



FOR LEASE

4500 - 4512 Andrews St
North Las Vegas, NV 89081

- Freshly Renovated Office
- White Box Warehouse
- One (1) 12'x14' Grade Level Loading Door
- One (1) 10'x14' Dock High Loading Doors
- Clear Height: 21'
- Power: Single Phase, 200 Amps

±7,200 - 6,278 SF WAREHOUSE

Property Specs

LEASE RATE	\$1.17 PSF/Mo
CAMS	\$0.17 PSF/NNN
TOTAL AVAILABLE	Suite A ±7,200 SF Suite J ±6,278 SF
TOTAL BUILDING SQFT	±89,821 SF
LOT SIZE	±4.6 AC
YEAR BUILT	1984
ZONING	M-2 (Heavy Industrial)

Suite Elements

- Units Freshly Painted Office & Restroom Space with updgaded fixtures, LED Lights
- White Box Warehouse Space
- One (1) Grade Roll-Up Door (12'x14')
- One (1) Well Dock Roll-Up Door
- 21' Clear Height (Per NLV Stacking Limit 12 FT)
- Sprinklers



OR TEXT 20810 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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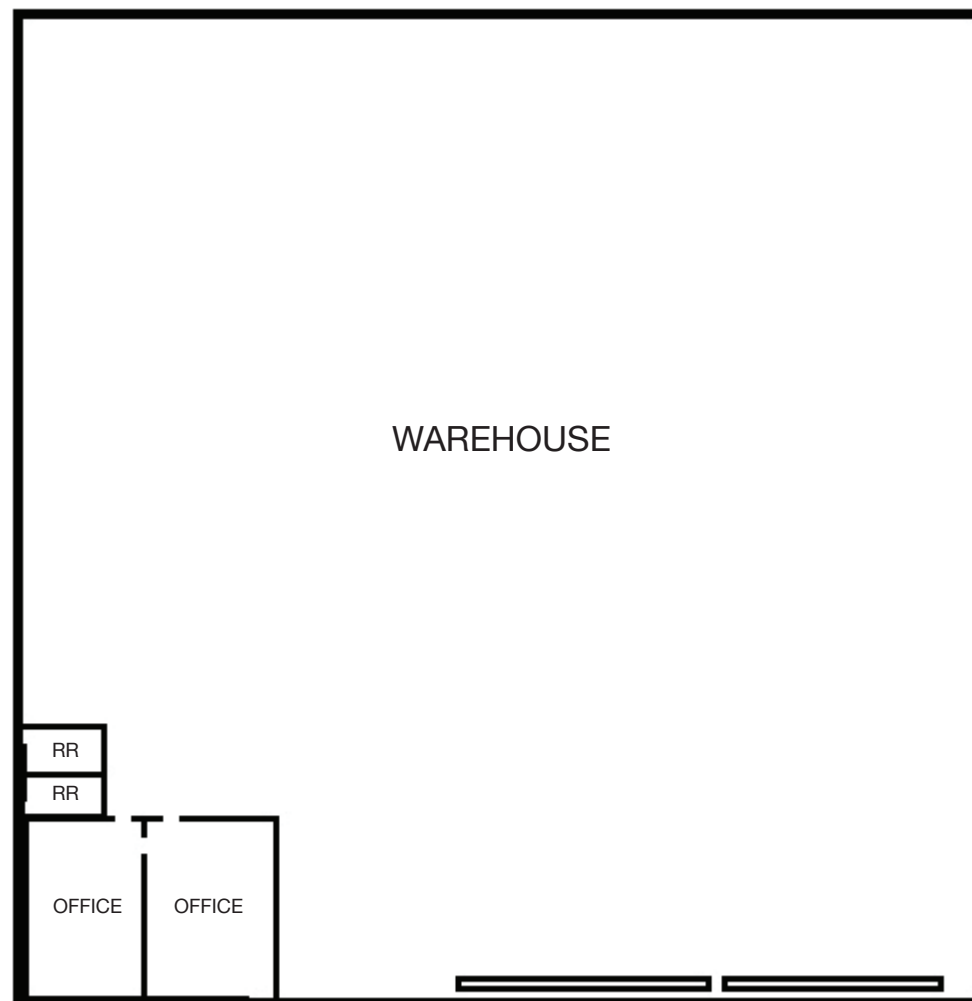


SUMMARY

FLOOR PLAN

Property Details

Address	4512 Andrews St Suite A
Total SF	±7,200 SF
Office SF	±450 SF
Warehouse SF	±6,750 SF
Lease Rate	\$1.17/SF Mo
CAM Charges (Includes HVAC/EVAP Maintenance)	\$0.17/SF NNN
Grade Door	(1) One 12'x 14'
Dock Door	(1) One 10'x14'
Power	200 Amps; Single Phase
Total Rent	\$9,648.00

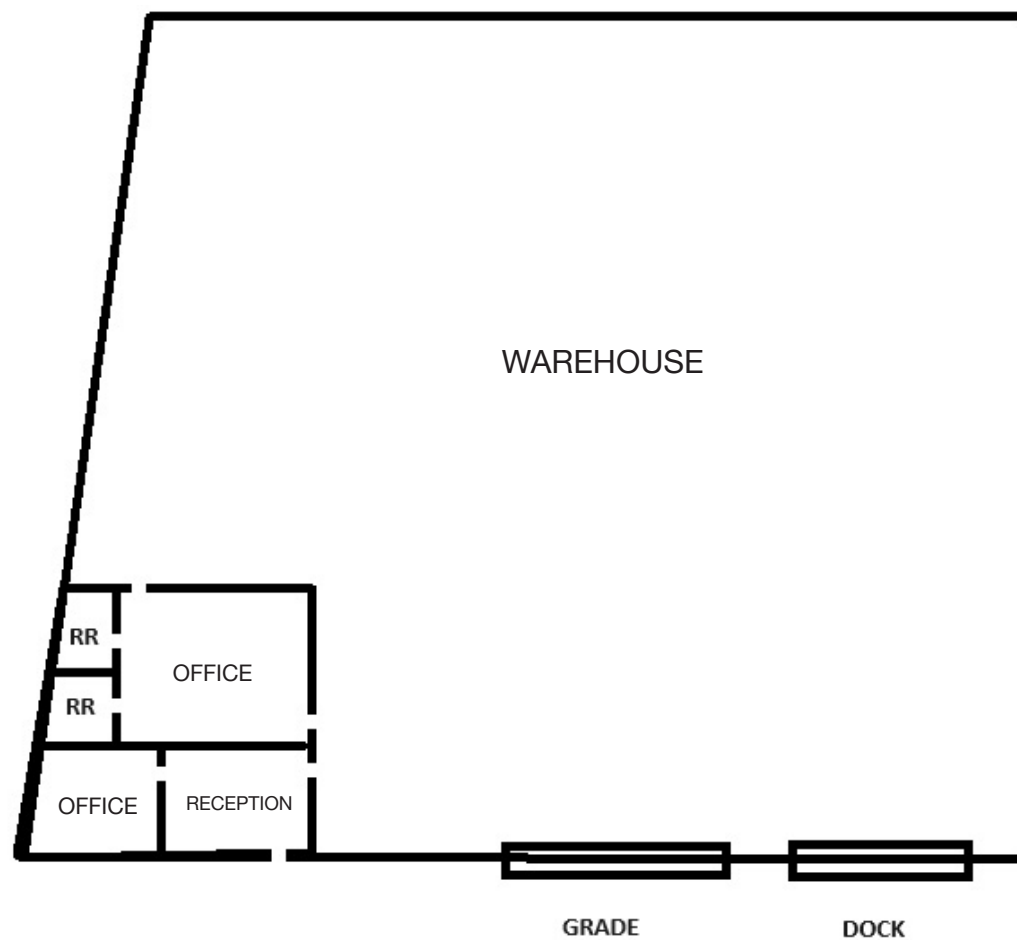


- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS

FLOOR PLAN

Property Details

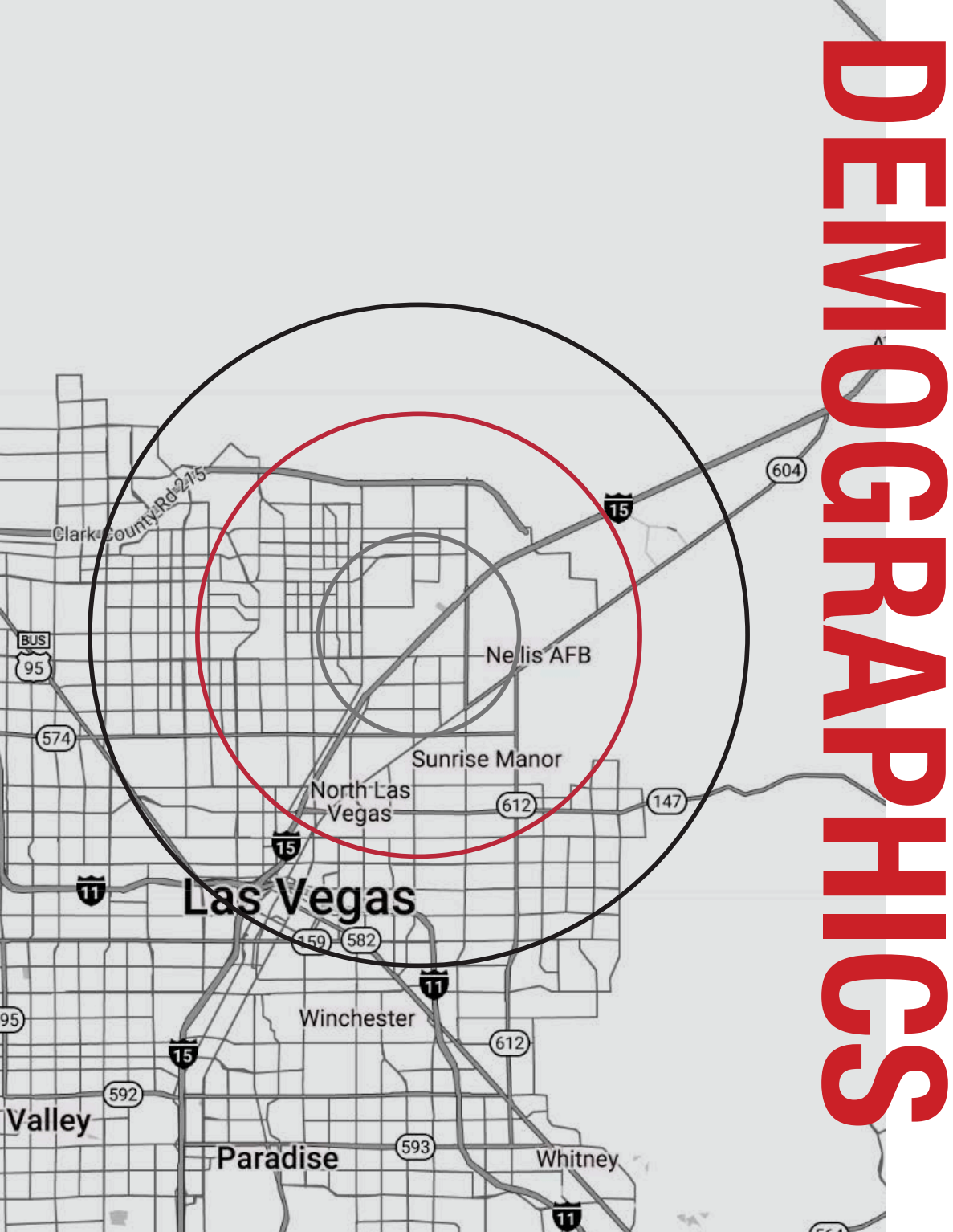
Address	4512 Andrews St Suite J
Total SF	±6,278 SF
Office SF	±720 SF
Warehouse SF	±5,558 SF
Lease Rate	\$1.17/SF Mo
CAM Charges (Includes HVAC/EVAP Maintenance)	\$0.17/SF NNN
Grade Door	(1) One 12'x 14'
Dock Door	(1) One 10'x14'
Power	200 Amps; Single Phase
Additional Features	Corner Unit Three (3) Parking Spaces
Total Rent	\$8,412.52



AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



POPULATION	1-mile	3-mile	5-mile
2024 Population	10,803	119,473	336,525
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	3,115	36,890	104,367
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$74,932	\$79,295	\$78,993

Traffic Counts

STREET	AADT
Andrews St	36,700
E Craig Rd	34,000

Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

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Summary Documents

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