

±6,000 SF Warehouse/Office

Charlie Newman

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Colliers

Accelerating success.

Available For Lease

±6,000 SF Warehouse/Office



5445 Desert Point Dr., Las Vegas, NV 89118

HIGHLIGHTS

- ±6,000 Available SF
- ±3,000 SF Office
- ±3,000 SF Warehouse
- Zoning: IL (Industrial Light)
- Situated in the Southwest submarket of Las Vegas
- Close proximity to key business hubs, including the Las Vegas Strip, Harry Reid International Airport, and the I-15 Freeway
- Easy access for logistics and transportation

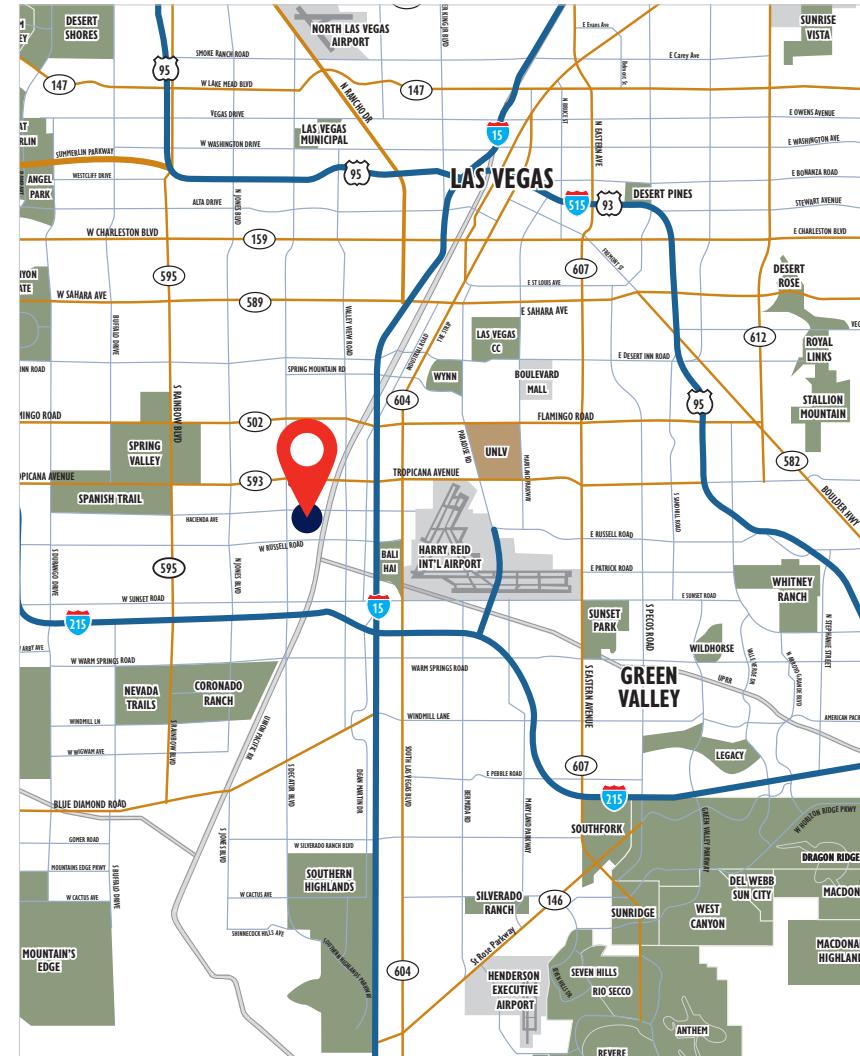


Lease Rate

\$1.35 PSF, Mo

NNN Fees

\$0.25 PSF, Mo



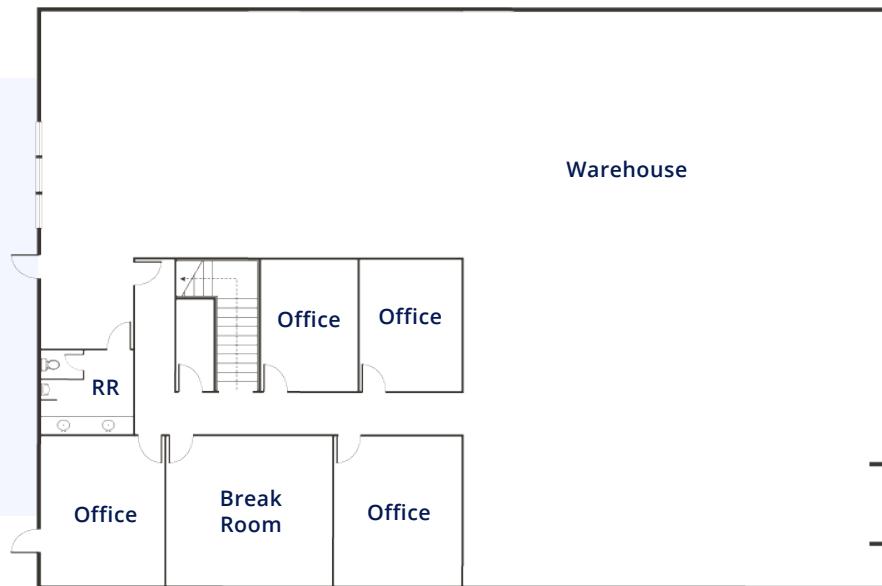
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First Floor



Second Floor



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NNN Fees

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For illustration purposes only. Not to scale.

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Property Photos



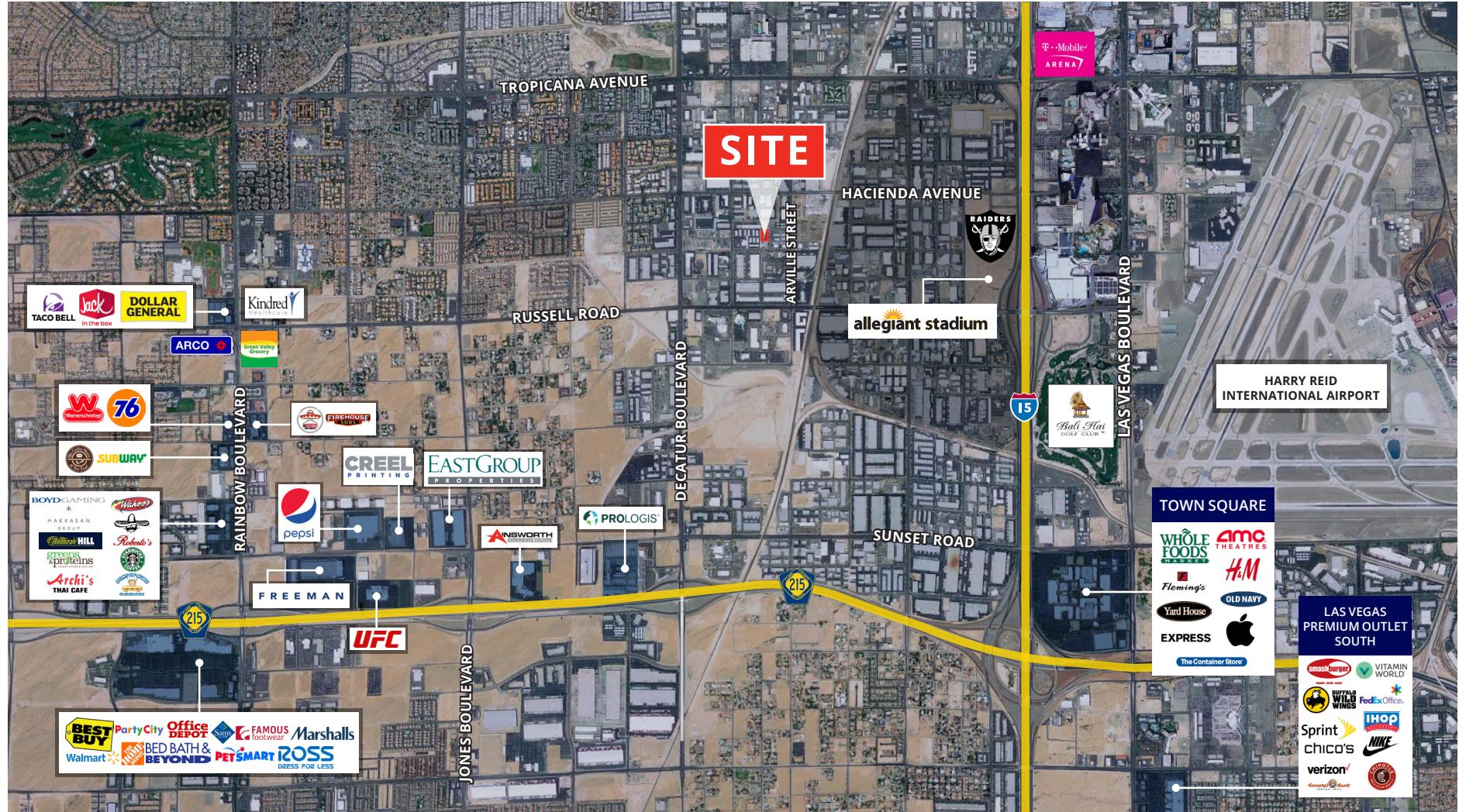
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Aerial Map



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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Site Plan



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Available

Not A Part

\$4.9B+ Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$100B+ Assets under management

23,000 Professionals

Exclusive Listing Agents:

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Associate

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ABOUT COLLIER'S

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With nearly \$5.0 billion in annual revenues, a team of 23,000 professionals, and more than \$100 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com, X@Colliers or LinkedIn.

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