



FOR LEASE

Multi-tenant Office | Showroom | Warehouse | Retail



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CBRE

Bodega

Bodega Business Park is a strategically located development comprised of two buildings totaling $\pm 76,400$ SF along South Decatur Boulevard. This prime location offers excellent visibility and accessibility, with easy access to major freeways (I-215 and I-15) within 1 mile. The buildings are zoned for Industrial Park and Commercial General use and include features such as 18' clear height, fire sprinklers, glass storefront entries, and heavy parking (4.5/1,000 SF). The park's attractive landscaping and LED exterior lighting enhance its curb appeal and security. Bodega Business Park offers a flexibility for various business needs, including office, warehouse, showroom, and retail space.



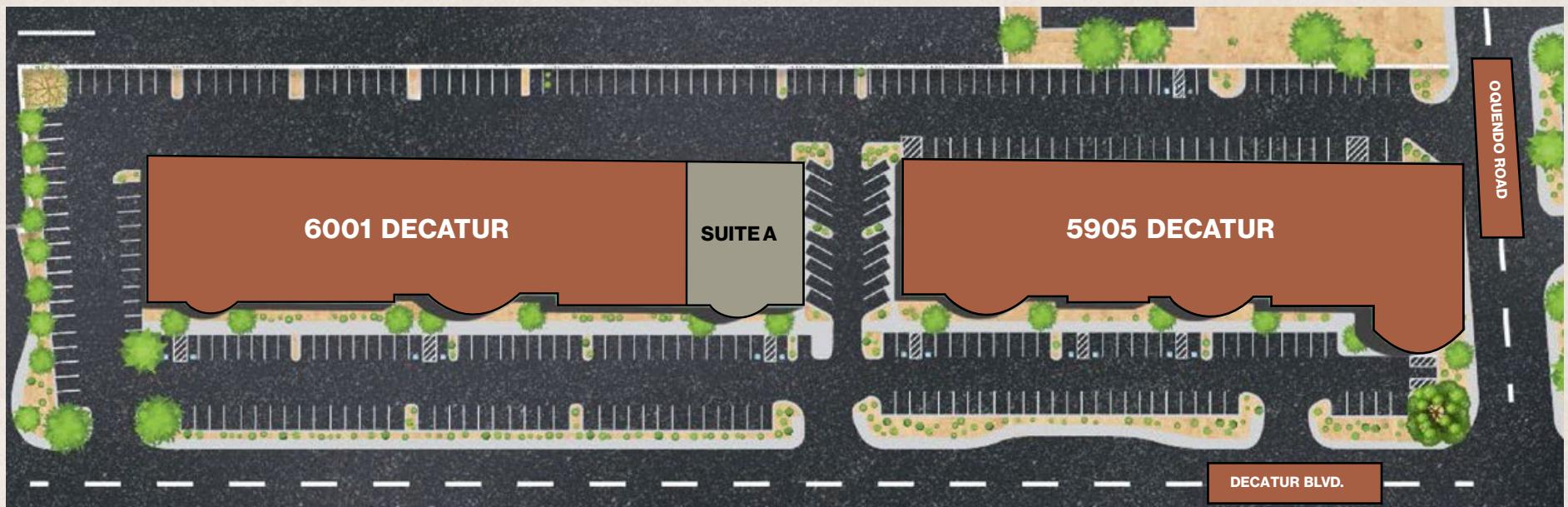
Property Details

Property Size:	$\pm 76,400$ SF
Lot Size:	± 5.9 Acres
Available SF:	$\pm 5,206$ SF
Lease Rate:	\$1.99/SF (NNN)
CAMs:	\$0.30/SF
Oversized Ground-Level Loading Doors:	12' x 14'
Clear Height:	18'
Power:	3-Phase Power (Amps & Volts To be verified by Tenant)
Sprinkler System:	Sprinklered
Zoning:	Zoning: Industrial (IP)
Sub-Market:	Southwest Submarket
Parking Ratio:	4.5/1,000 SF
Years Built:	2002 & 2006
APNs:	163-36-601-040 & 163-36-601-042



**Decatur Boulevard Frontage
North of the I-215 Freeway**

Site Plan



SUITE	SIZE	LEASE RATE	CAMS	TOTAL MONTHLY	AVAILABILITY
SUITE A	±5,206 SF	\$1.99/SF	\$0.30/SF	\$11,921.74	AVAILABLE NOW

Suite A

AVAILABLE

±5,206 SF Office/Showroom/Warehouse Unit

±4,456 SF of HVAC office

±750 SF Warehouse

Lease Rate

Lease Rate: \$1.99/SF (NNN)

CAMs: \$0.30/SF

Suite Highlights

Open Office/Showroom

Four (4) Private Offices

Conference Room

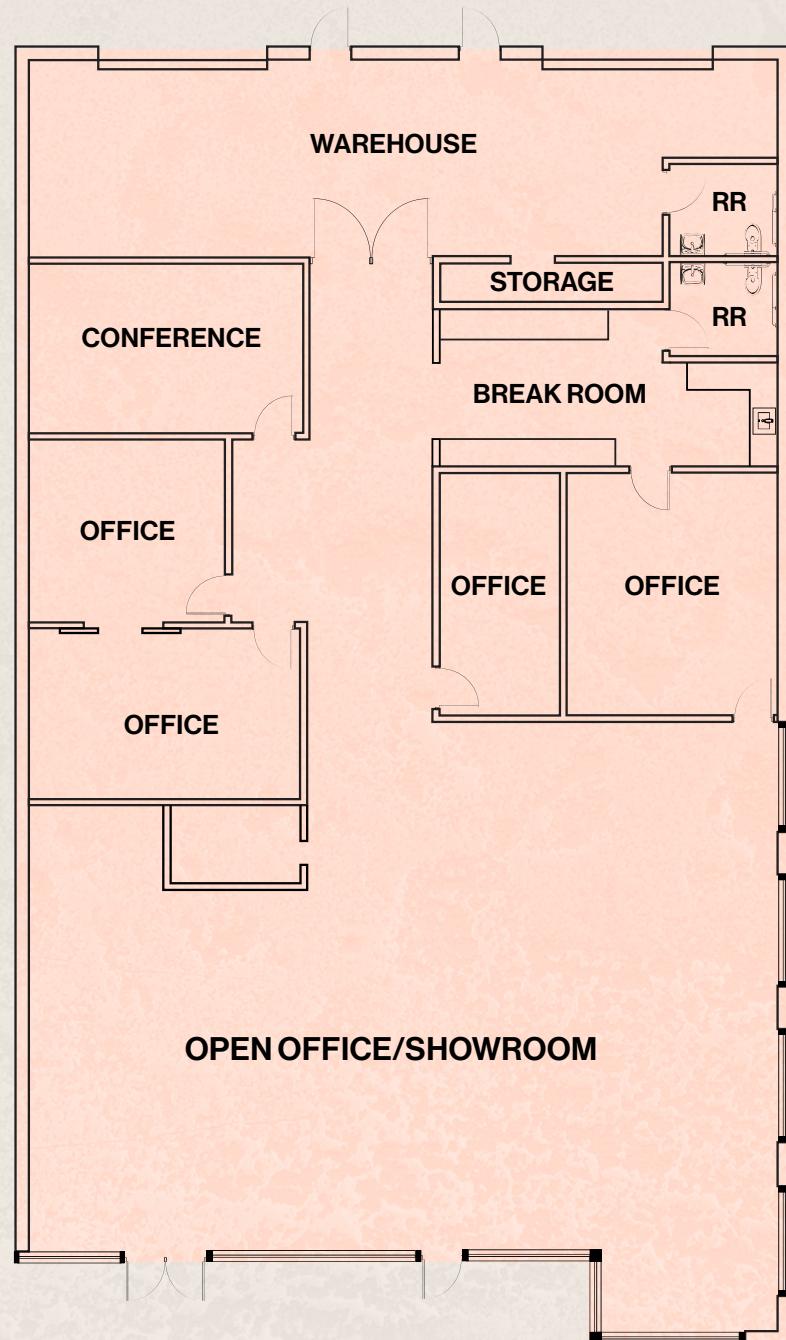
Storage

Break Area

Two (2) Restrooms

Two (2) 12' x 14' Grade-Level Doors

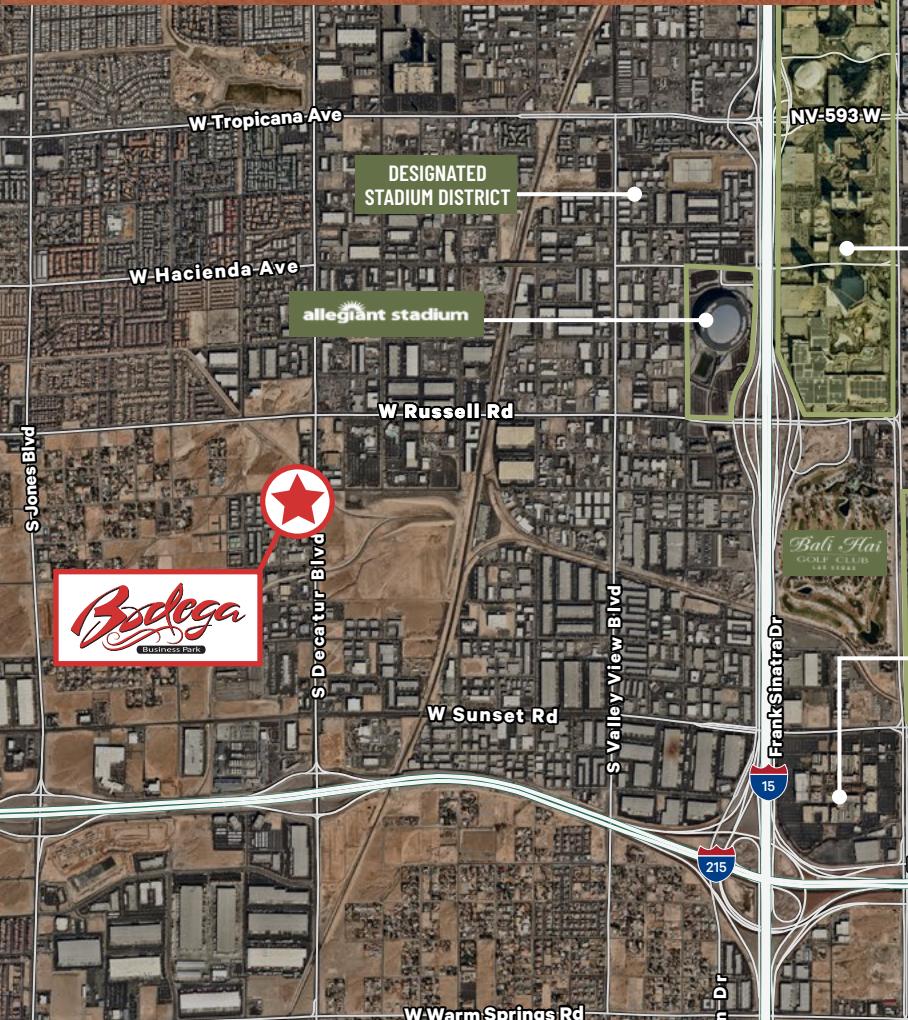
18' Clear Height



Property Photos



Amenity Map



Distances To:

Harry Reid Int'l Airport	5.8 miles
Las Vegas "Strip"	2.5 miles
I-15 Freeway	2.1 miles
I-215 Freeway	1.1 miles
Allegiant Stadium	1.9 miles



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