



4075 E. Post Rd.,
Las Vegas, NV 89120

AVAILABLE FOR LEASE

±19,514 SF
Warehouse/Office Space

G | I | D | **CBRE**
INDUSTRIAL

Location Highlights

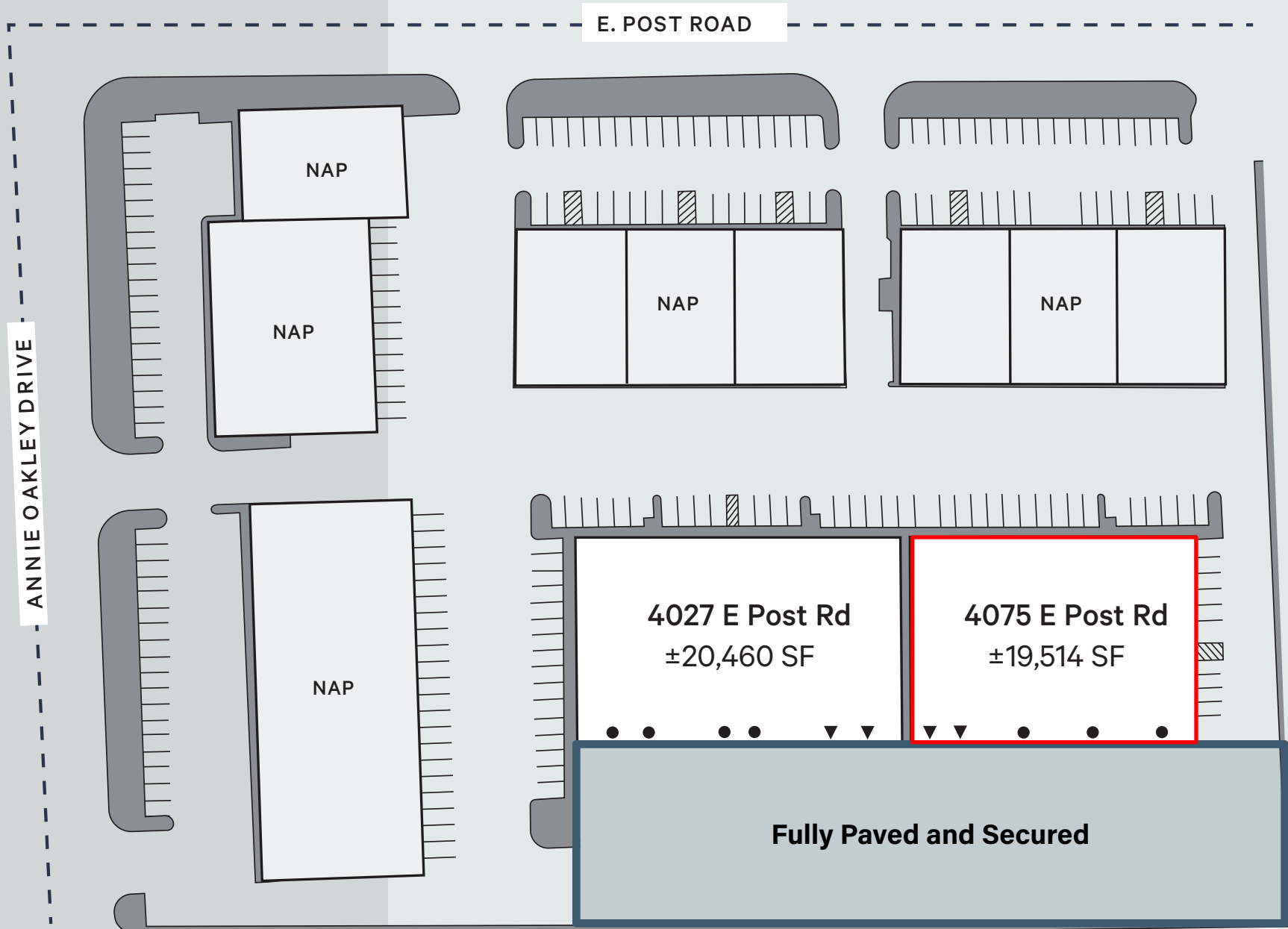
- + Centrally located in the Airport submarket
- + Less than 10 minutes to Harry Reid International Airport, I-215 via N. Pecos Rd. and I-515 via Sunset Rd.
- + Zoned IP
- + Clark County Jurisdiction
- + APN: 161-31-812-015

Property Highlights

Year Built	2000
Acres	1.30 Acres
Dock Doors	Two (2) 12' x 14'
Grade Doors	Three (3) 12' x 14'
Clear Height	24'
Sprinklers	Fully Fire Sprinklered
Cooling	Evaporative Cooled Warehouse
Parking	27 spaces



Overall Site Plan



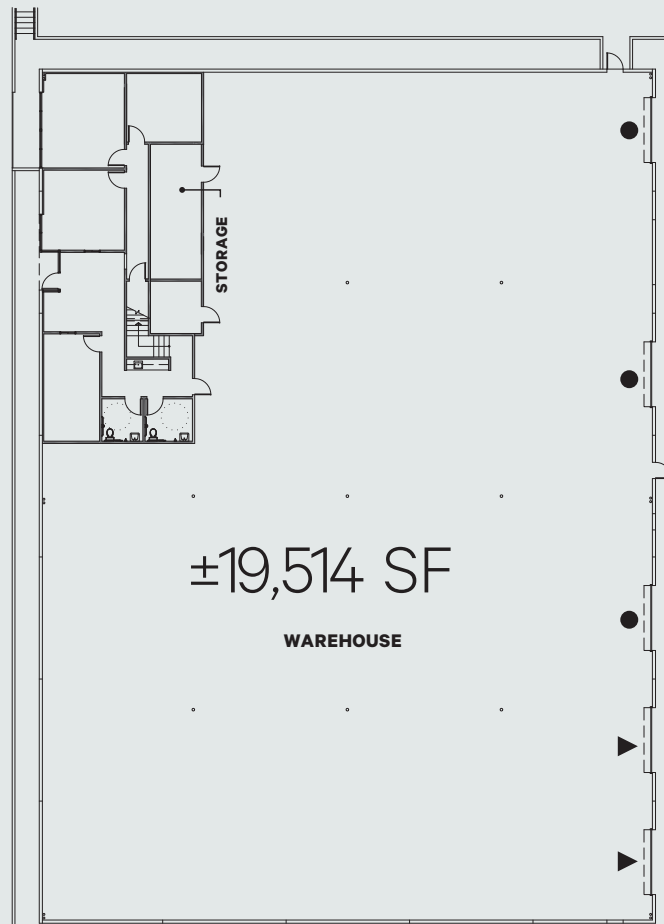
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Total SF	19,514
Office SF	3,564 1,645 SF 1st Floor Office 1,919 SF 2nd Floor Office
Warehouse SF	15,950
Clear Height	24'
Dock Loading	Two (2) 12' x 14'
Grade Loading	Three (3) 12' x 14'
Power	800 A, 120/208 V, 3-Phase
Yard	Fully paved and secured
Parking Spaces	27 spaces

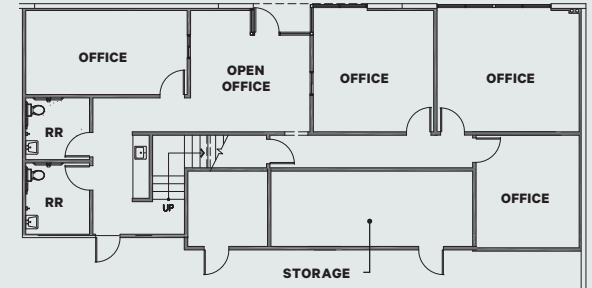
Lease Rate **Contact Broker
for Pricing**

NNN Fees **\$0.29 PSF**

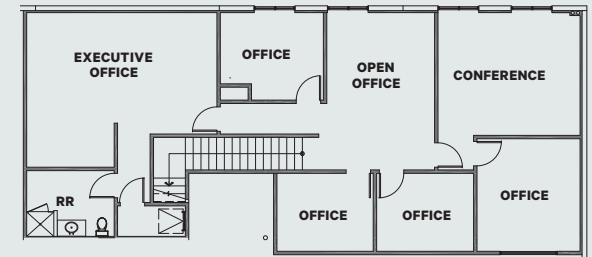


● Grade Doors ▲ Dock Doors Not To Scale ◀N

1ST FLOOR



2ND FLOOR



Nearby Amenities





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