

FOR LEASE

LAS VEGAS NV, 89118

4510
W. HACIENDA



**±5,778 SF INDUSTRIAL
BUILDING WITH FENCED YARD**

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CBRE

PROPERTY HIGHLIGHTS

This commercial property, located at 4510 W. Hacienda Avenue in the desirable Southwest submarket, offers direct frontage on Hacienda and excellent access to the I-15 and Las Vegas Strip. Built in 1998 and meticulously maintained, it is Zoned (IL) and features three private offices, two restrooms, a reception area, open-plan office space, a kitchenette, skylights, and private fenced yard making it highly versatile for various business operations.

 ±5,778 SF Industrial Building

 ±1,000 SF HVAC Office

 400 amps, 120/208 v, 3-Phase Power

 ±4,778 SF Evap-Cooled Warehouse

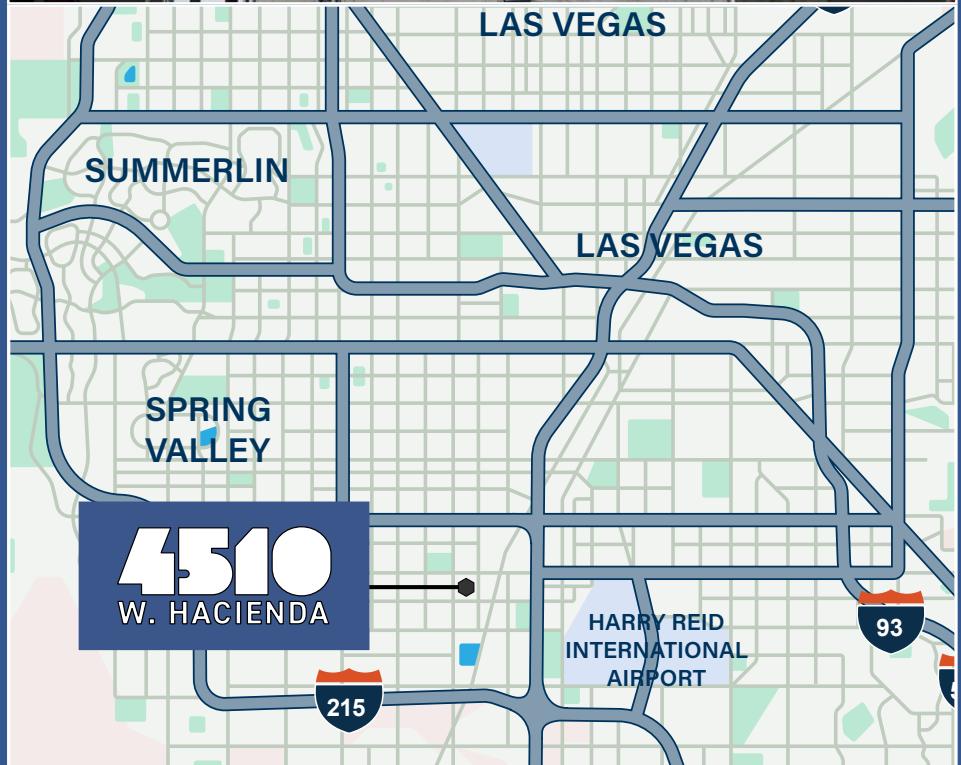
 APN: 162-30-210-009

 Two (2) 12' x 14' Grade Level loading doors

Lease Rate: \$1.55/SF (NNN)

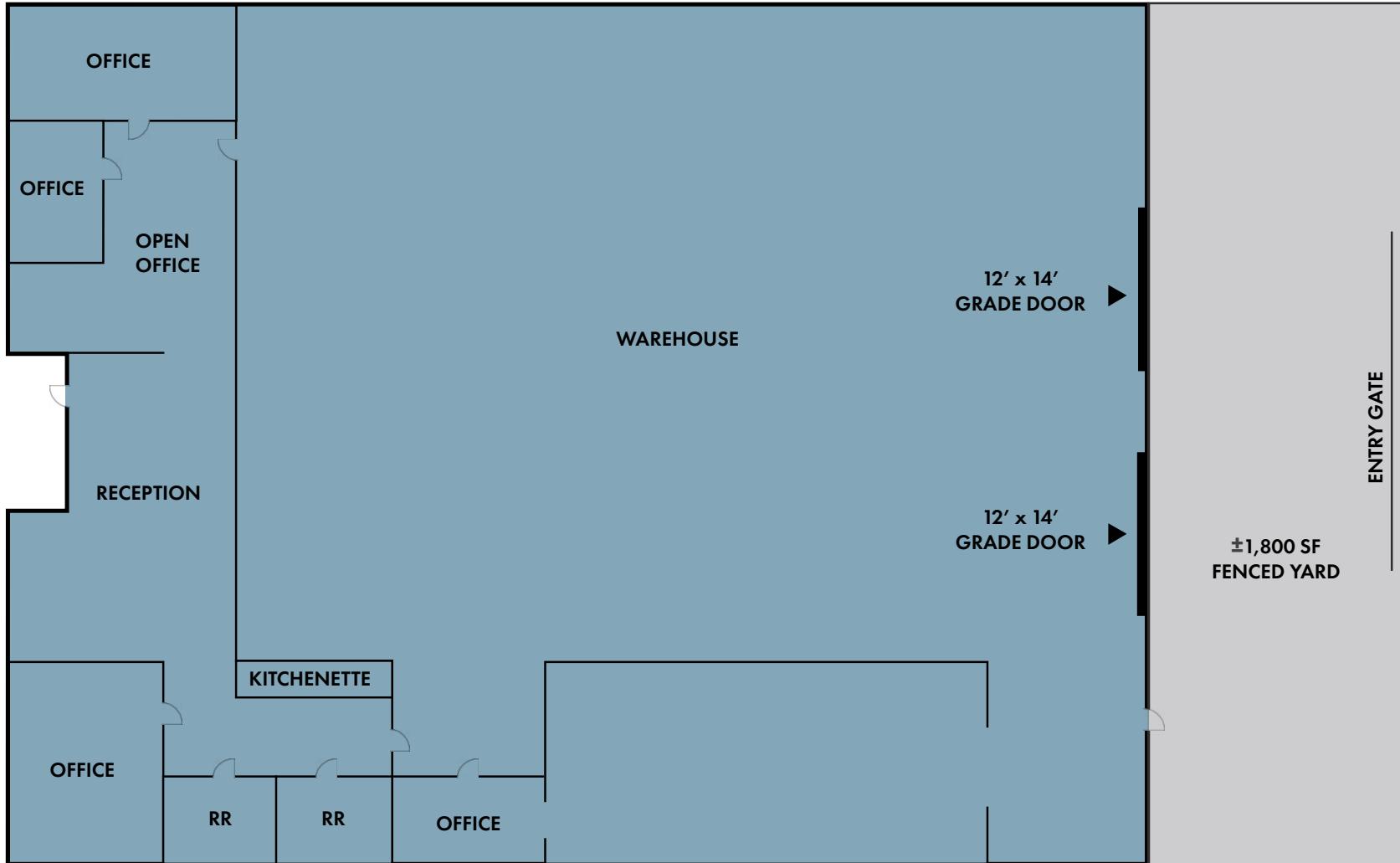
CAMs: \$0.18/SF

Total Monthly: \$9,995.94

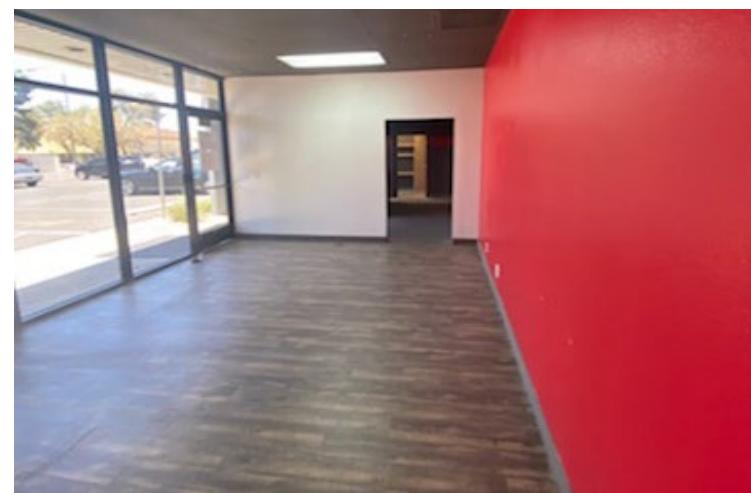


FLOOR PLAN

▲ = Grade level Door Not To Scale. For Illustration Purposes Only. (N)



PROPERTY PHOTOS



AERIAL PHOTOS



4510 W. HACIENDA AVENUE | LAS VEGAS, NV 89118

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