



FOR LEASE

3250 PALM PARKWAY

Las Vegas, NV 89104

LAYNE MCDONALD

Advisor

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#S.189805.LLC



6018 S. Durango Drive, Suite 110. Las Vegas, NV 89113

All SVN® offices are independently owned and operated.

Lease Rate: \$1.10/SF

NNN: \$0.15/SF

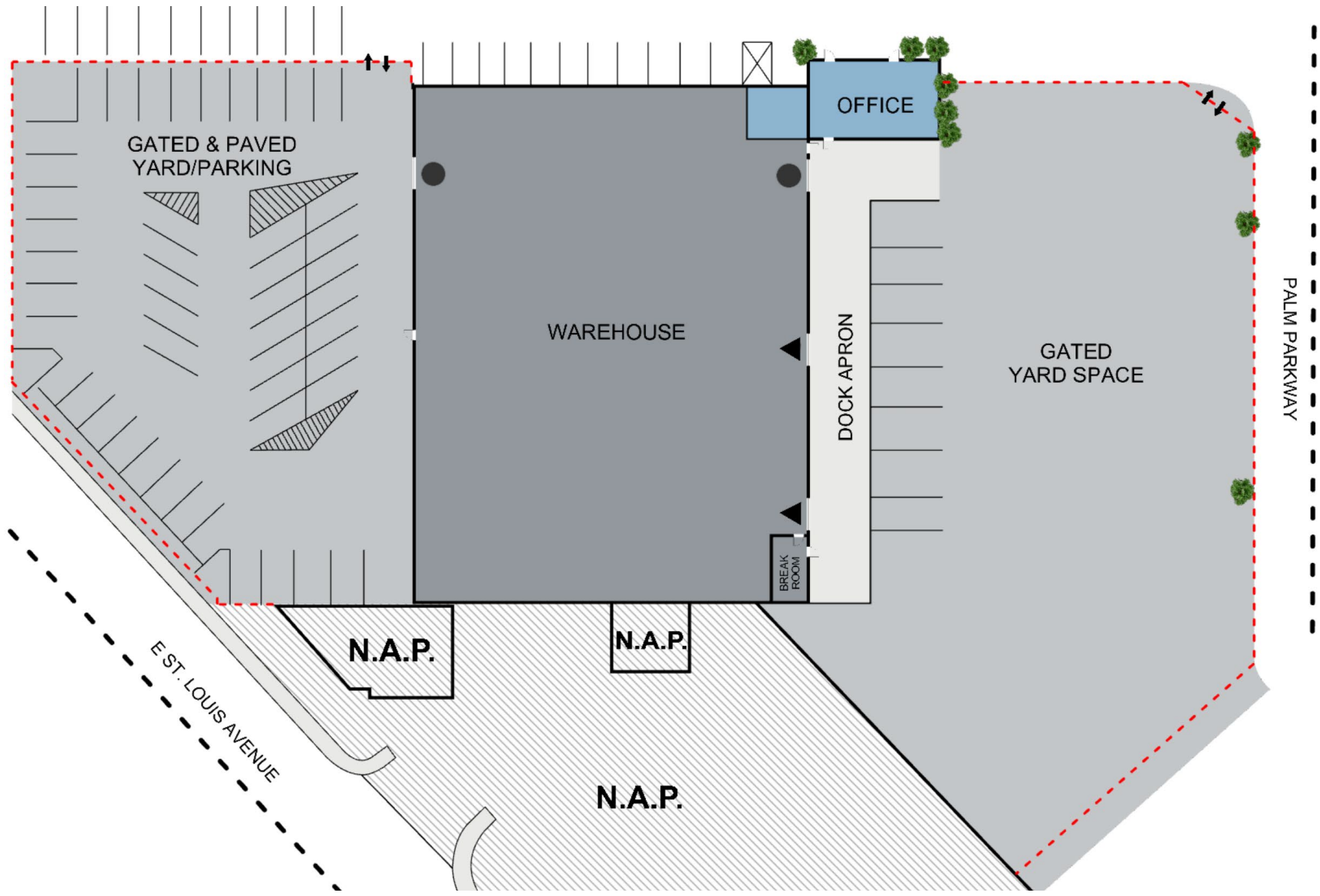
Located in the Downtown Las Vegas submarket, just off the I-11, this property offers near immediate freeway access via E. Fremont St and E. Charleston Blvd.

- ±22,750 SF Available
- ±25' Clear Height
- Grade Level and Dock High Doors
- Fire Sprinklered
- Zoned IL (Industrial Light)
- APN: 162-01-712-002, 004, 006
- Landlord will Repair Demising Warehouse Wall or Create a Pass-through Prior to Lease Start

The property is also available for Purchase:

Price: \$5,340,000





Not to scale, for reference only

▲ = Dock Door ● = Grade Level Door N

Total SF

±22,750 SF

Warehouse SF

±21,400 SF

Office SF

±1,350 SF

Yard Space

±54,000 SF

Grade Level Doors

Two (2) 14' x 14'

Dock High Doors

Two (2) 11' x 11' via Dock Apron

Clear Height

±25'

Power

Single Phase Power
±600 Amps, 120/240V

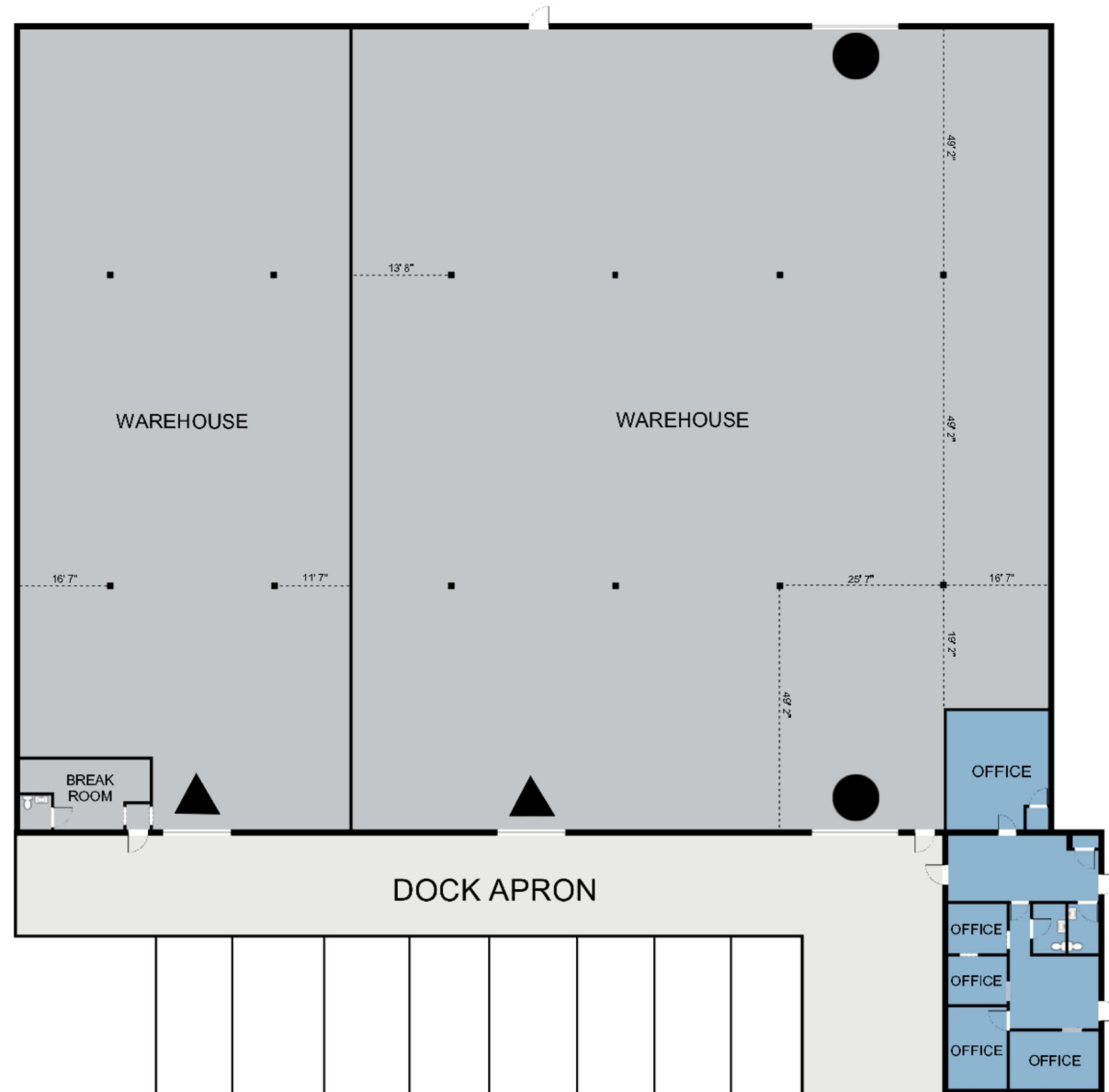
Tenant to Verify

- Includes All Fenced and Paved Yard Space on North Side of Property

Lease Rate: \$1.10/SF

NNN: \$0.15/SF

Monthly Total: \$28,438.50



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● = Grade Level Door





3250 Palm Parkway, Las Vegas, NV 89104





Fenced Yard Option

For Lease

Total Fenced SF

±19,166 SF

Parking Stalls

48

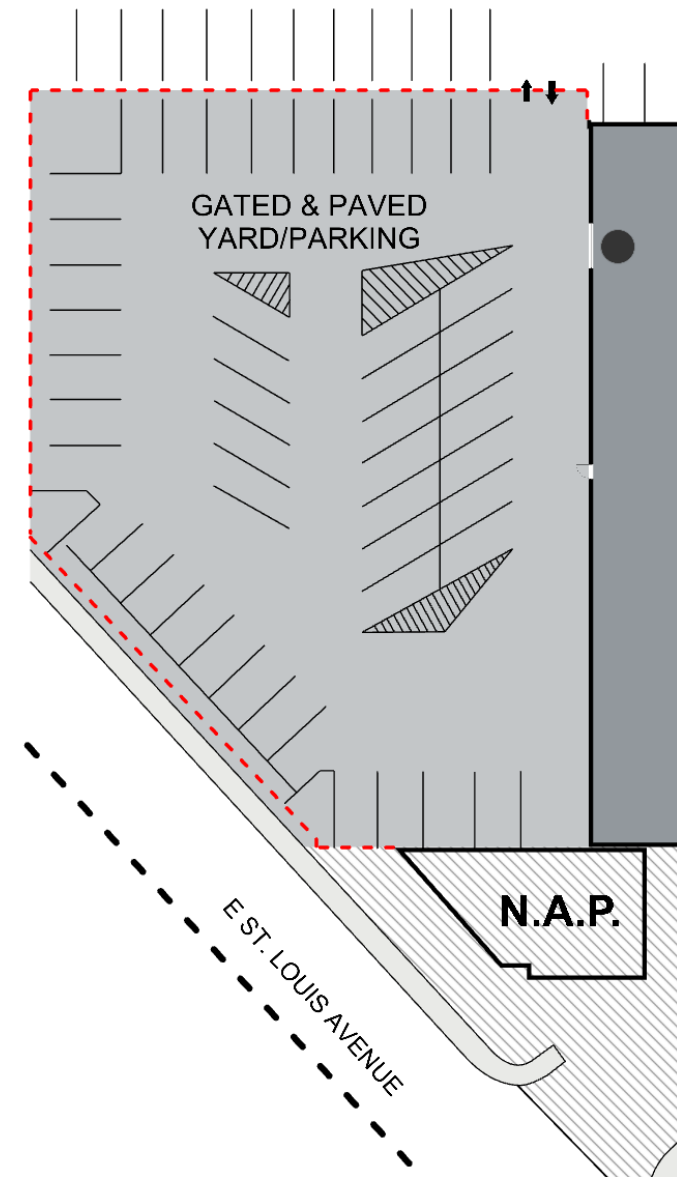
Gate Type

Chain-Link Fencing

Access

Accessible via Common Area from
Palm Pkwy

- Available as an individual leasing option
- Does not include any portion of the building



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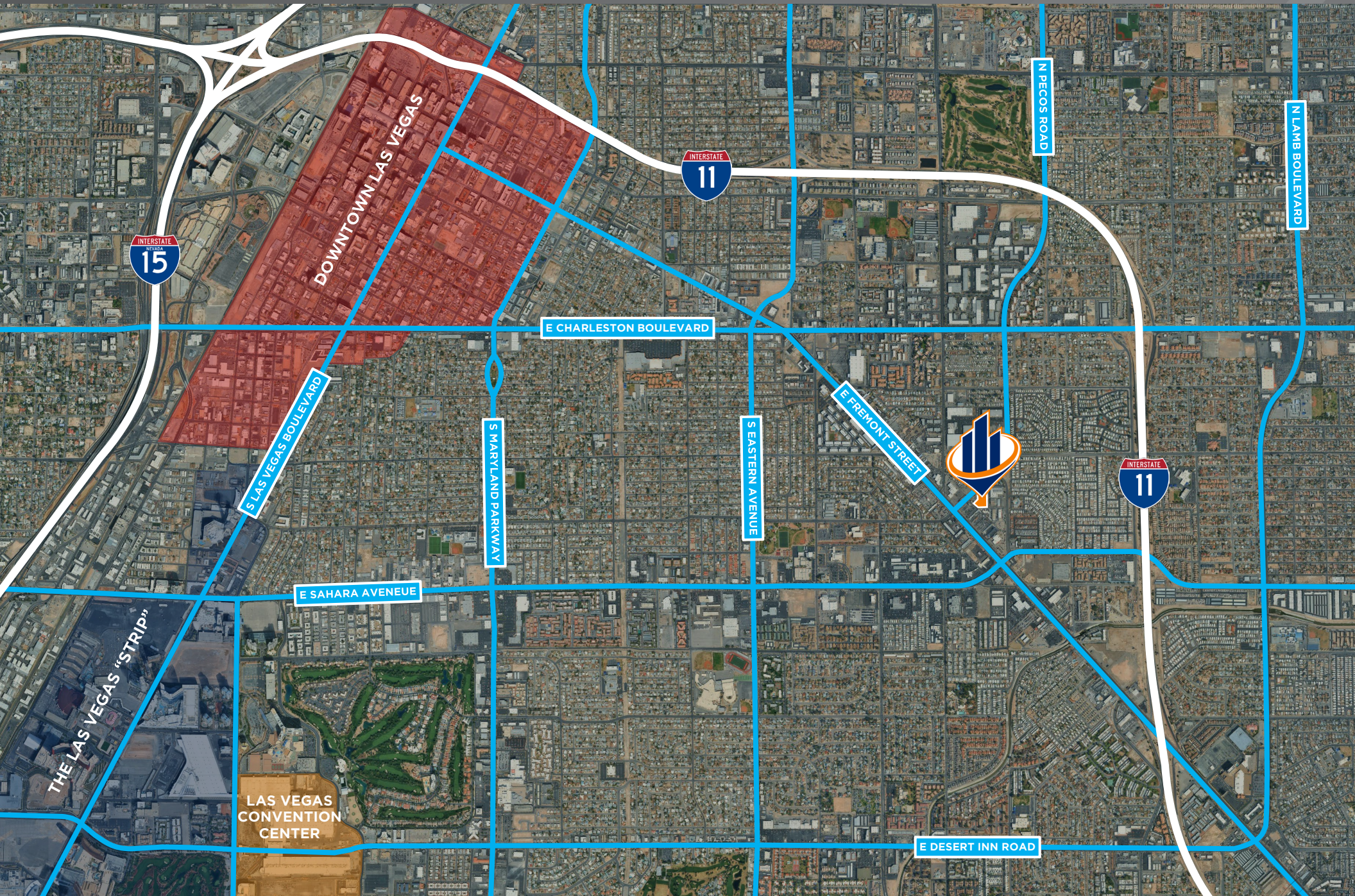
Lease Rate: \$0.18/SF

Monthly Total: \$3,450.00

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