

FOR LEASE

# Diamond Southwest Industrial Park

3475—3515 W. POST ROAD, LAS VEGAS, NV 89118

±1,765 SF – ±3,825 SF

Available with Dock High Loading

LISTED BY



**RECENTLY REDUCED RATE | SIGN A 39-MONTH LEASE AND RECEIVE 3 MONTHS FREE RENT | 5% TO PROCURING BROKER**

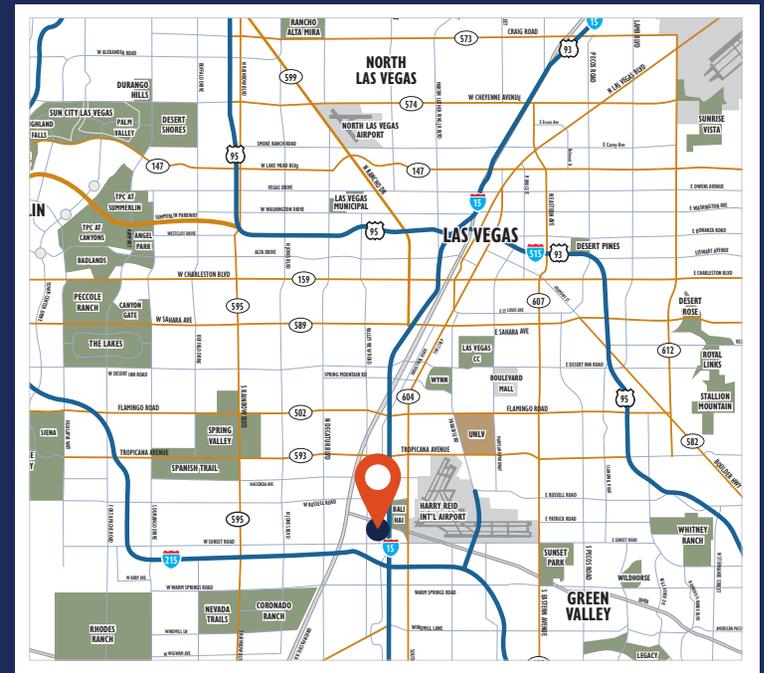
## PROPERTY DETAILS

Diamond Southwest Industrial Park is centrally located at the SWC of Post Road and Polaris Avenue. Prime SW location directly between the Summerlin & Henderson residential communities with great access to both the I-15 and I-215, along with close proximity to Harry Reid International Airport, The Las Vegas “Strip”, and Convention Centers.



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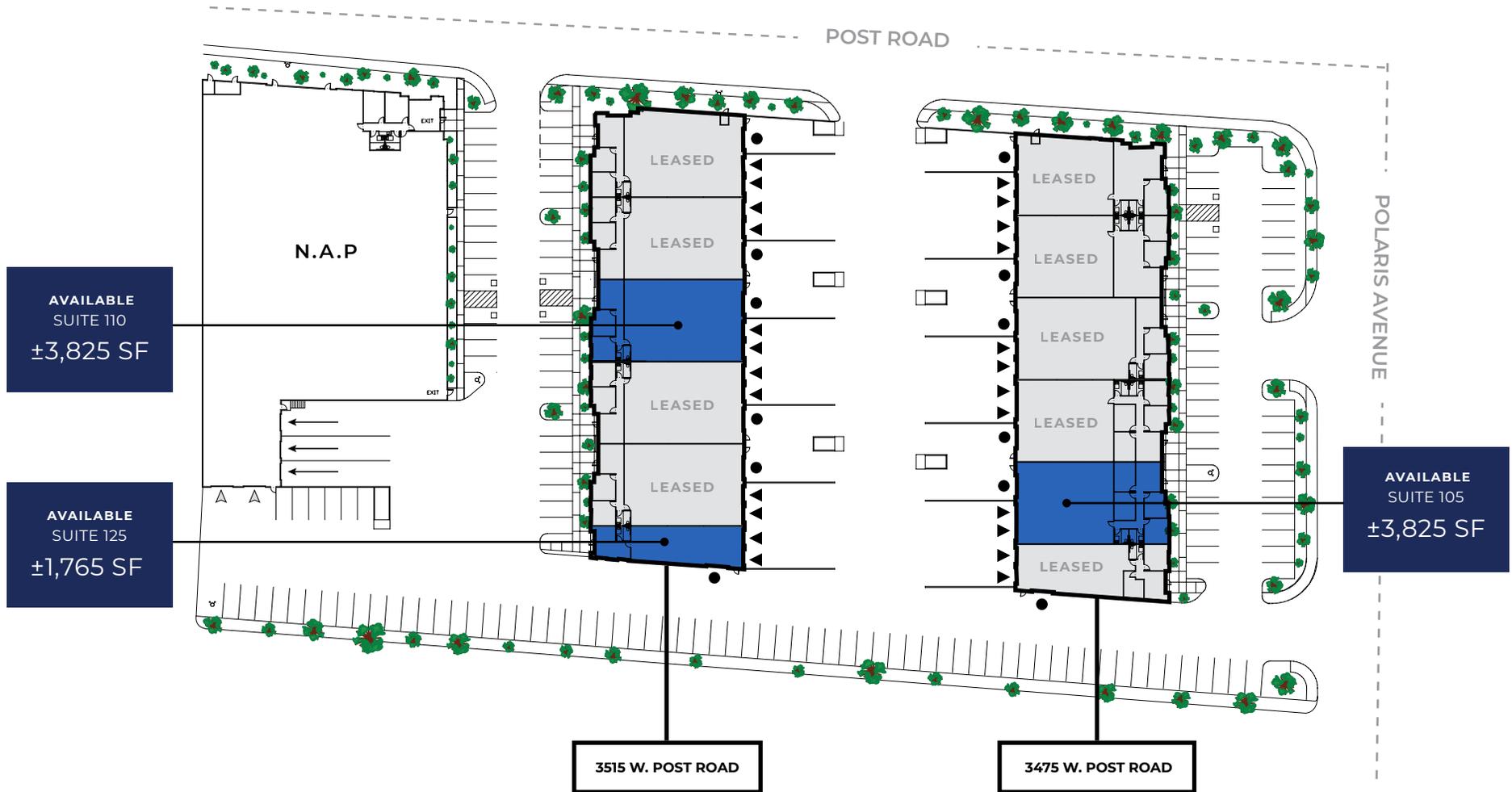
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**±1,765 SF – ±3,825 SF**  
Available with Dock High Loading

# Diamond Southwest Industrial Park

3475—3515 W. POST ROAD, LAS VEGAS, NV 89118

LISTED BY:



## SITE PLAN

■ = Available ● = Grade Level Doors ▲ = Dock High Loading Doors

Not To Scale. For Illustration Purposes Only.

# FLOOR PLAN

LISTED BY:



■ = Available    ● = Grade Level Doors    ▲ = Dock High Loading Doors

3475 W. POST ROAD, LAS VEGAS, NV 89118

## SUITE 105

- ±3,825 Total SF
- ±1,358 SF Office
- ±2,467 SF Warehouse
- One ±12' x ±14' Grade Level Loading Door
- Two ±9' x ±10' Dock High Loading Doors
- ±200 Amps of 120/208v 3-Phase Power
- ±18' Average Clear Height
- Zoned M-1 (Clark County)

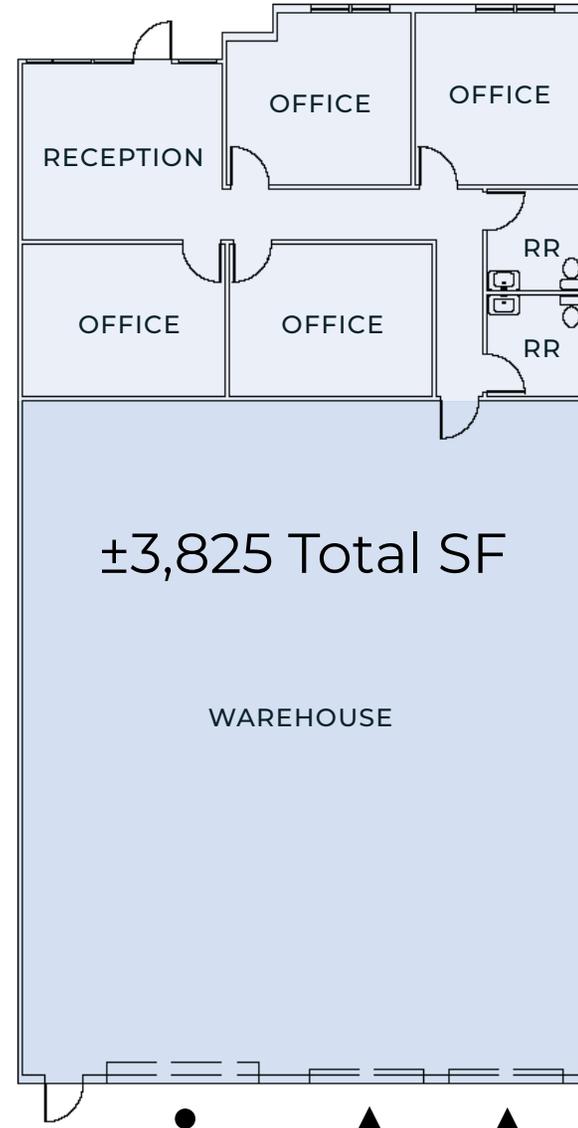
**Lease Rate: \$1.65 PSF, Mo.**

**Monthly NNN Fees: \$0.36 PSF NNN**



LIMITED TIME OFFER!

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# FLOOR PLAN

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■ = Available    ● = Grade Level Doors    ▲ = Dock High Loading Doors

3515 W. POST ROAD, LAS VEGAS, NV 89118

## SUITE 110

- 3,825 Total SF
- ±831 SF Office
- ±2,994 SF Warehouse
- One ±12' x ±14' Grade Level Loading Door
- Two ±9' x ±10' Dock High Loading Doors
- ±200 Amps of 120/208v 3-Phase Power
- ±18' Average Clear Height
- Zoned M-1 (Clark County)

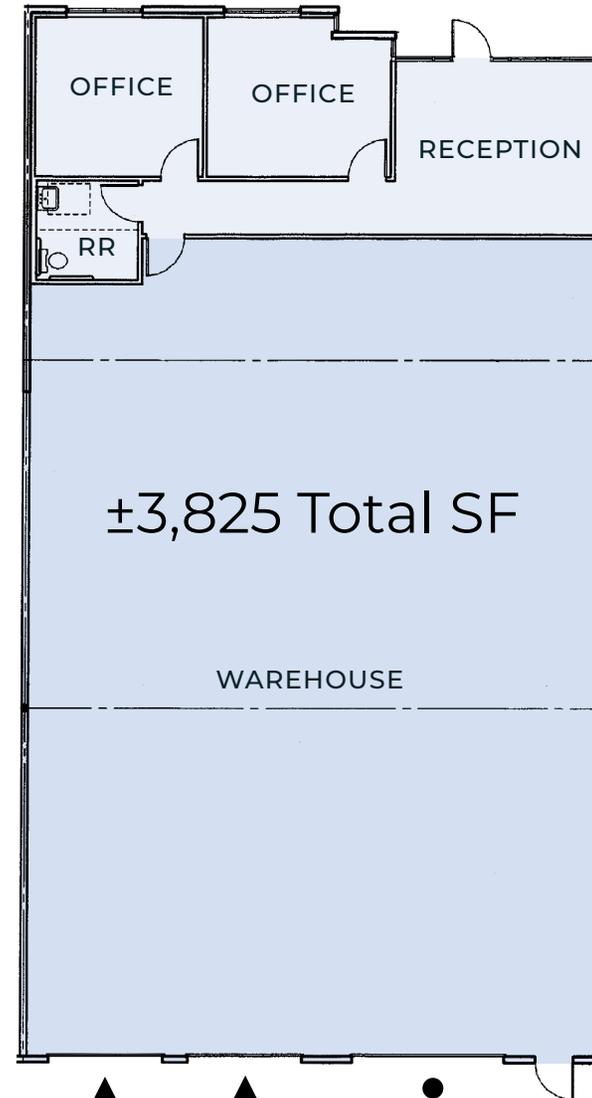
**Lease Rate: \$1.65 PSF, Mo.**

**Monthly NNN Fees: \$0.36 PSF NNN**



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# FLOOR PLAN

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■ = Available    ● = Grade Level Doors    ▲ = Dock High Loading Doors

3515 W. POST ROAD, LAS VEGAS, NV 89118

## SUITE 125

- 1,765 Total SF
- ±410 SF Office
- ±1,355 SF Warehouse
- One ±12' x ±14' Grade Level Loading Door
- Two ±9' x ±10' Dock High Loading Doors
- ±200 Amps of 120/208v 3-Phase Power
- ±18' Average Clear Height
- Zoned M-1 (Clark County)

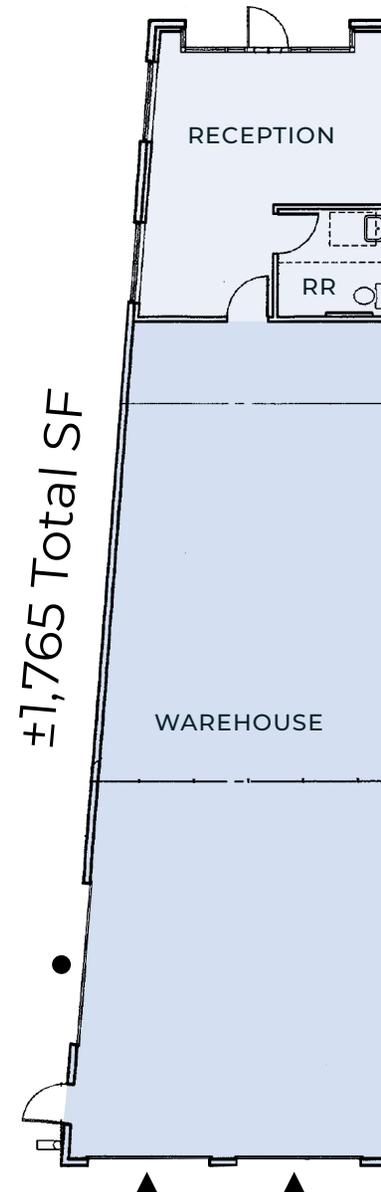
**Lease Rate: \$1.89 PSF, Mo.**

**Monthly NNN Fees: \$0.36 PSF NNN**



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# Diamond Southwest Industrial Park

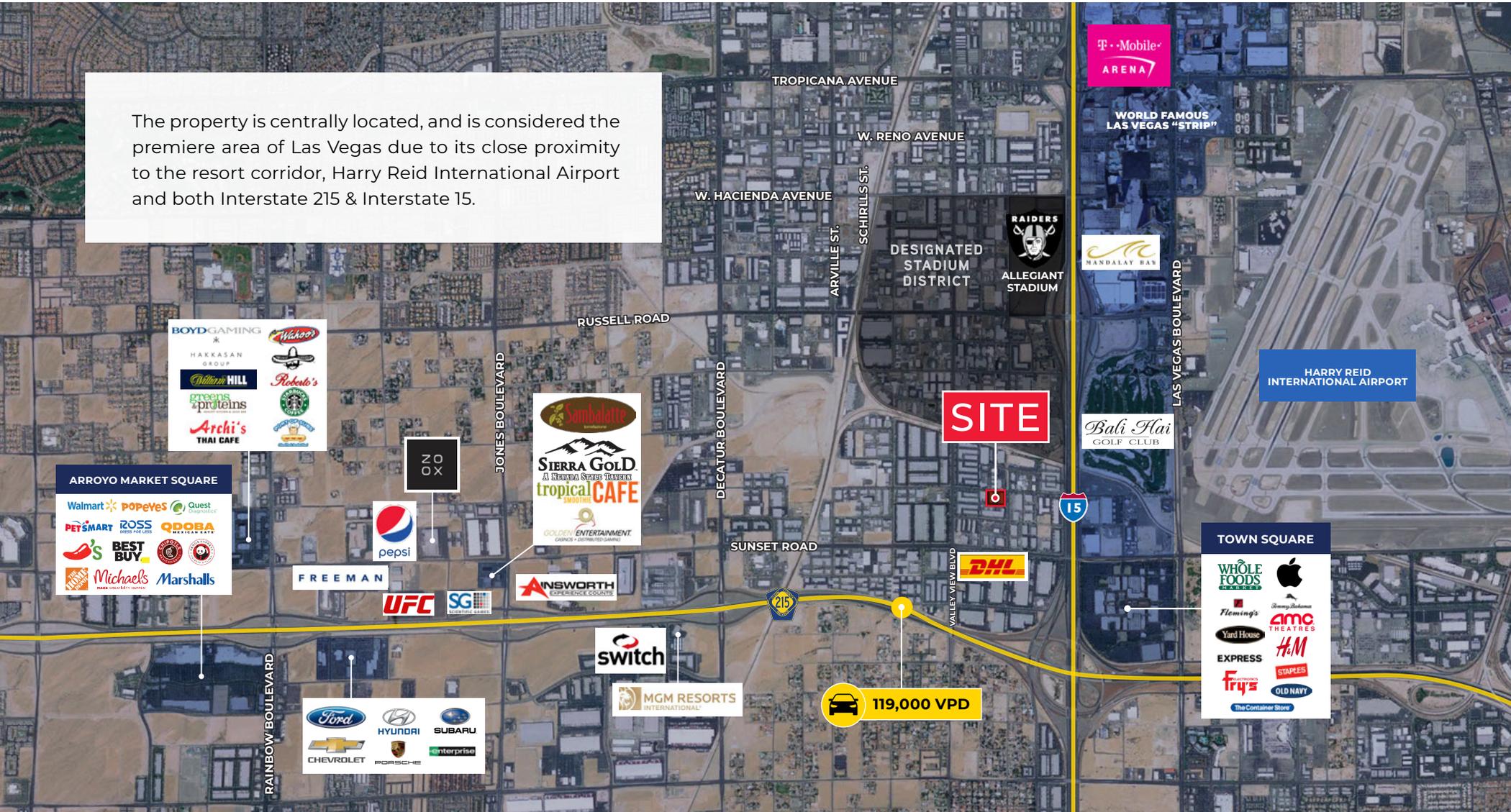
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TRADE AREA MAP 

The property is centrally located, and is considered the premiere area of Las Vegas due to its close proximity to the resort corridor, Harry Reid International Airport and both Interstate 215 & Interstate 15.



BOYD GAMING  
HAKKASAN GROUP  
WILSON  
HILL  
GREENS PROTEINS  
ARCHI'S THAI CAFE  
ROBERTO'S

ARROYO MARKET SQUARE  
Walmart  
PETSMART  
ROSS  
BEST BUY  
MICHAEL'S  
QUEST  
QDOBA  
MARSHALLS

NO OX  
pepsi  
FREEMAN  
UFC  
SG

Sambalatte  
SIERRA GOLD  
A NEONRA STRIP TOWN  
TROPICAL CAFE  
SMOOTHIE  
GOLDEN ENTERTAINMENT

ANSWORTH  
EXPERIENCE COLLEGE

switch

Ford  
HYUNDAI  
SUBARU  
CHEVROLET  
PORSCHE  
SUBARU  
chevrolet

MGM RESORTS  
INTERNATIONAL

SITE

 119,000 VPD

T-Mobile  
ARENA

WORLD FAMOUS  
LAS VEGAS "STRIP"

MANDALAY BAY

RAIDERS  
ALLEGIANSTADIUM

DESIGNATED  
STADIUM  
DISTRICT

HARRY REID  
INTERNATIONAL AIRPORT

Bali Hai  
GOLF CLUB

TOWN SQUARE  
WHOLE FOODS  
Apple  
Fleming's  
Yard House  
EXPRESS  
Fry's  
AMC THEATRES  
H&M  
STAPLES  
OLD NAVY  
The Container Store

DHL

15

215

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LISTED BY:



## PROPERTY PHOTOS



# Diamond Southwest Industrial Park

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## INTERIOR PHOTOS



FOR LEASE

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## EXCLUSIVE LISTING AGENTS

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