



### Property Details

- Warehouse Space Available.
- 2,631 SF Suite 110
- 2,631 SF Suite 111
- Small Office Spaces Available
- 576 SF Suite 201
- NNN Estimated at \$0.23/psf per Month
- Property Type Industrial/Office
- Building Size 25,595 SF
- Year Built 1988
- Lot Size 1.18 AC
- Zoning Description M-1 with CT Commercial Tourist
- 50 parking spaces

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## Store Front Office Suites





**Property Description**

Hard to Find – Move-in-ready spaces, single office spaces with second-floor exterior entrances. New Laminate Floors in some of the spaces. The warehouse with small office space has a 10’ x 10’ grade-level roll-up door. No Fire Sprinklers.

**Location Description**

Located near the arterial intersection of Flamingo and Decatur. The Property is at Nevso Drive and Arville Street near the Palms Palace Resort and Casino, with easy access to the Las Vegas Strip, Harry Reid International Airport, along with the Central Industrial and office market of Las Vegas, county of Clark trade area.

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Street Front Signage





4225 Fidus Drive Las Vegas, NV 89103



## SWC of Fidus Drive and Nevso Drive

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The information herein was obtained from sources deemed reliable; however, Broker makes no guarantees, warranties, or representation as to the completeness or accuracy thereof

#	SF Available	Rental Rate/SF/Mo.	Min Divisible SF Maximum	Max Contiguous	NNN Type Rate/SF/Mo.	Description
110	2,631/sf	\$1.15/psf	2,631	5,262/sf	\$0.23 NNN	Warehouse with 400 SF Office and an open warehouse with a storage room.
111	2,631/sf	\$1.15/psf	304/sf	5,262/sf	\$0.23 NNN	Warehouse with 400 SF Office and an open warehouse endcap unit.
201	576/sf	\$1.05/psf	576/sf	880/sf	\$0.23. NNN	2 <sup>nd</sup> floor, two offices with hardwood laminate floors with a separate office.

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Available Spaces



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## Warehouse with Office

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Aerial Map

