



FOR LEASE

4545 W Reno Ave,
Las Vegas, NV 89146

±6,960 SF | WAREHOUSE

Property Specs

LEASE RATE	\$1.40/SF/MG
TOTAL AVAILABLE	B4 ±2,320 SF B5 ±2,320 SF B9 ±2,320 SF Combined B4+B5 ±4,640 SF
LEASE TYPE	Modified Gross
TYPE	Office Industrial
ZONNING	M1 (Light Industrial Zone)
APN	162-30-202-002
TOTAL BLDG	±19,988 SF
YEAR BUILT	1994

- Premier Business Corridor
- Central Location
- Convenient Access to Freeways, Resorts, Airport
- Build-out, Ready for Immediate Occupancy
- Unit Consists of 30% Office and 70% Warehouse



OR TEXT 22404 TO 39200

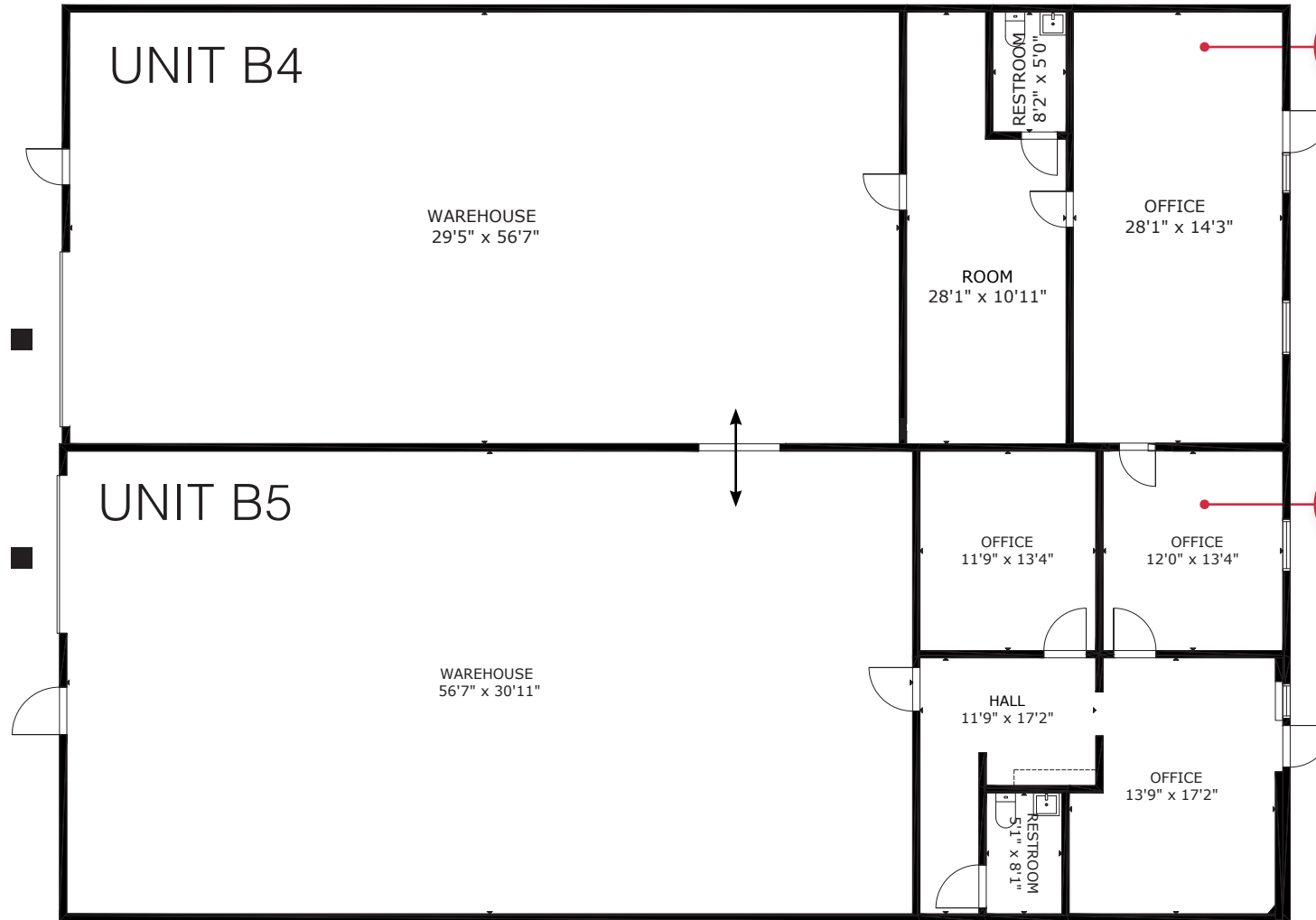
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UNIT B4 + B5 (CAN BE COMBINED)

■ GRADE LEVEL DOORS



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FLOOR PLAN

SUITE	TOTAL SF	LEASE RATE	LEASE TYPE	ZONING	YEAR BUILT
B4	± 2,320 SF	\$1.40/SF/MG	Modified Gross	M1 (Light Industrial)	1994
B5	± 2,320 SF	\$1.40/SF/MG	Modified Gross	M1 (Light Industrial)	1994
B4+B5 Combined	± 4,640 SF	\$1.40/SF/MG	Modified Gross	M1 (Light Industrial)	1994

SUITE B4



PHOTOS



SUITE B5



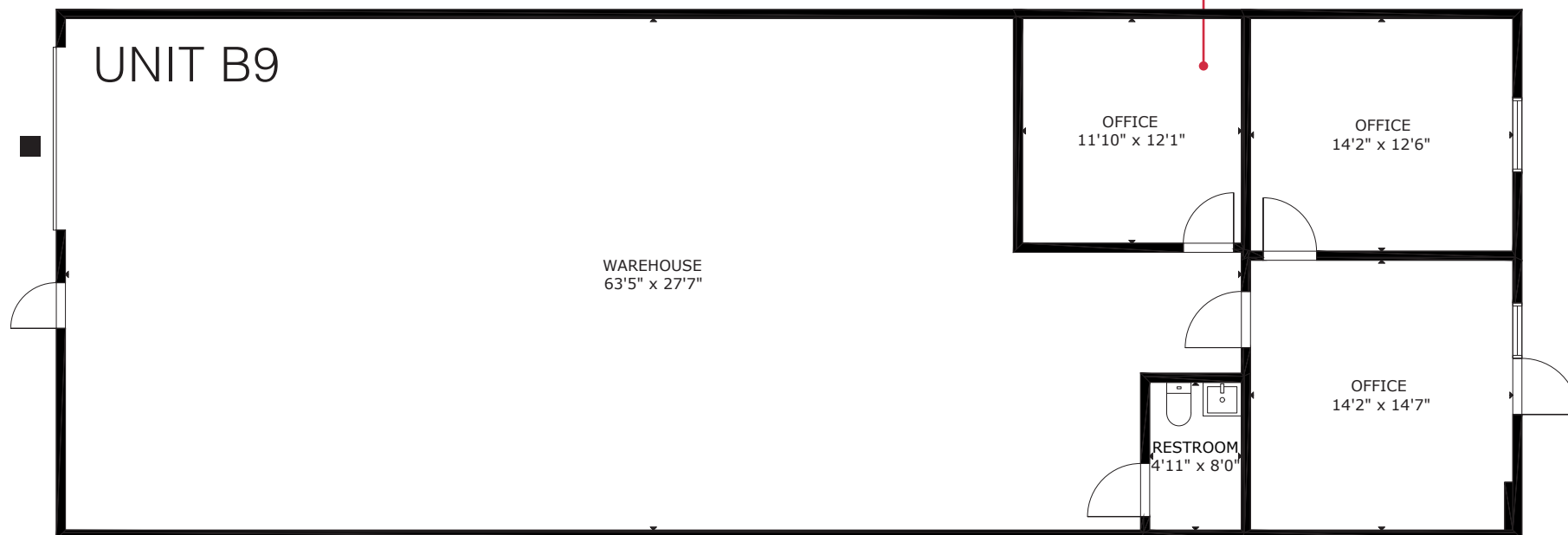
PHOTOS



■ GRADE LEVEL DOORS



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FLOOR PLAN

TOTAL SF	LEASE RATE	LEASE TYPE	ZONING	YEAR BUILT
± 2,320 SF	\$1.40/SF/MG	Modified Gross	M1 (Light Industrial)	1994

SUITE B9



PHOTOS





1.9
 MILES TO 1-15 ONRAMP

3.9
 MILES TO AIRPORT

M1
 ZONING

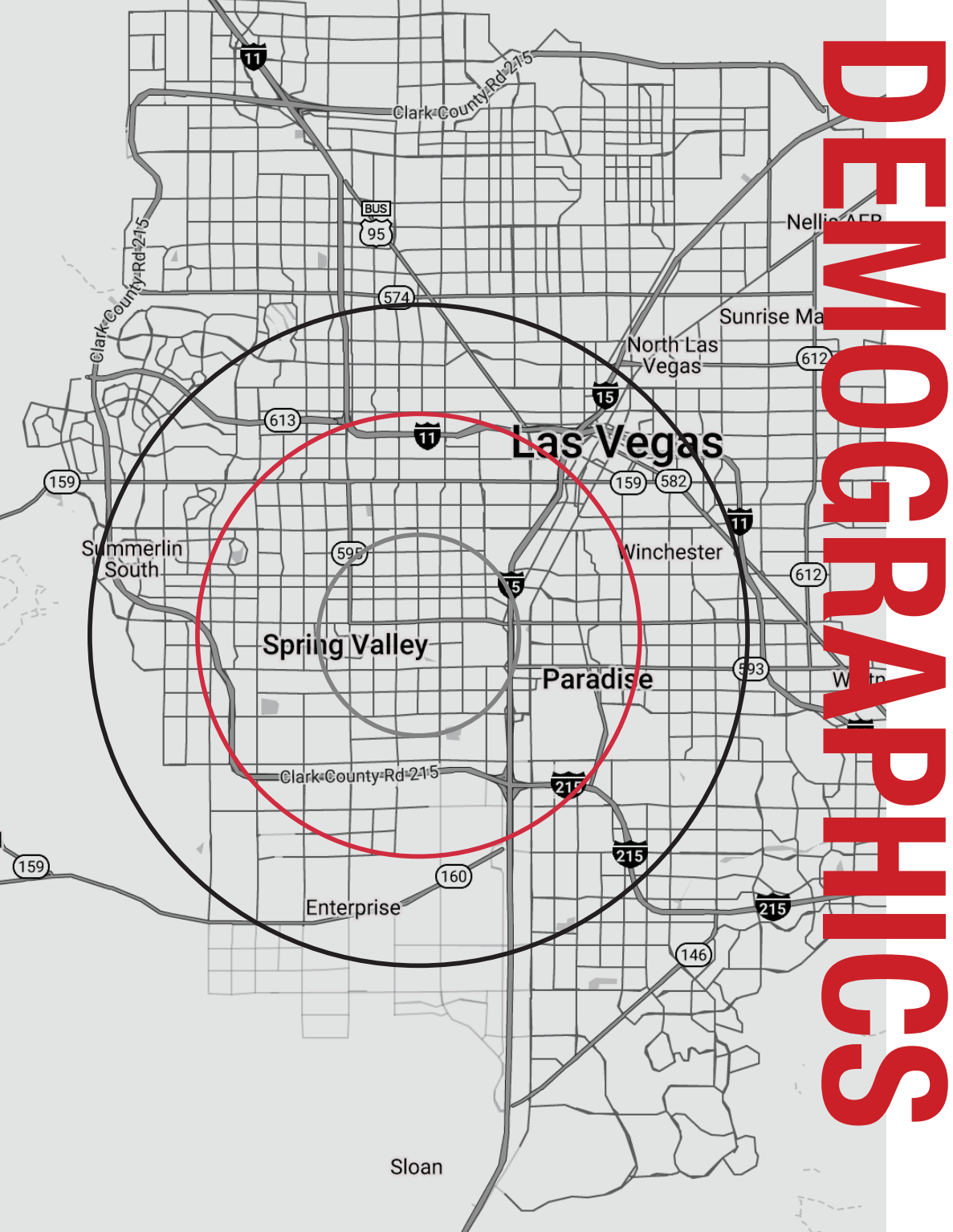
±2,320
 TOTAL SF AVAILABLE



AREA MAP



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



POPULATION

2024 Population

HOUSEHOLDS

2024 Households

INCOME

2024 Average HH Income

1-mile

6,339

1-mile

2,176

1-mile

\$102,236

3-mile

29,971

3-mile

10,811

3-mile

\$115,977

5-mile

51,213

5-mile

18,922

5-mile

\$110,420

Traffic Counts

STREET

Pioneer Parkway

Snow Canyon Parkway

AADT

4,483

6,743

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

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

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Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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NAI Excel

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