

FOR LEASE
1,968 SF



INDUSTRIAL, RETAIL or OFFICE

6100 MOUNTAIN VISTA ST,
HENDERSON, NV 89014

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*Mt***Vista, LLC**



LEASE OVERVIEW

- ✓ Industrial, Office, or Retail
- 1,968 SF** (1 Drive-In Door) - Unit 150
- ✓ 21' Clear Height
- ✓ 1 Drive-In Door
- ✓ Ample Parking
- ✓ Fully Fire Sprinklered
- ✓ Good Visibility on Busy Mountain Vista St.
- ✓ HVAC in the Office, Swamp Cooler in the Warehouse

STARTING RENT

\$1.52/SF NNN

DOORS

1 Drive-In

CLEAR HEIGHT

21'

ZONING

I-P

CAM/SF/MTH

\$0.46

IMPORTANT: The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice. Please do not provide any information deemed private or confidential.

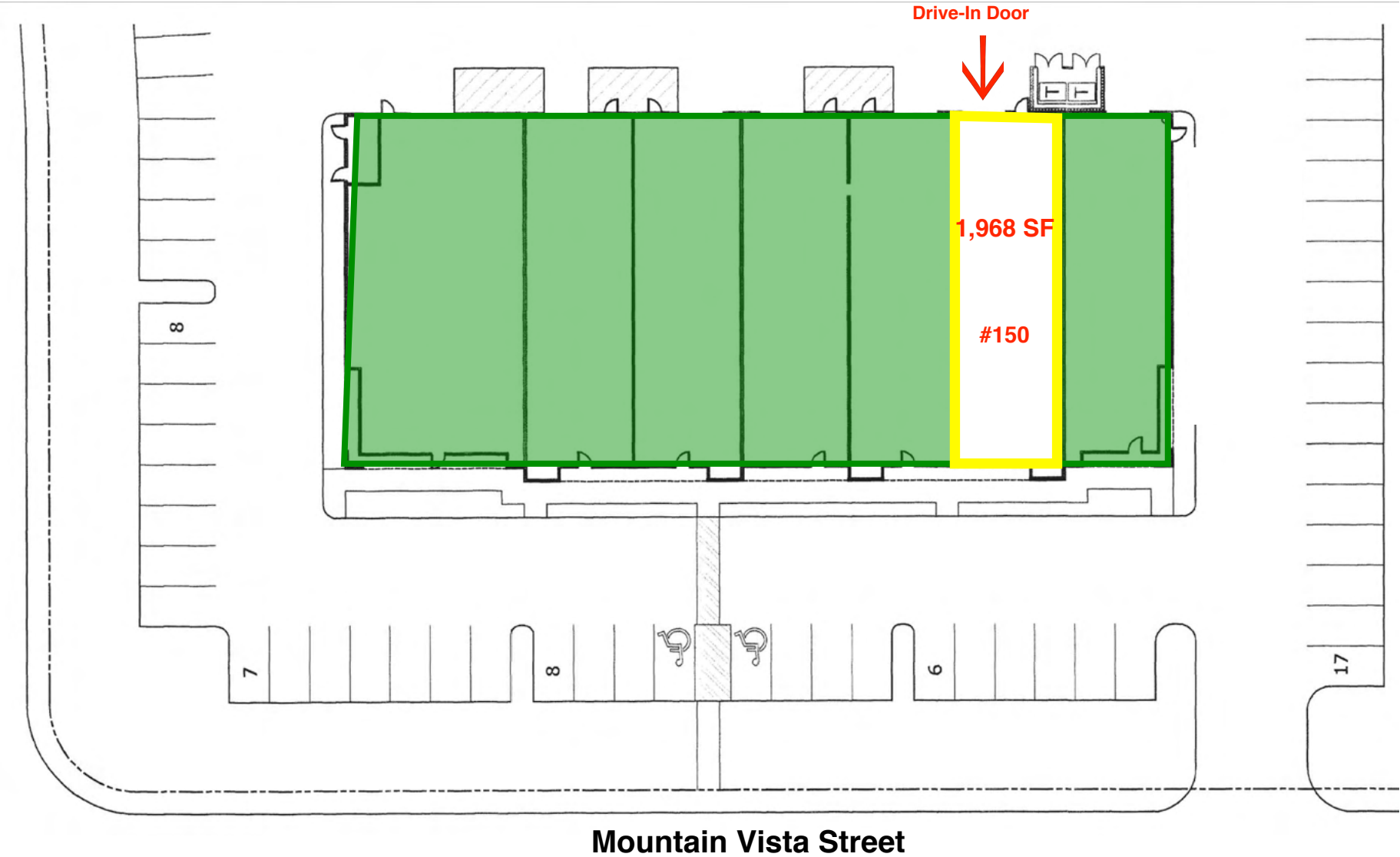
*Mt***Vista,LLC**

UNIT 150

Current Built-Out

Office: 1,251 SF (can be removed to add warehouse space)
Warehouse: 717 SF
Total: 1,968 SF

Whitney Mesa



Whitney Mesa Dr

Mountain Vista St

Ramrod Ave

Citi Lights
APARTMENT HOMES

Solevita
APARTMENT HOMES

Ethel M.
CHOCOLATES

Las Vegas

NORTHWEST AREA

Spring Valley

Paradise

UNIVERSITY DISTRICT

Clark County Wetlands Park

WHITNEY RANCH

GREEN VALLEY

Caesars Palace

Winchester

North Las Vegas

Sunrise Manor

Nellis

Albany Beltway

215

15

593

582

612

515

95

596

574

573

604

613

595

589

159

147

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