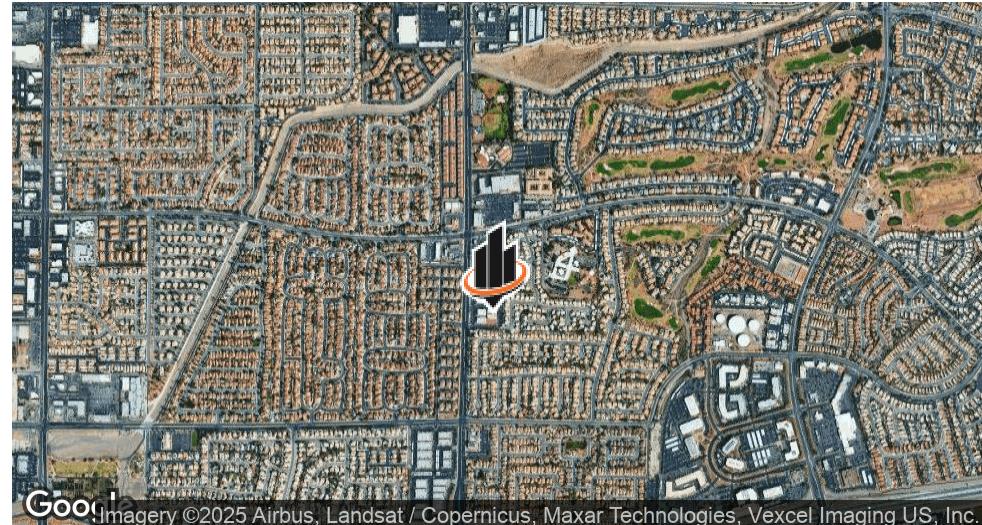


FOR LEASE

54 N. Pecos Drive, Suite A, Henderson, NV 89074



PROPERTY SUMMARY



Goodwill Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.

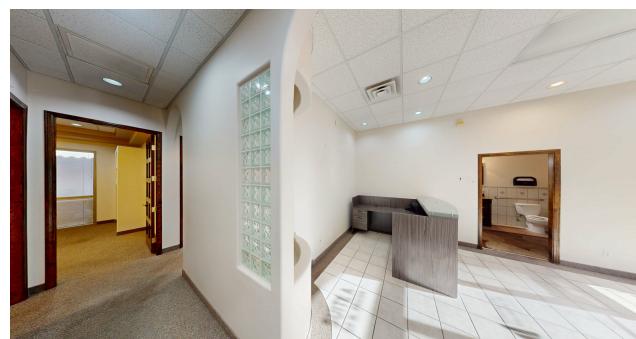
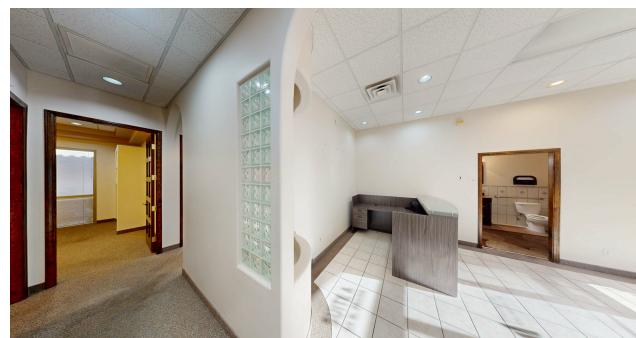
OFFERING SUMMARY

LEASE RATE:	\$1.80 SF/month (NNN)
CAM:	\$0.40 PSF
AVAILABLE SF:	1,559 SF
LOT SIZE:	15,945 SF
BUILDING SIZE:	4,995 SF

DAVID LIVINGSTON
O: 702.527.7915
david.livingston@svn.com
NV #BS.146519

FABIAN LECHUGA
O: 702.527.7547
fabian.lechuga@svn.com
NV #S.201673

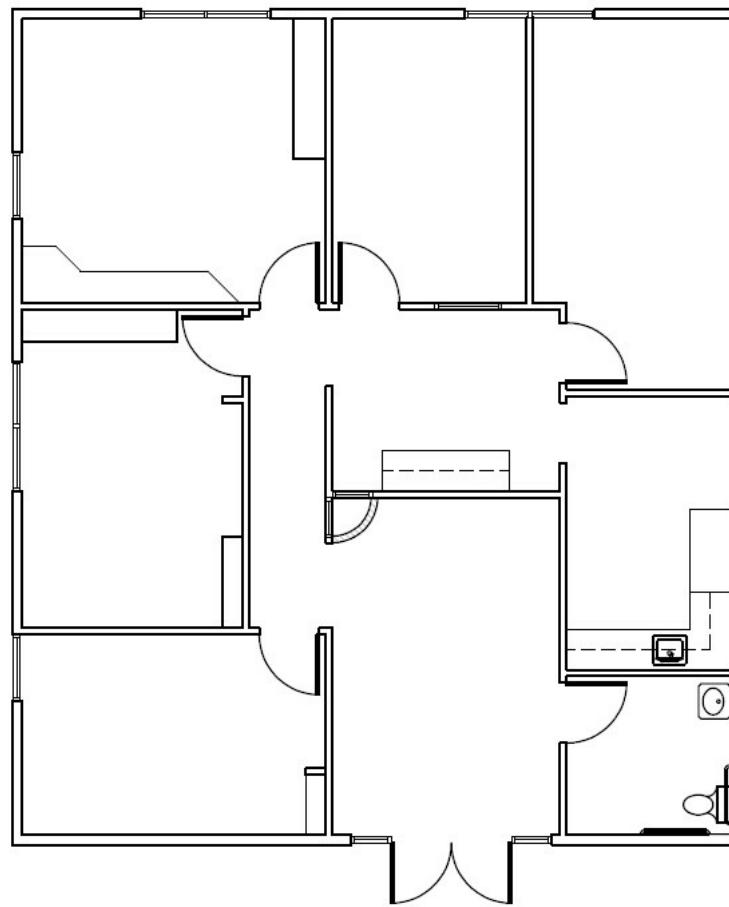
ADDITIONAL PHOTOS



DAVID LIVINGSTON
O: 702.527.7915
david.livingston@svn.com
NV #BS.146519

FABIAN LECHUGA
O: 702.527.7547
fabian.lechuga@svn.com
NV #S.201673

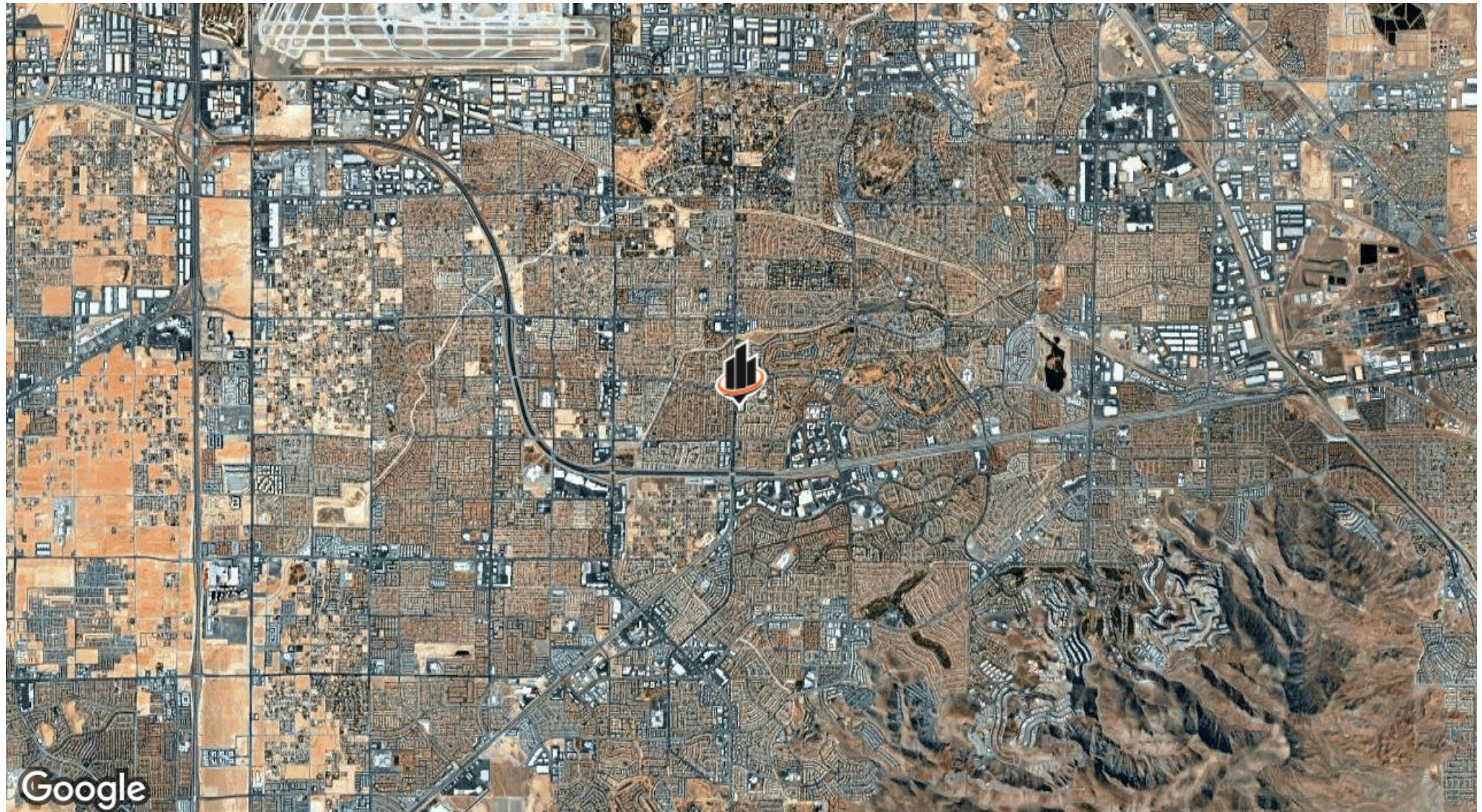
FLOOR PLANS



DAVID LIVINGSTON
O: 702.527.7915
david.livingston@svn.com
NV #BS.146519

FABIAN LECHUGA
O: 702.527.7547
fabian.lechuga@svn.com
NV #S.201673

LOCATION MAP



DAVID LIVINGSTON
O: 702.527.7915
david.livingston@svn.com
NV #BS.146519

FABIAN LECHUGA
O: 702.527.7547
fabian.lechuga@svn.com
NV #S.201673



Presented by:

DAVID LIVINGSTON

Vice President

C: 702.533.9562 | O: 702.527.7915

david.livingston@svn.com

NV # BS.0146519

FABIAN LECHUGA

Associate Advisor

C: 702.569.1821 | O: 702.527.7547

david.livingston@svn.com

NV # BS.0201673

6018 S. DURANGO DR., STE#110
LAS VEGAS, NV 89113
www.SVN-TheEquityGroup.com

All SVN® offices are independently owned and operated.

©2024 SVN | The Equity Group. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.