

4695 Nevso Drive

Las Vegas, NV 89103

Industrial Space For Lease

1,794 SF



Leasing Information:
702.221.8226

Laramie Bracken
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Lincoln

4755 Dean Martin Drive
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- The Nevso Industrial Building is set back off the corner of Flamingo & Decatur with quick access to the strip and I-15 freeway. Property has street frontage. Ceiling heights are about 18'.

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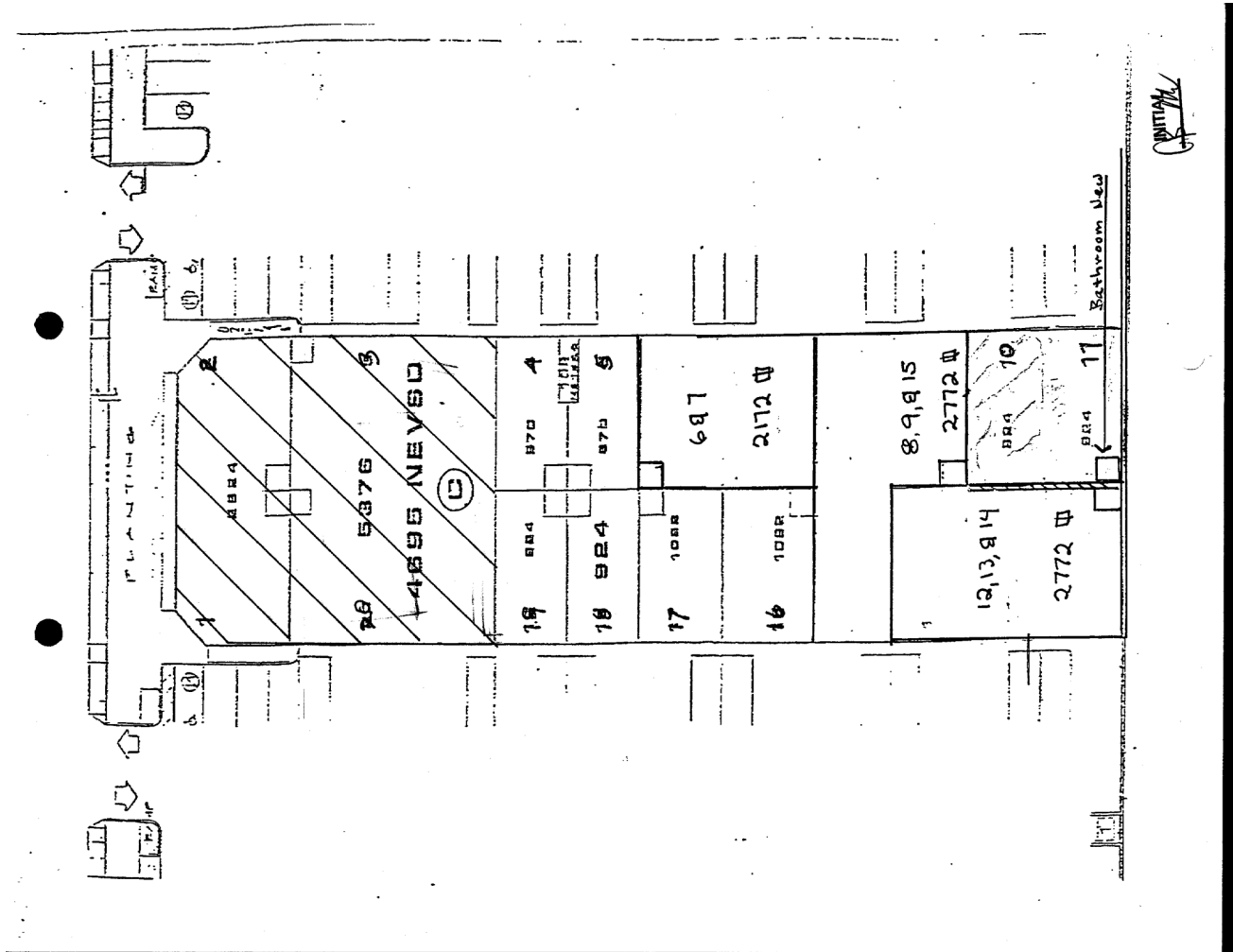
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Availability

- Unit #4, 19
- 1,794 square feet
- Drive through unit
- 2 grade level roll-up doors
- 1 restroom
- \$0.99 psf NNN
- \$0.31 NNN/CAM
- 3% co-op commission

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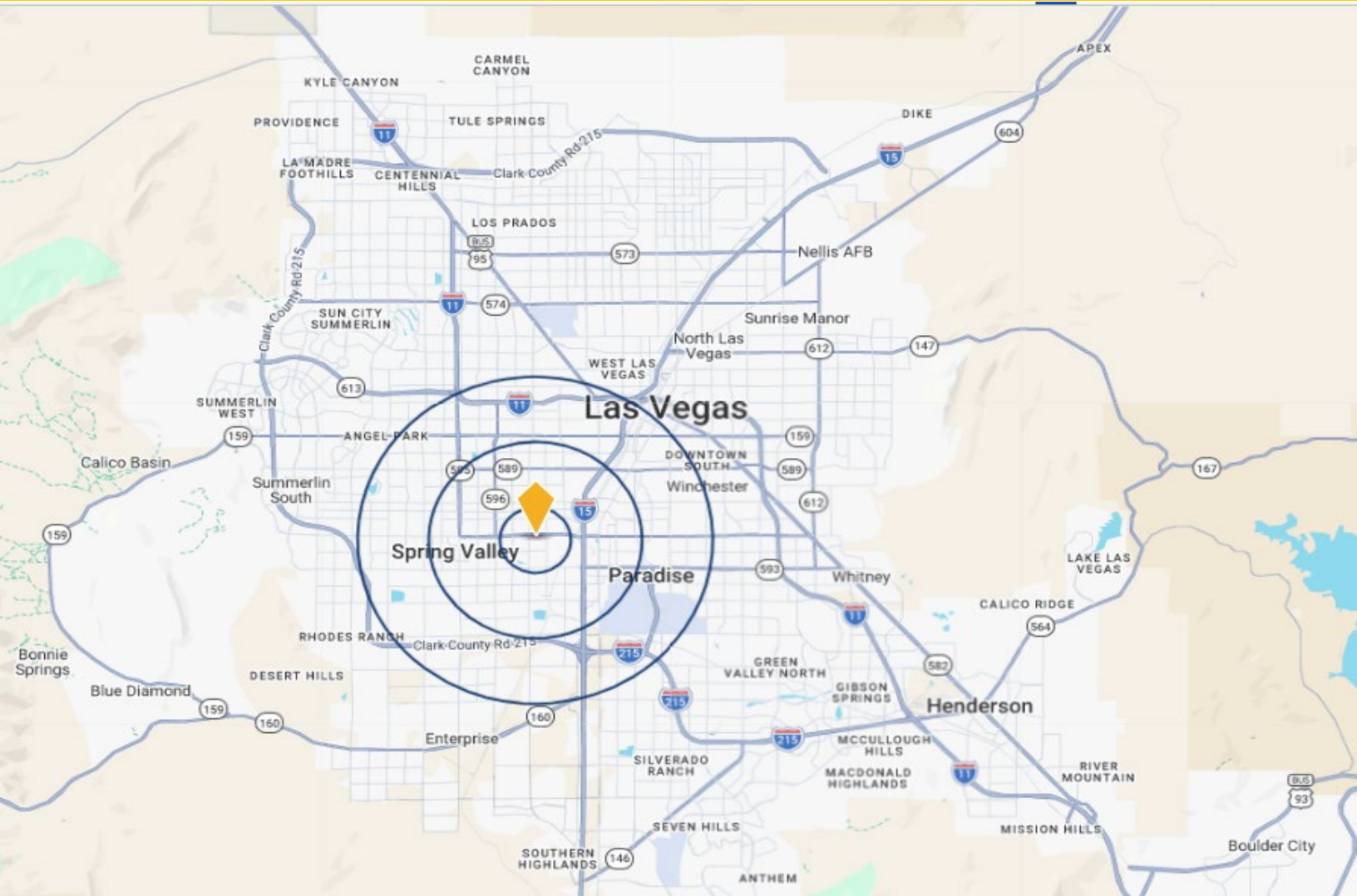
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Population	1mile	3miles	5miles
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2020 Population		25,103	133,813	382,112
2024 Population		25,614	142,948	399,116
2029 Population Projection	27,486	154,569	429,956	

Income	1mile	3miles	5miles
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Avg Household Income	\$52,003	\$69,223	\$70,920
Median Household Income	\$38,733	\$46,824	\$49,380
Total Consumer Spending	\$236.3M	\$1.5B	\$4.2B

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