



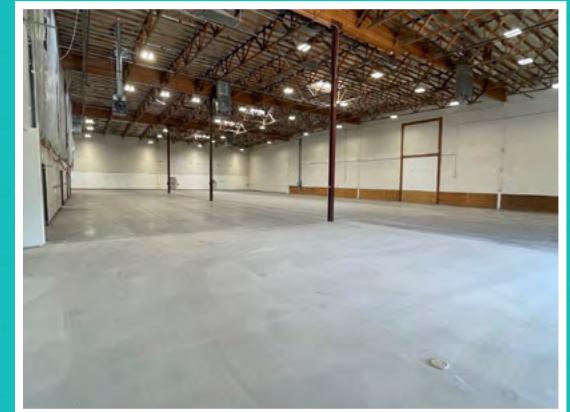
- CENTRAL SOUTHWEST LOCATION
- RECREATIONAL USERS WELCOME

HARMON INDUSTRIAL CENTER

4170 W. HARMON AVENUE | LAS VEGAS, NV 89103

CBRE

PROPERTY OVERVIEW



Harmon Industrial Center is an approximate 140,000 SF multi-tenant office/warehouse complex located at W. Harmon Avenue just west of Valley View Blvd.

This centrally located property boasts exceptional connectivity to key locations, including the Harmon Interchange, I-215 and I-15 freeway interchanges, the Las Vegas Strip, and Harry Reid International Airport. There is an abundance of amenities via the Tropicana and Flamingo Interchanges.



PROPERTY HIGHLIGHTS

±140,000 SF

MULTI-TENANT PROPERTY
ON 8.41 ACRES

NOW AVAILABLE



CENTRAL SOUTHWEST LOCATION



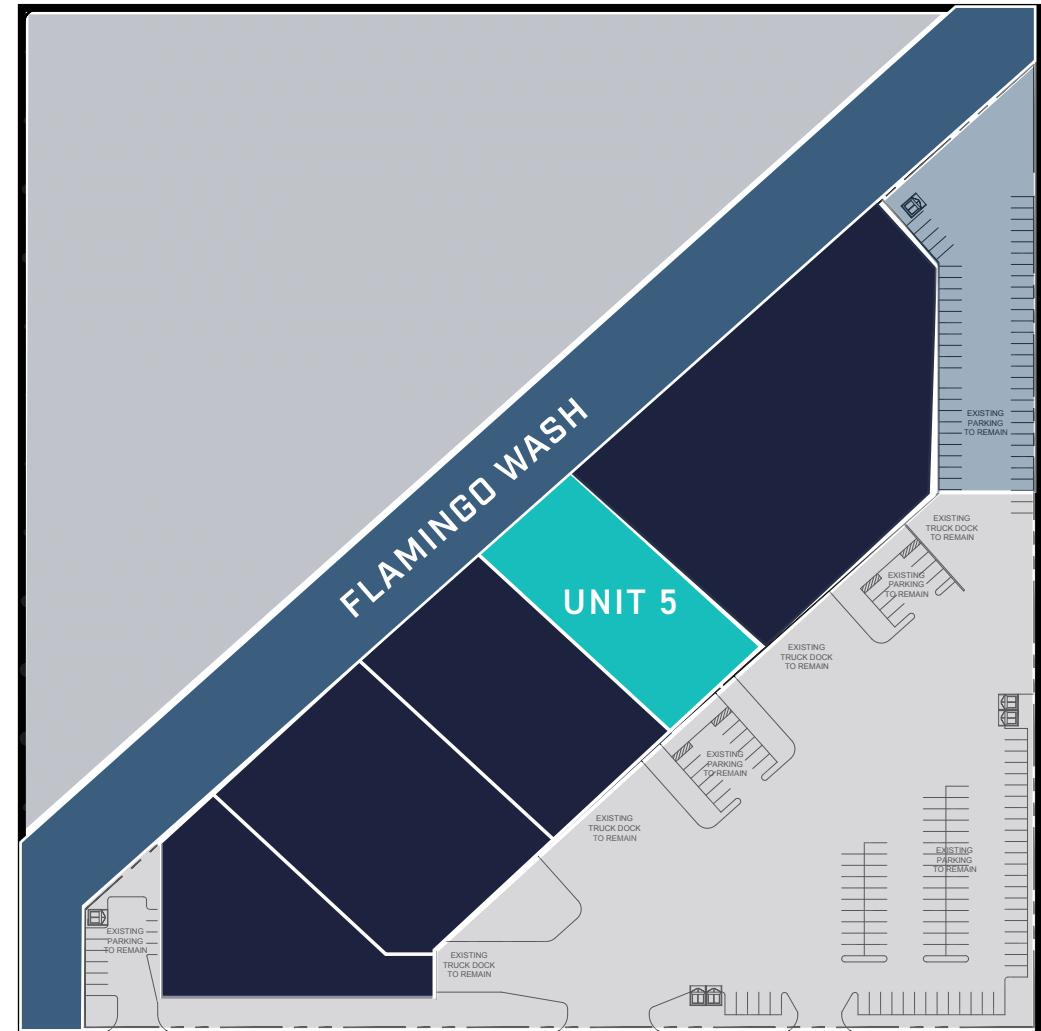
DISTRIBUTION



EXCELLENT ACCESS TO HARRY REID
INT'L AIRPORT & LAS VEGAS STRIP



5 MINUTE DRIVE TO I-15/215



W. HARMON AVE

ADDRESS	4170 W. Harmon Avenue, Las Vegas, NV 89103
UNIT	±23,247 SF Unit available (Unit 5)
CLEAR HEIGHT	±26'
POWER	3-phase power (Tenant to Confirm)
LIGHTING	Interior: LED Warehouse Lighting, SKYLIGHTS at 2%
LOADING	Grade Level & Dock-Hi
SPRINKLER SYSTEM	Fully Fire-Sprinklered
ZONING	IL (Industrial Light)
ASSESSOR'S PARCEL NO.	162-19-601-017
YEAR BUILT	1988

SUITE HIGHLIGHTS

UNIT 5 | ±23,247 SF
NOW AVAILABLE



OFFICE SPACE (SF TBD)



THREE (3) DOCK HIGH LOADING DOORS



TWO (2) GRADE LEVEL DOORS



26' CLEAR HEIGHT



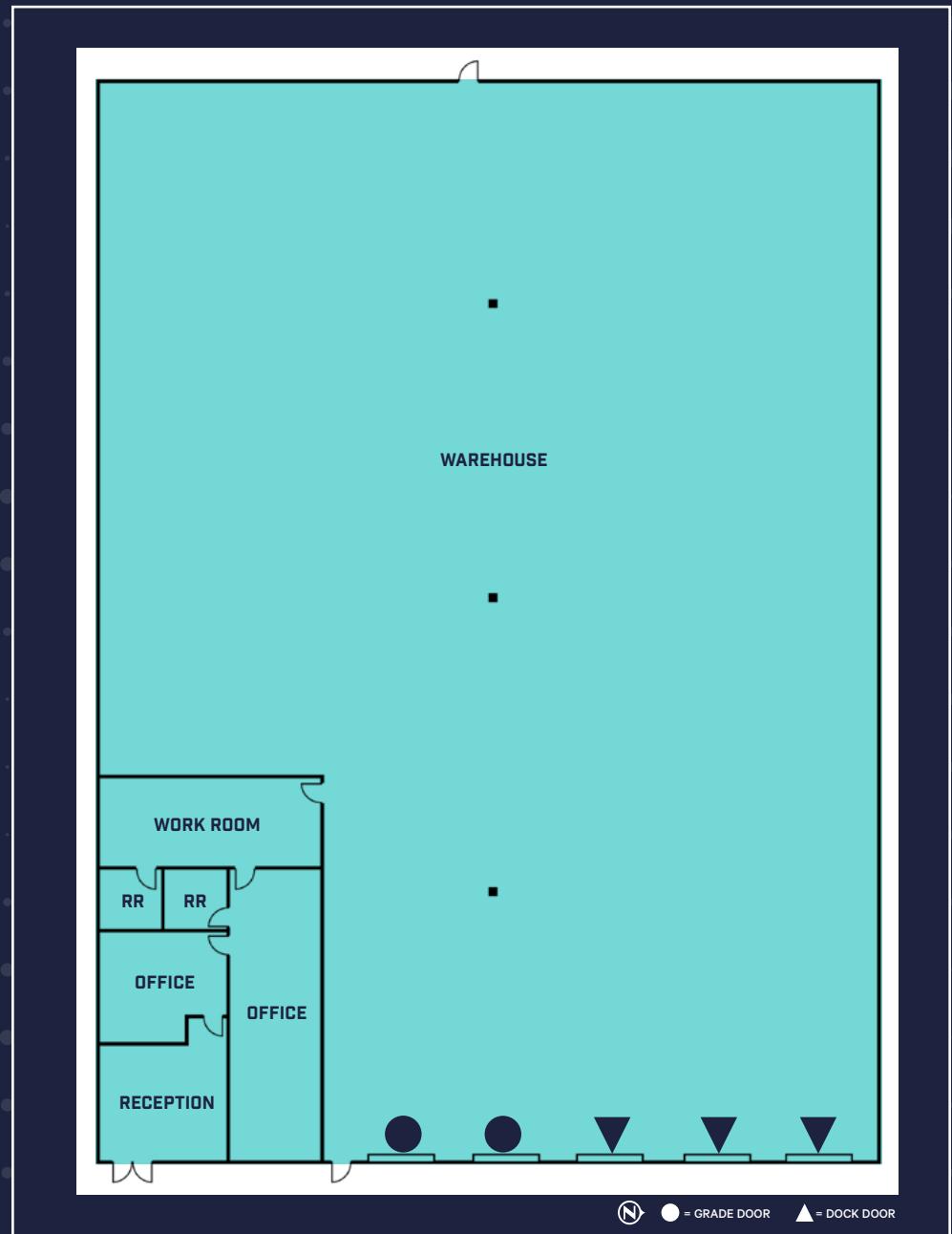
TWO (2) RESTROOMS



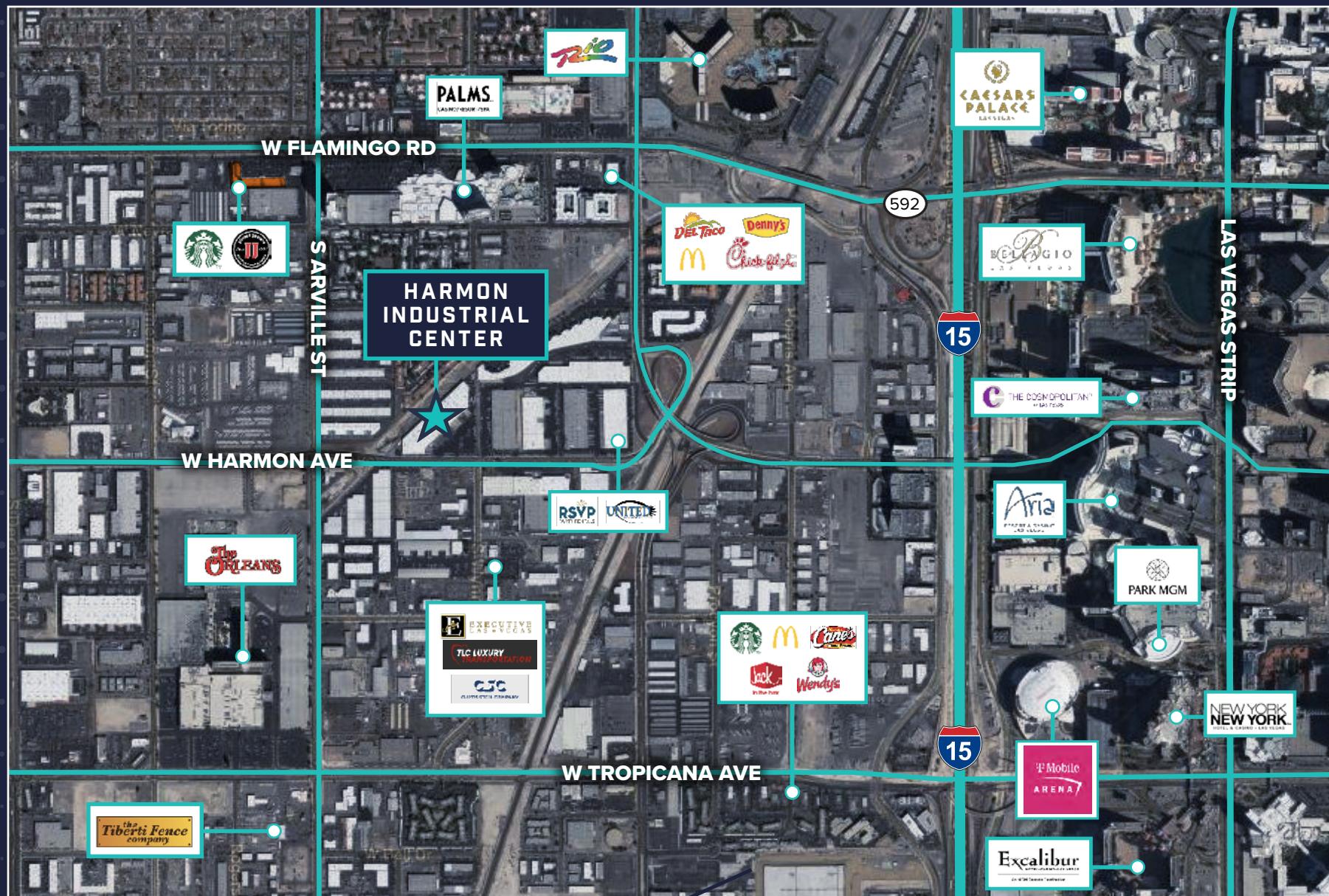
48' X 60' COLUMN SPACING

LEASE RATE: CALL FOR PRICING!

CAMS: \$0.19/SF



NEARBY AMENITIES



DISTANCES TO:

I-15 Freeway 1.8 miles

I-215 Freeway 3.4 miles

Las Vegas "Strip" 1.9 miles

Harry Reid Int'l Airport 4.2 miles



- CENTRAL SOUTHWEST LOCATION
- ACCEPTING RECREATIONAL USERS

HARMON INDUSTRIAL CENTER

4170 W. HARMON AVENUE | LAS VEGAS, NV 89103

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