

±9,845 SF INDUSTRIAL BUILDING | PRIME SW LOCATION

TERM EXPIRES: JULY 31, 2028



FOR SUBLEASE

5151 W. OQUENDO ROAD

LAS VEGAS, NV 89118

TRAVIS NOACK

(702) 470-0786

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(310) 739-5545

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The building is located in the desirable Southwest Submarket with immediate access to I-215 via Decatur Boulevard and I-15 via Russell Road. This central location provides proximity to the Las Vegas Strip, Harry Reid International Airport while being situated between the Summerlin & Henderson residential communities with plenty of nearby restaurant & retails amenities.

- ⇒ ±9,845 SF Building
- ⇒ ±2,250 SF Office / Showroom
- ⇒ ±7,595 SF Warehouse
- ⇒ One (1) - 12' x 14' Grade Level Door
- ⇒ 500 Amps, 120/208 Volt, 3-Phase Power
- ⇒ ±18' Clear Height
- ⇒ Fire Sprinkler System
- ⇒ IP Zoning (Industrial Park - Clark County)
- ⇒ Term Expires: July 31, 2028

OFFICE SHOWROOM



PRIVATE OFFICE

Total Monthly: \$16,494.31

Monthly Base Rent: \$1.40/SF (NNN)

Monthly CAM Fee: \$0.2754/SF*

***Includes Management Fees & Association Dues**

(Association Dues covers the water outside, landscaping, and the parking lot)

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REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

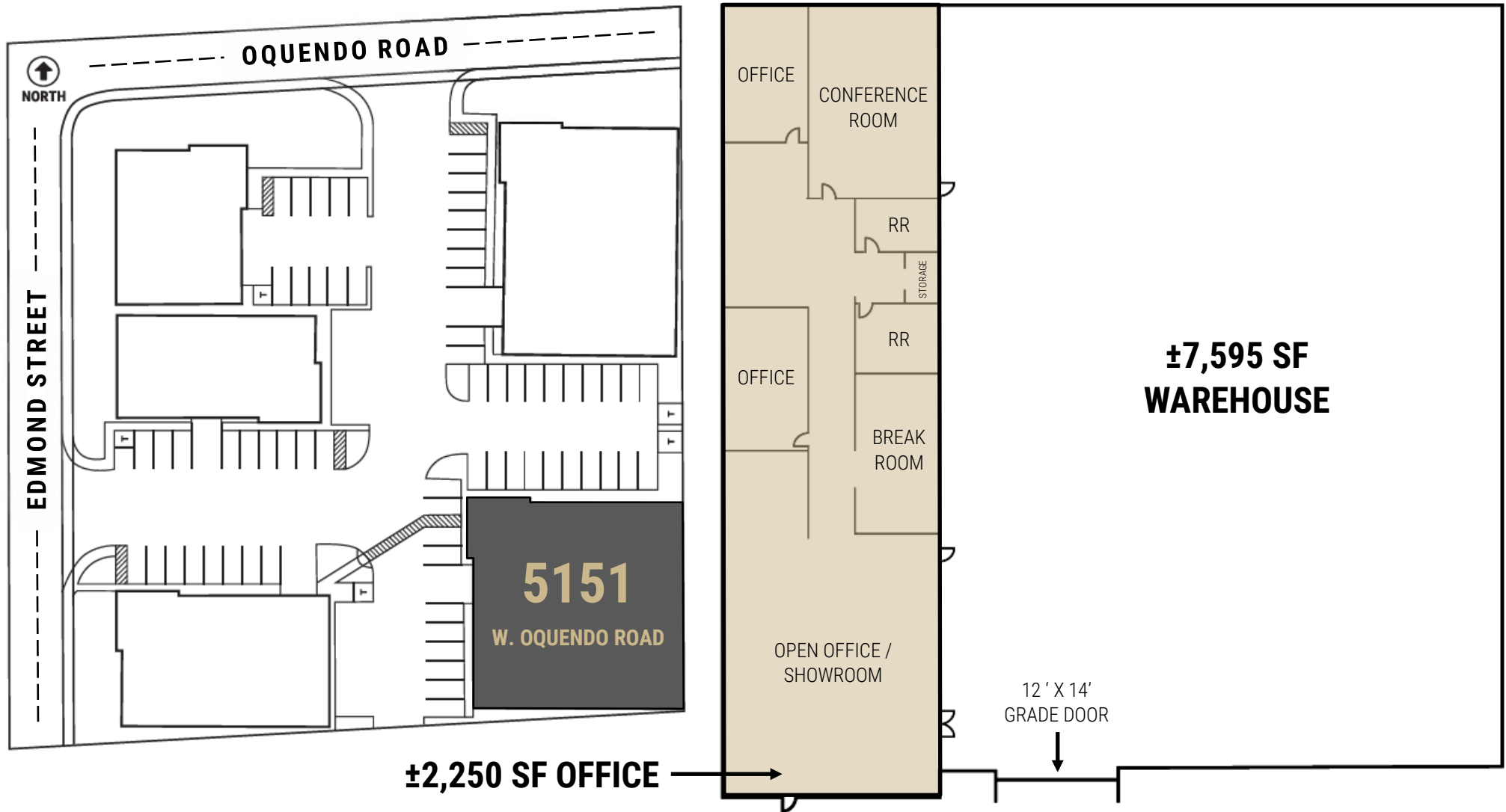
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SHOWER



WAREHOUSE



WAREHOUSE



GRADE DOOR



BREAK ROOM

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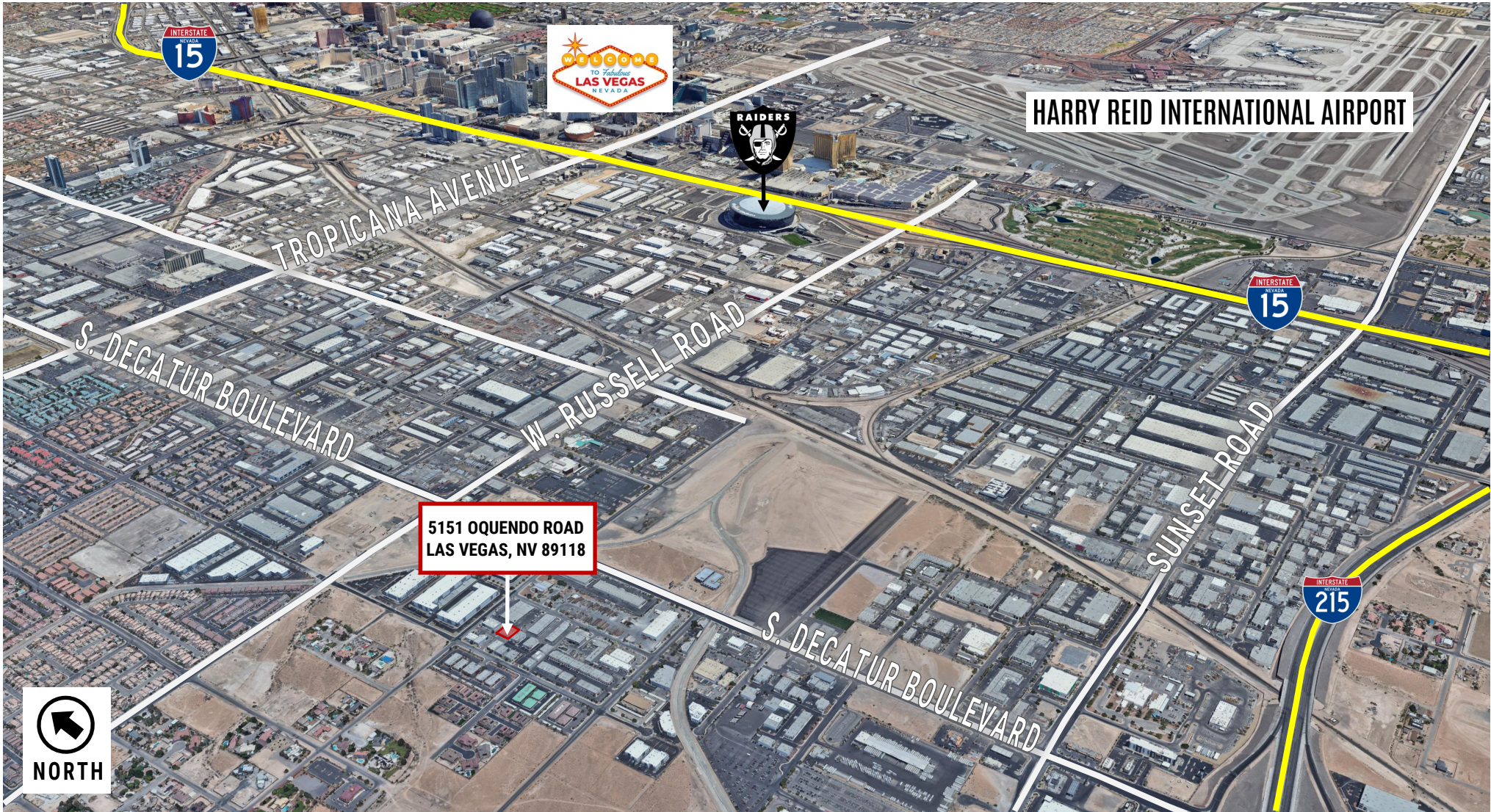
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