



FOR LEASE

4530 Andrews St
North Las Vegas, NV 89081

- Office
- Warehouse
- One (1) 12'x14' Grade Level Loading Door
- One (1) 10'x14' Dock High Loading Doors
- Clear Height: 21'
- Power: Single Phase, 200 Amps

± 5,400 SF WAREHOUSE

Property Specs

TOTAL BUILDING SF **±49,500 SF**

FENCED YARD SPACE **±0.104 Ac**

TOTAL ACRES **±2.27**

ZONING **M2 (Heavy Industrial)**

TYPE **Industrial | Warehouse Distribution**

Suite Elements

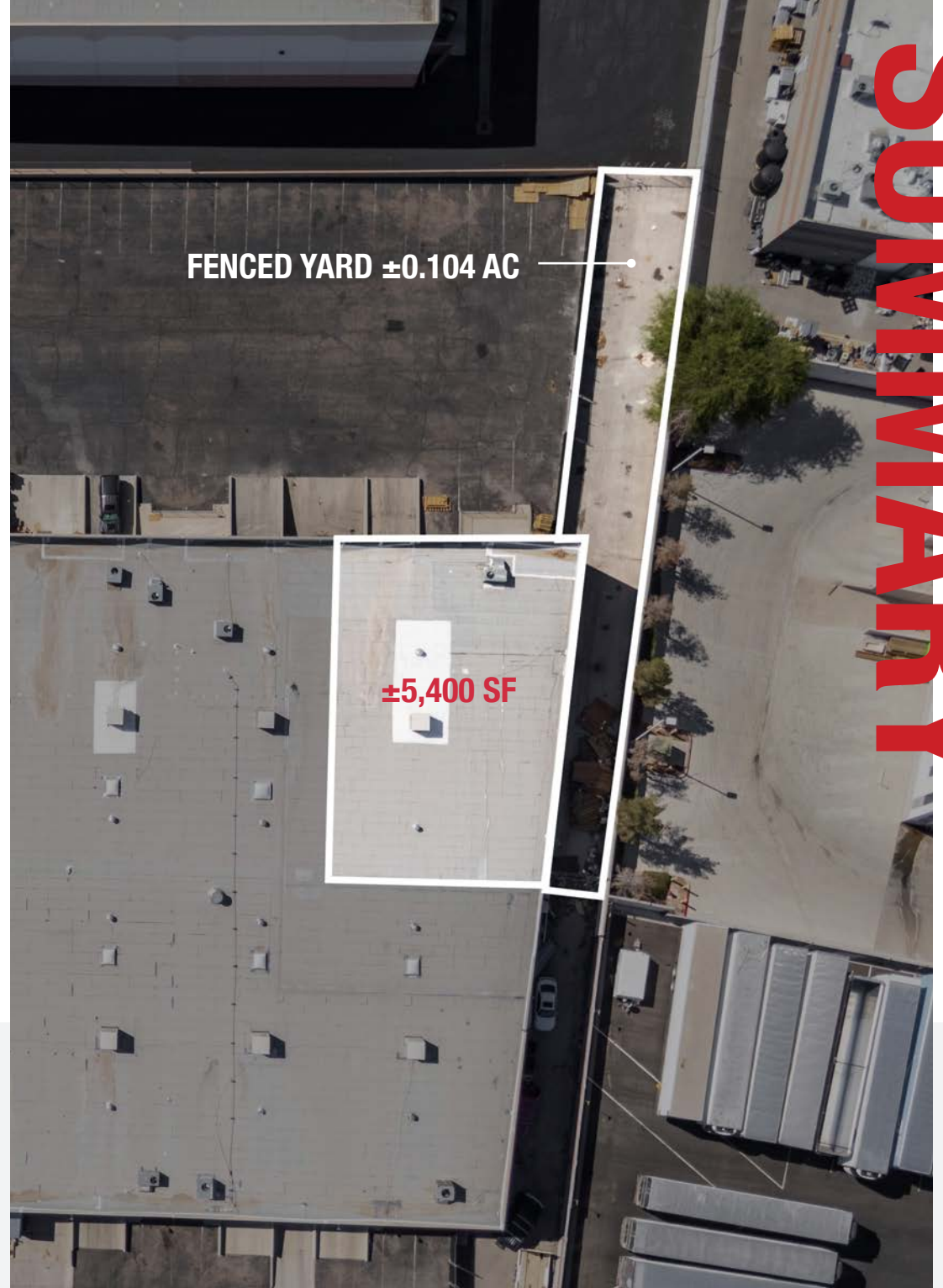
- Unit Includes Office & Restroom Spaces
- One (1) Grade Roll-Up Door (12'x14')
- One (1) Well Dock Roll-Up Door (10'x14')
- 21' Clear Height (Per NLV Stacking Limit 12 FT)
- Sprinklers



OR TEXT 21647 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

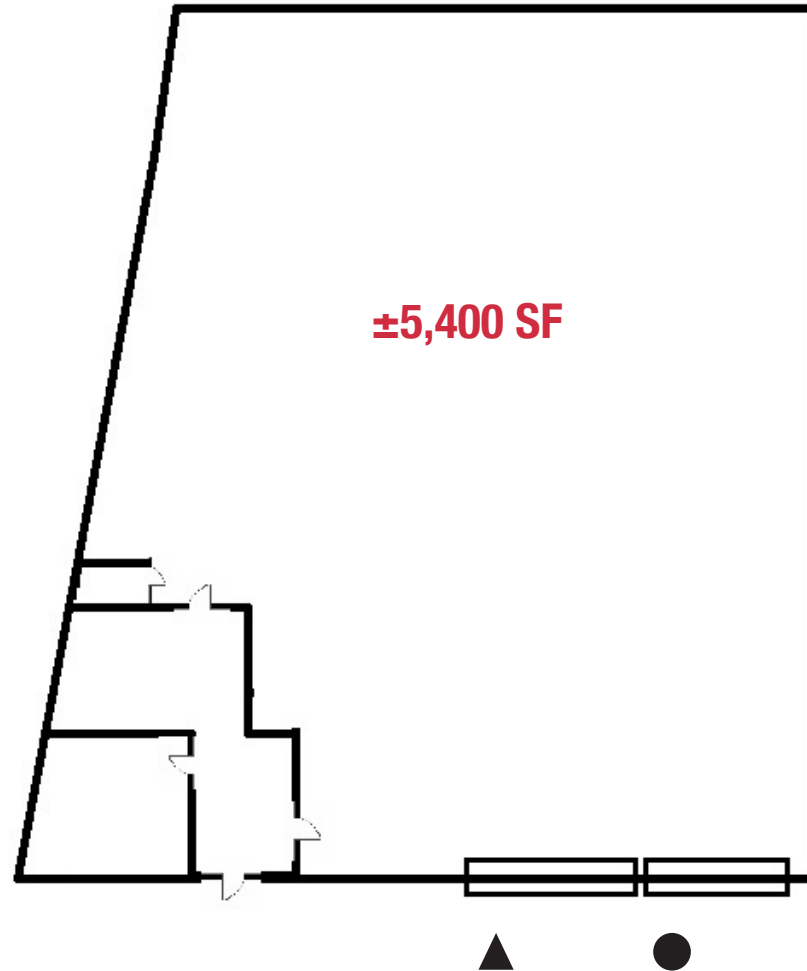
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FLOOR PLAN

Property Details

Address	4530 Andrews, Suite L
Office SF	±618 SF
Warehouse SF	±4,782 SF
Grade Door	One (1) 12'x14'
Dock High Door	One (1) 10'x14'
Clear Height	21'
Power	Single Phase, 200 Amps
Lease Rates	\$1.00/SF
CAM	\$0.18 TBD (HVAC/EVAP Maintenance)
Total Monthly	\$6,372.00/Mo
Additional	±4,530 SF or ±0.104 Acres Fenced Yard Space
Lease Rate	\$0.28/SF
Total Monthly	\$1,268/Mo



● GRADE LEVEL DOOR

▲ DOCK HIGH DOOR

UNIT L



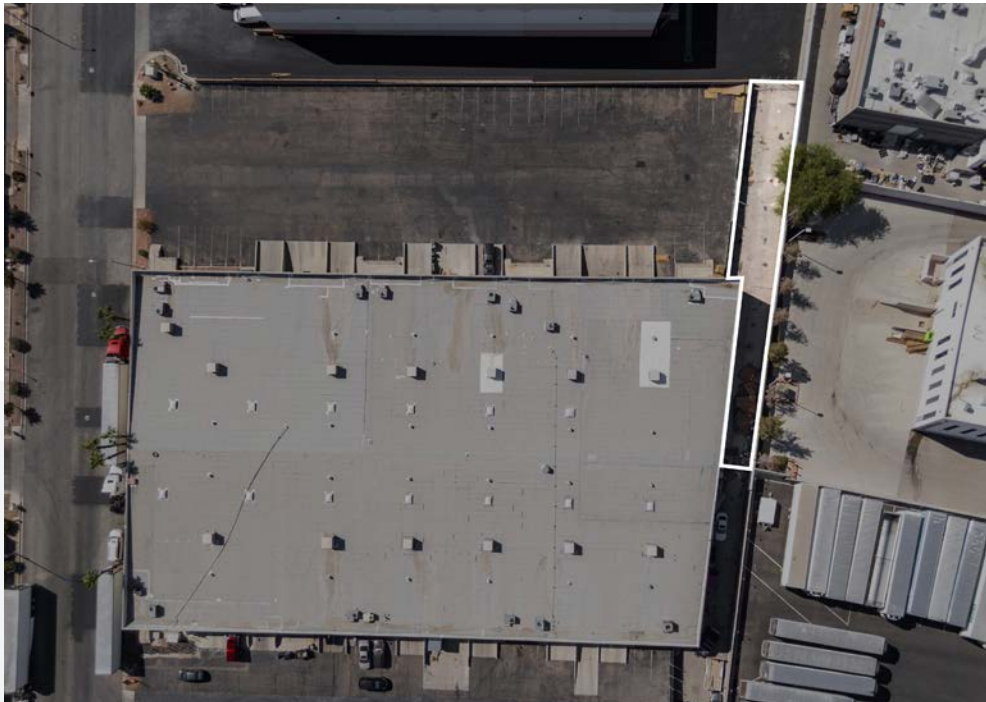
PHOTOS



FENCED YARD



PHOTOS



AREA MAP



FANATICS
amazon

LAS VEGAS
MOTOR SPEEDWAY

SHADOW CREEK
GOLF COURSE

LifeStorage | Carls Jr. | Sams Club | LOWE'S
CHIPOTLE | T-Mobile | FIVE GUYS | 7-ELEVEN
SONIC | Cane | Habit | BOBBI CARL | TRAS | enterprise

SITE

N LAMB BLVD

amazon
BED BATH & BEYOND
SEPHORA

E CRAIG RD

NELLIS
AIR FORCE
BASE

N LAS VEGAS BLVD

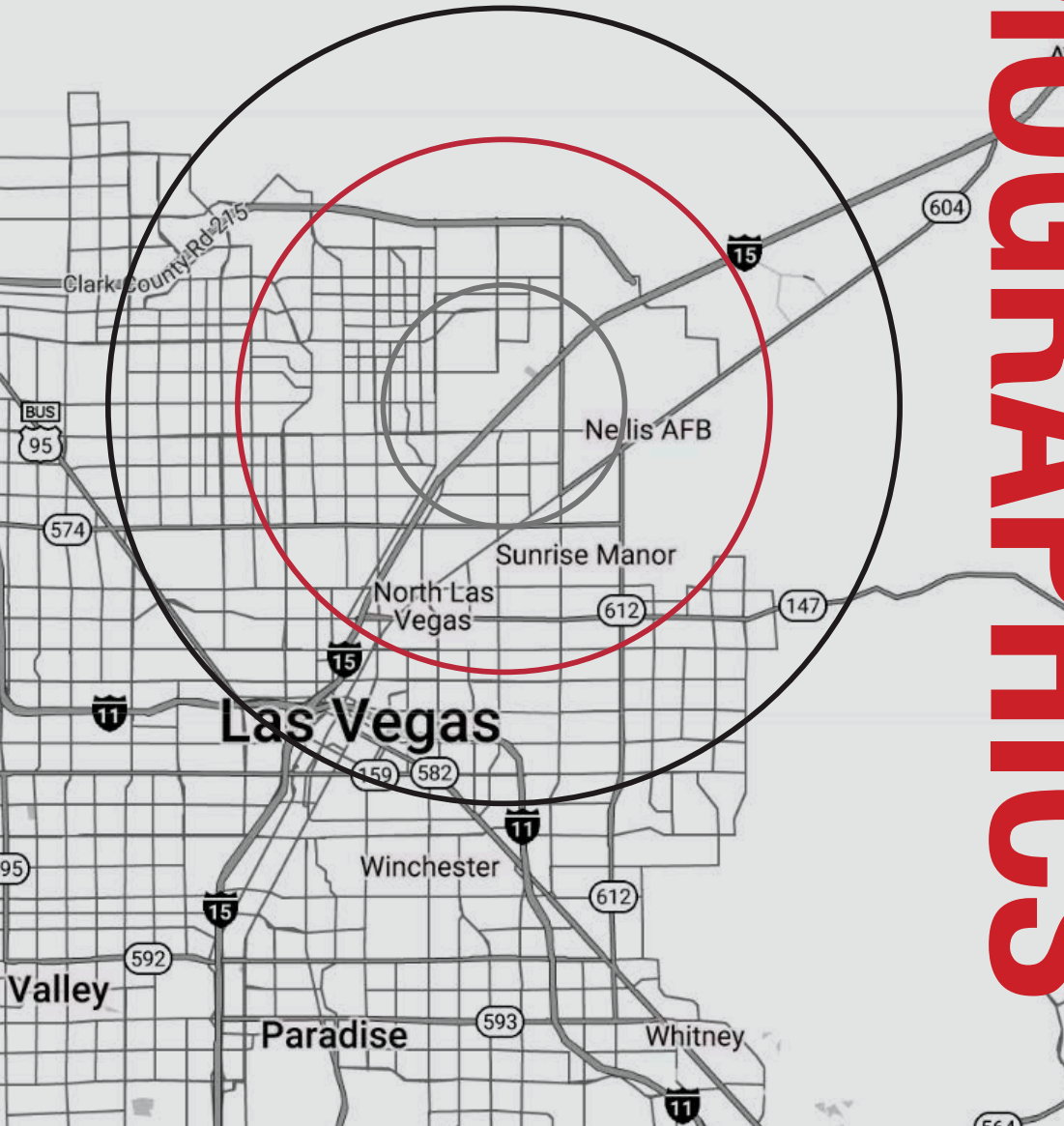
IN-N-OUT

W CHEYENNE AVE

STD NAVISTAR | Sun Delivery, LLC | **PAGESTONE** | **WALKER**
FURNITURE & MATTRESS
ELEVEN | Fellowes | J.B. HUNT | PRIORITY | 1-800-PACK-RAT
WIRE & CABLE, INC. | LIVING SPACES | The simplest way to store or move your stuff.
XTRME | CenturyLink | **JOHNSTONE SUPPLY** | **USA BlueBook** | **LOC** | **LES OLSON**
Get the Best Treatment | COMPANY

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

DEMOGRAPHICS



POPULATION

2024 Population

1-mile

10,803

3-mile

119,473

5-mile

336,525

HOUSEHOLDS

2024 Households

1-mile

3,115

3-mile

36,890

5-mile

104,367

INCOME

2024 Average HH Income

1-mile

\$74,932

3-mile

\$79,295

5-mile

\$78,993

Traffic Counts

STREET

Andrews St

AADT

36,700

E Craig Rd

34,000

Cities Nearby

Reno, Nevada

441 miles

Los Angeles, California

270 miles

Salt Lake City, Utah

420 miles

Denver, Colorado

748 miles

Phoenix, Arizona

301 miles

San Antonio, Texas

1,280 miles

TERMS & CONDITIONS

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PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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