

For Lease

Chinatown Industrial Flex Space with Yard



3448 S. Decatur Blvd.
Las Vegas, NV 89102

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Listing Snapshot



\$2.00 PSF NNN
Lease Rate



± 5,000 SF
Available Square Footage



± 0.45 AC
Yard Space

Property Highlights

- Property features a fenced and secured outdoor yard, offering a valuable functional extension of the building
- Located in Chinatown, just off of the NEC of S. Decatur Boulevard and W. Spring Mountain Road
 - ± 5,000 SF total office/flex building
 - ± 3,200 SF warehouse
 - ± 1,800 SF office/retail
- Easy access to I-15 (± 246,000 CPD) and CC-215 (± 118,000 CPD)
- Three (3) roll-up doors
 - Doors 1 & 2: 14' H
 - Door 3: 10' H
 - 20' 8" clear height, 225 amps, 120/240 Volt, 3-Phase Power Panel
- Prominent pylon signage on S. Decatur Boulevard

Demographics

	1-mile	3-mile	5-mile
2025 Population	30,659	151,405	437,290
2025 Average Household Income	\$63,458	\$85,357	\$84,870
2025 Total Households	12,725	64,193	180,777





Parcel Map



Property Photos



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For inquiries please reach out to our team.

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