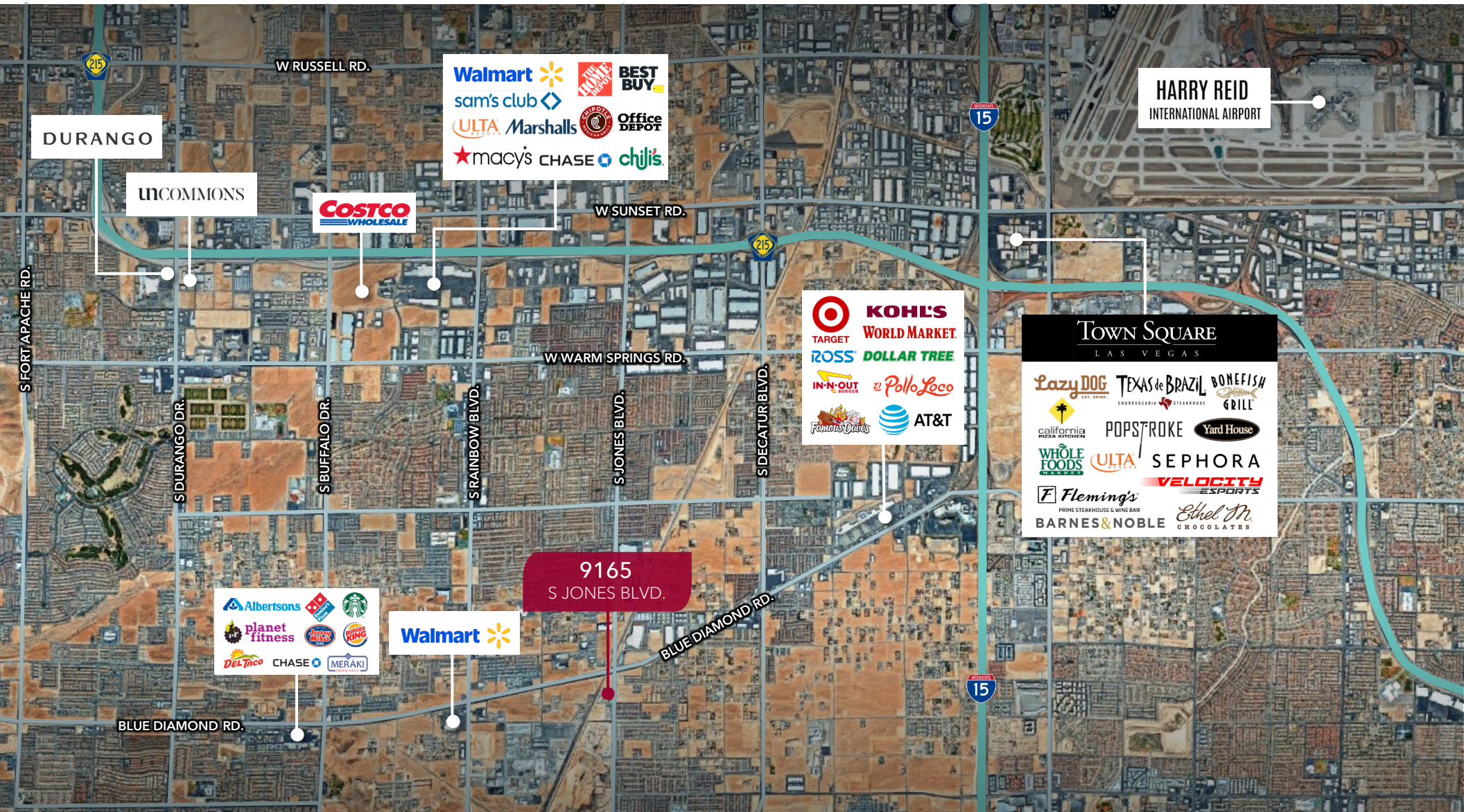
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9165  
S JONES BLVD.

Walmart  
sam's club  
ULTA  
Marshalls  
★ macy's  
CHASE  
chjls

THE HOME DEPOT  
Office DEPOT

HARRY REID  
INTERNATIONAL AIRPORT

Target  
KOHL'S  
WORLD MARKET.  
ROSS  
DOLLAR TREE  
IN-N-OUT  
Burger  
El Pollo Loco  
Famous Dave's  
AT&T

TOWN SQUARE  
LAS VEGAS

Lazy DOG  
TEXAS de BRAZIL  
BONEFISH  
GRILL  
Yard House  
SEPHORA  
VELOCITY  
ESPORTS  
Fleming's  
PRIME STEAKHOUSE & WINE BAR  
BARNES & NOBLE  
Ethel M.  
CHOCOLATES

california  
PIZZA KITCHEN  
POPSTROKE  
WHOLE  
FOODS  
MARKET  
ULTA  
SEPHORA

Albertsons  
planet  
fitness  
DEL TACO  
CHASE  
MÉRÁKI

Starbucks  
KING  
KING

Walmart