

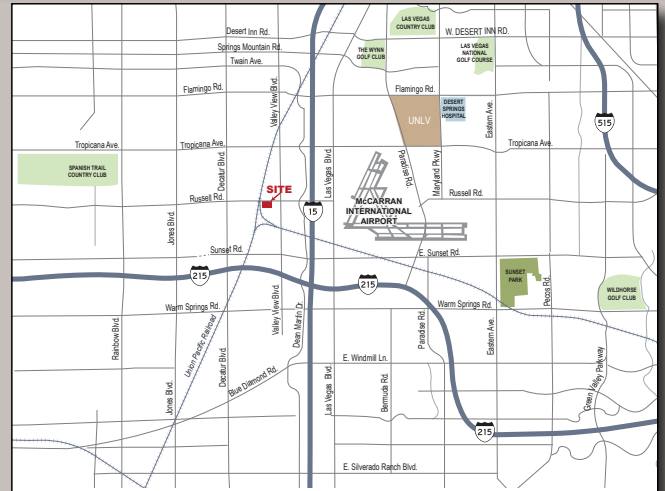
AVAILABLE FOR LEASE

5845 Wynn Road, Suite F, Las Vegas, NV - Building 1



BUILDING 1 FEATURES

- Size: 24,960 Sq. Ft. Available
- Office: 2,420 Sq. Ft.
- Parking: Ample
- Clearance: 30' at First Column
- Power: 600 Amps, 277/480 Volt, 3 Ph, 4 Wire (Expandable)
- Sprinklers: ESFR System
- Loading: 6 Dock High Loading Doors
1 Ramped Loading Door (9' x 10')
- Foil Faced Ceiling Insulation
- 2% Skylights
- 6" Concrete Floor
- 70' Concrete Loading Apron
- Generous Truck Turning Radius



LOCATION FEATURES

- Located in Southwest Las Vegas
- I-15 Freeway access within 1/2 mile at Russell Road 4-way diamond interchange
- Close proximity to Las Vegas Boulevard ("The Strip"), convention facilities, and McCarran International Airport

For more information, please contact:

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RUSSELL ROAD DISTRIBUTION CENTER

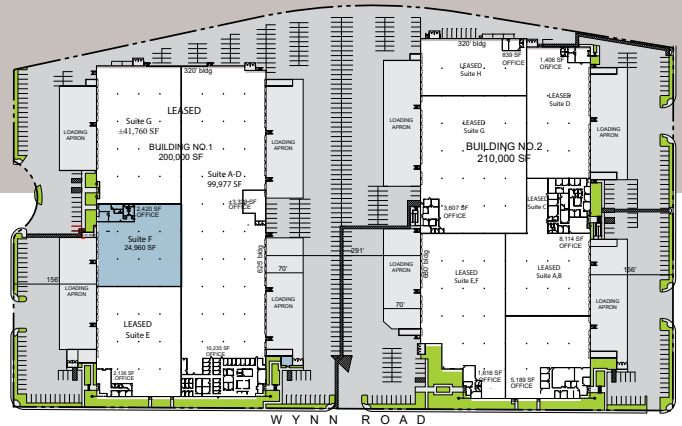
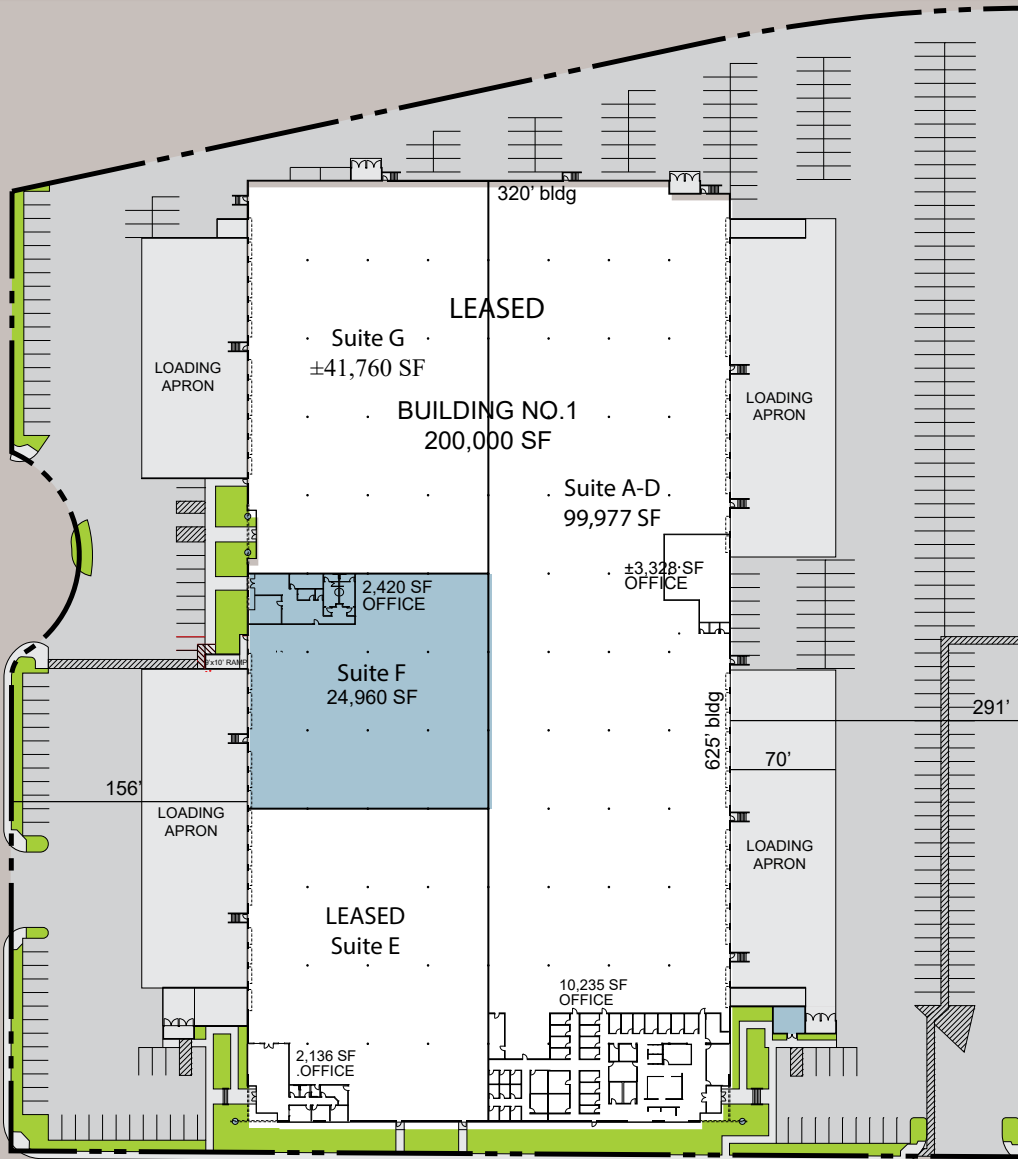
24,960 SF FOR LEASE

OFFICE/WAREHOUSE/DISTRIBUTION



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For more information, please contact:



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