



FOR SUBLEASE

4512 Andrews Suite E
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

±5,423 SF WAREHOUSE

Property Specs

LEASE RATE	\$0.963 PSF/Mo
CAMS	\$0.17 PSF/NNN
TOTAL AVAILABLE	±5,423 SF
TOTAL BUILDING SQFT	±89,821 SF
LOT SIZE	±4.6 AC
YEAR BUILT	1984
ZONING	M-2 (Heavy Industrial)

Suite Elements

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



OR TEXT 23102 TO 39200

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

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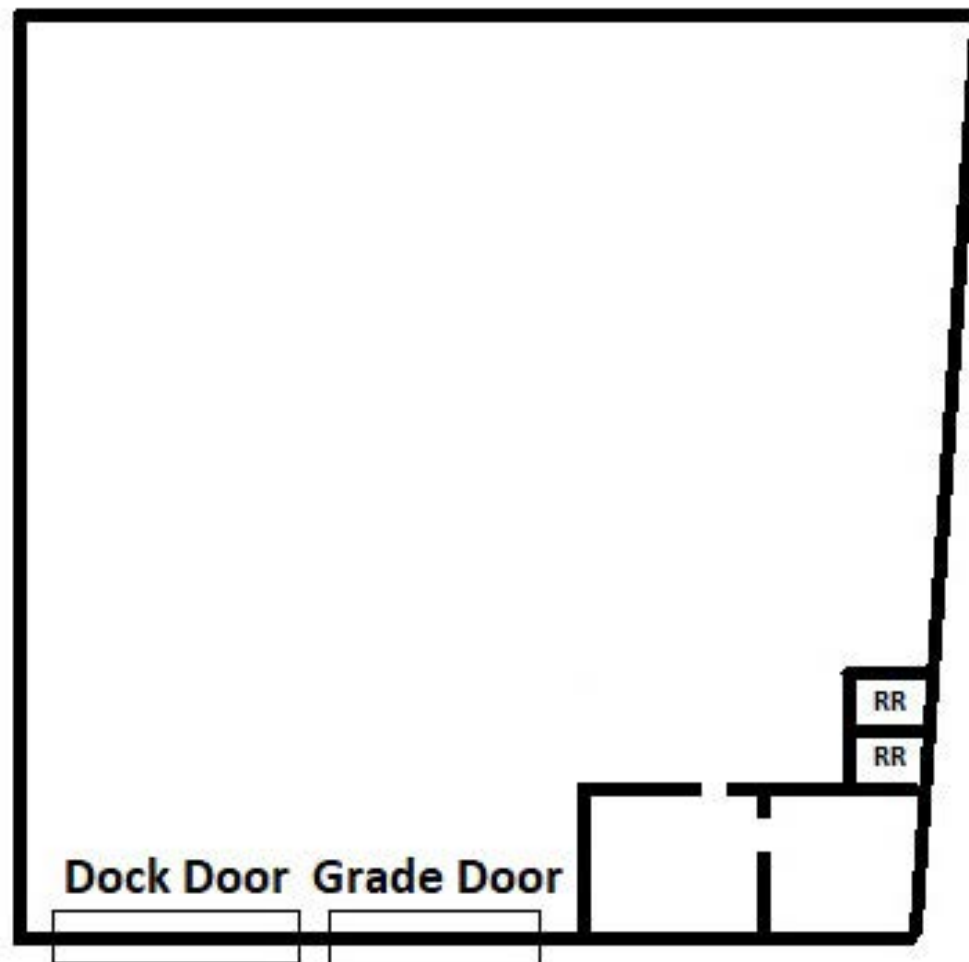


SUMMARY

FLOOR PLAN

Property Details

Address	4512 Andrews St Suite E
Total SF	±5,423 SF
Office SF	±500 SF
Warehouse SF	±6,700 SF
Lease Rate	\$0.963/SF Mo
CAM Charges (Includes HVAC/EVAP Maintenance)	\$0.17/SF NNN
Grade Door	(1) One 12'x 14'
Dock Door	(1) One 10'x14'
Power	200 Amps; Single Phase
Total Rent	\$6,144.25/Mo
Sublease Expiration	April 30, 2027





PHOTOS

21'
CLEAR HEIGHT

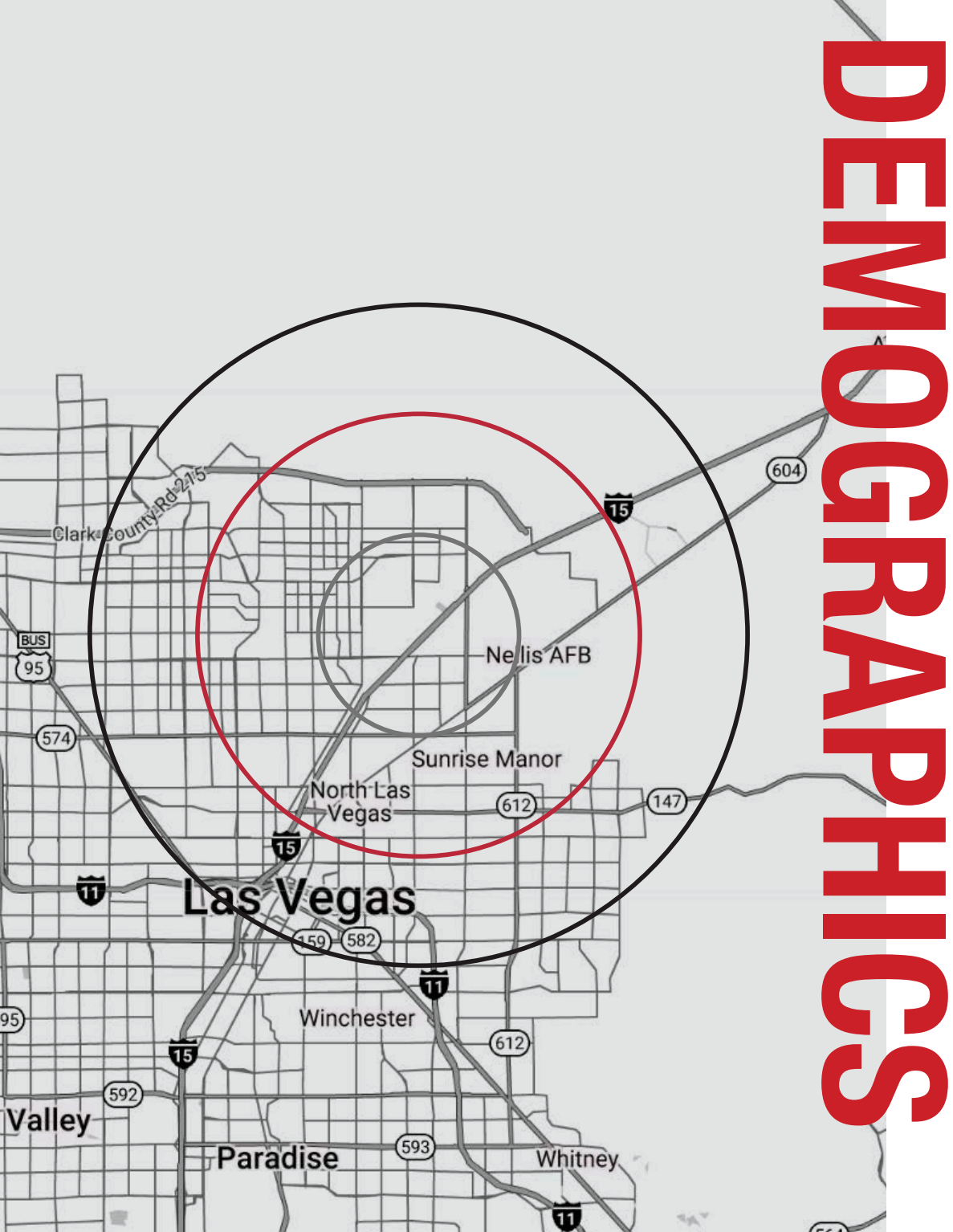
M2
ZONING

± 5,423
TOTAL SF AVAILABLE



AREA MAP





POPULATION	1-mile	3-mile	5-mile
2024 Population	10,803	119,473	336,525
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	3,115	36,890	104,367
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$74,932	\$79,295	\$78,993

Traffic Counts

STREET	AADT
Andrews St	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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Summary Documents

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