



FOR LEASE

1120 GRIER DRIVE

Las Vegas, NV 89119

LAYNE MCDONALD

Advisor

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#S.189805.LLC



6018 S. Durango Drive, Suite 110. Las Vegas, NV 89113
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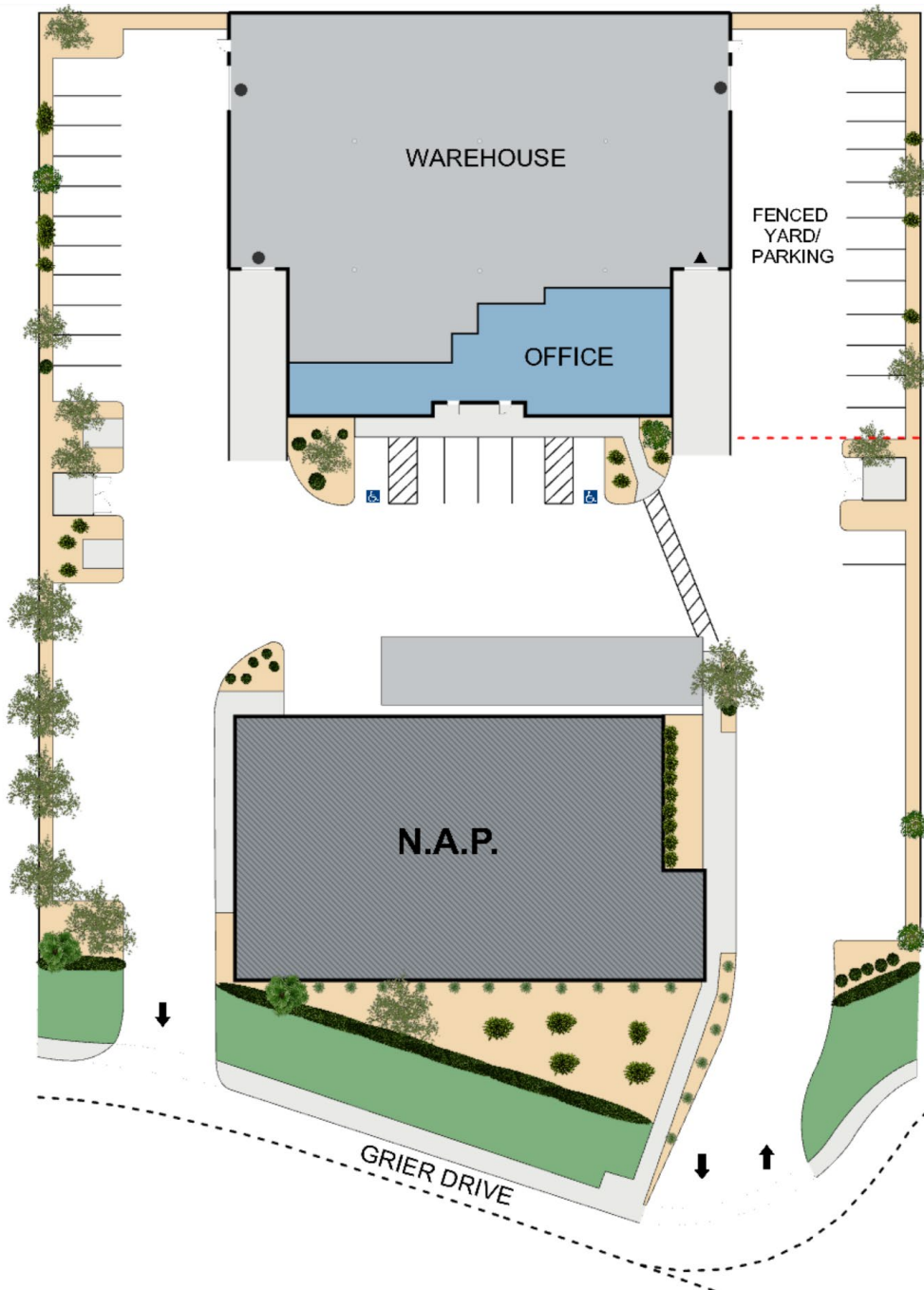
Lease Rate: \$1.40/SF

NNN: TBD

Located in the Airport submarket, just off the I-215, this property offers near immediate freeway access via S. Paradise Rd and the Airport Connector.

- ±3,078 - ±13,644 SF Available
- ±24' Clear Height
- Three (3) Grade Level Doors
- One (1) Dock High Door
- ESFR Fire Sprinklered
- Zoned IL (Industrial Light)
- APN: 177-03-511-005
- Built in 2005





= Dock Door



= Grade Level Door



= Fencing

Not to scale, for reference only

Option 1: Full Building

For Lease

Total SF

±13,644 SF

Warehouse SF

±11,382 SF

Office SF

±2,262 SF

Yard Space

±5,980 SF

Grade Level Doors

Two (2) 12' x 14' & One (1) 9' x 10'

Dock High Doors

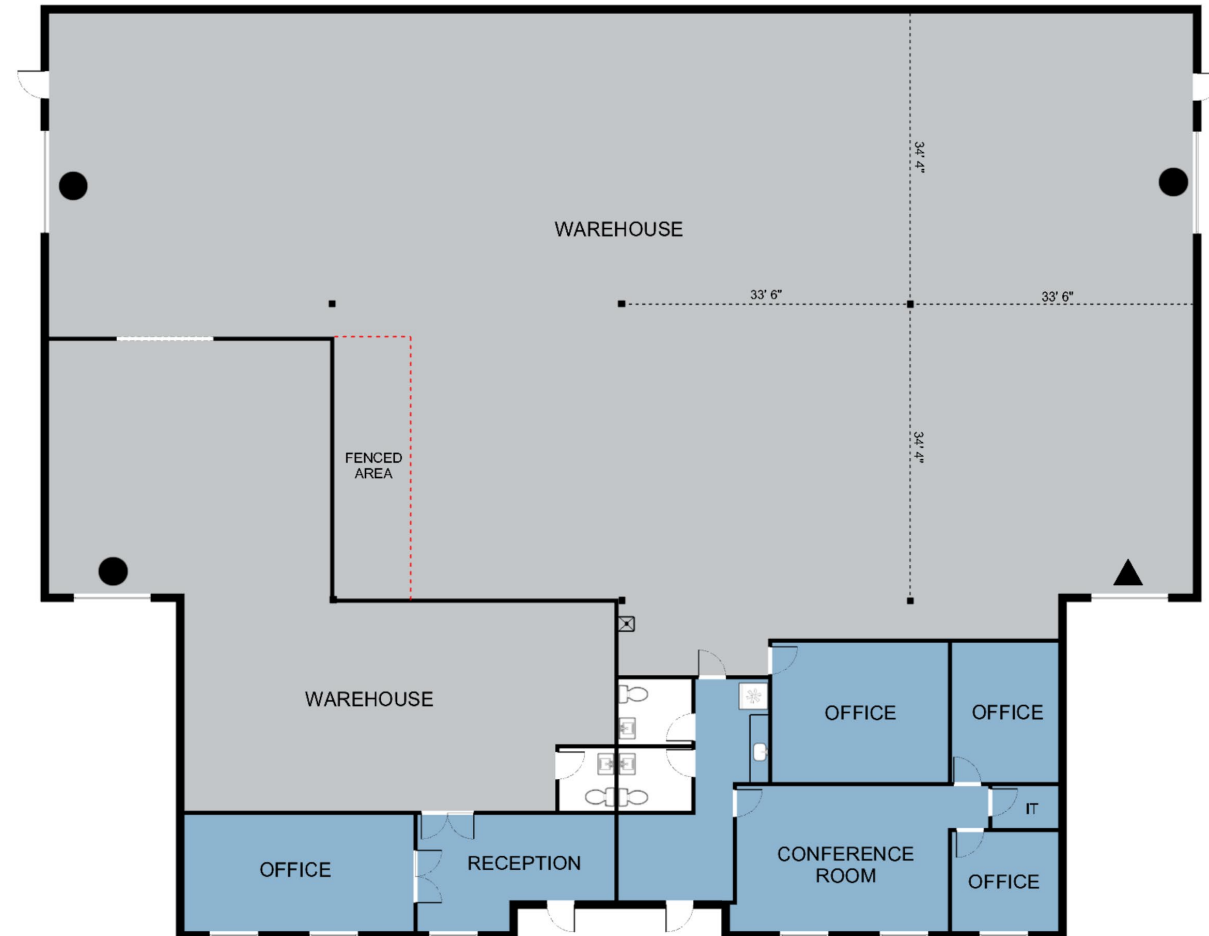
One (1) 9' x 10'

Clear Height

±24'

Power

3 Phase Power
±800 Amps, 480/277V
Tenant to Verify



Not to scale, for reference only

● = Grade Level Door

▲ = Dock Door



Lease Rate: \$1.40/SF

NNN: TBD

Base Monthly Total: \$19,124.00

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Option 2: Suite 100

For Lease

Total SF

±10,566 SF

Warehouse SF

±8,995 SF

Office SF

±1,571 SF

Yard Space

±5,980 SF

Grade Level Doors

Two (2) 12' x 14'

Dock High Doors

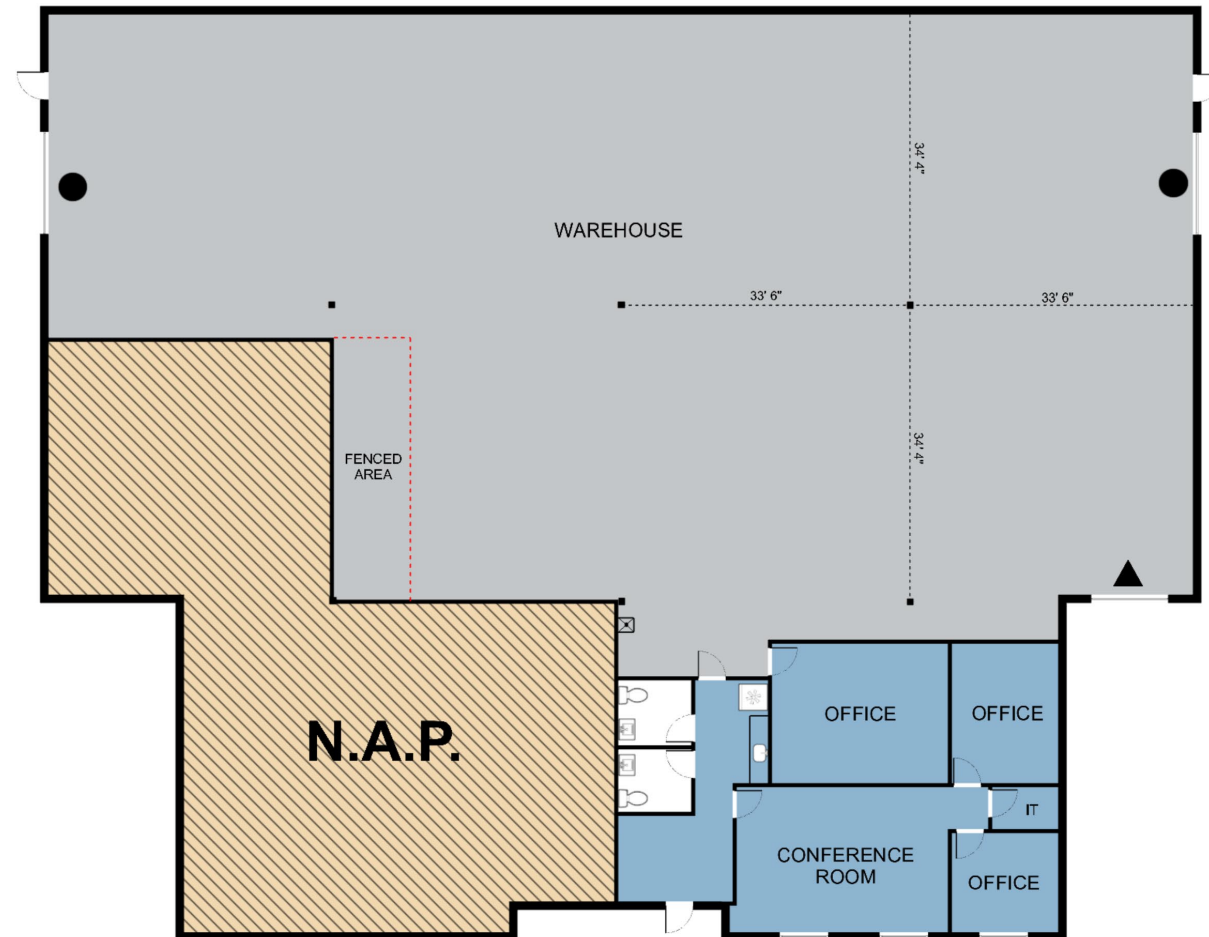
One (1) 9' x 10'

Clear Height

±24'

Power

3 Phase Power
±600 Amps, 208/120V
Tenant to Verify



Not to scale, for reference only

● = Grade Level Door

▲ = Dock Door



Lease Rate: \$1.40/SF

NNN: TBD

Base Monthly Total: \$14,814.80

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Option 3: Suite 200

For Lease

Total SF

±3,078 SF

Warehouse SF

±2,387SF

Office SF

±691 SF

Grade Level Doors

One (1) 9' x 10'

Clear Height

±24'

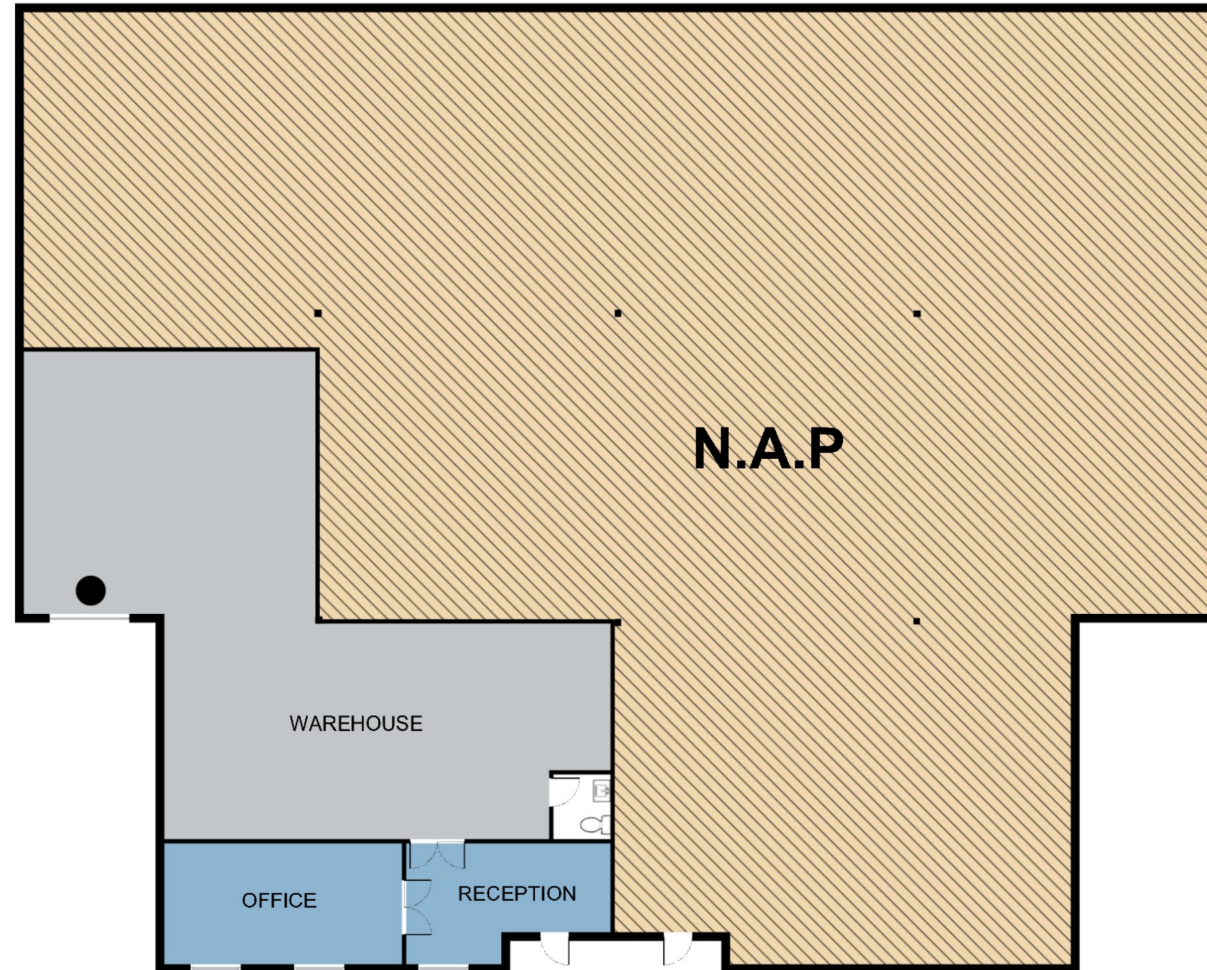
Power

3 Phase Power

±200 Amps, 208/120V

Tenant to Verify

- Yard Space along the West side of the building may be available, subject to permission from Suite 100 Tenant.



Not to scale, for reference only

● = Grade Level Door



Lease Rate: \$1.40/SF

NNN: TBD

Base Monthly Total: \$4,309.20

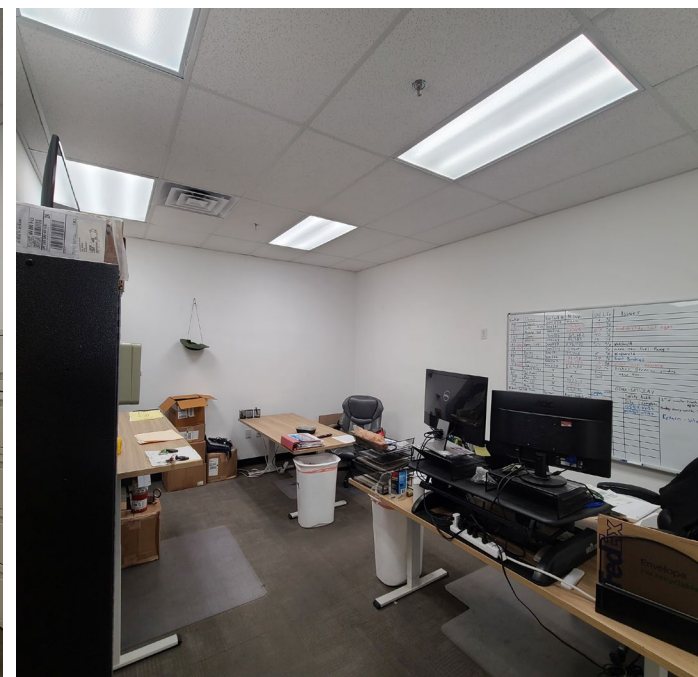
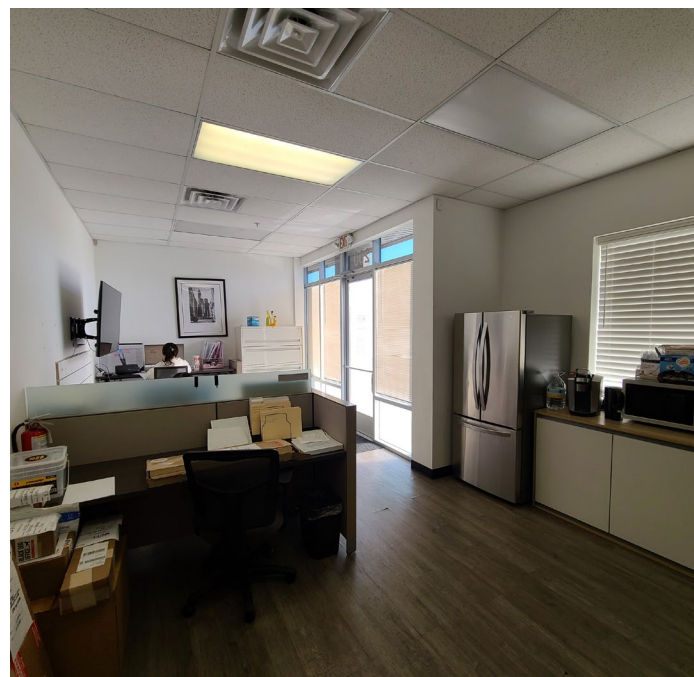
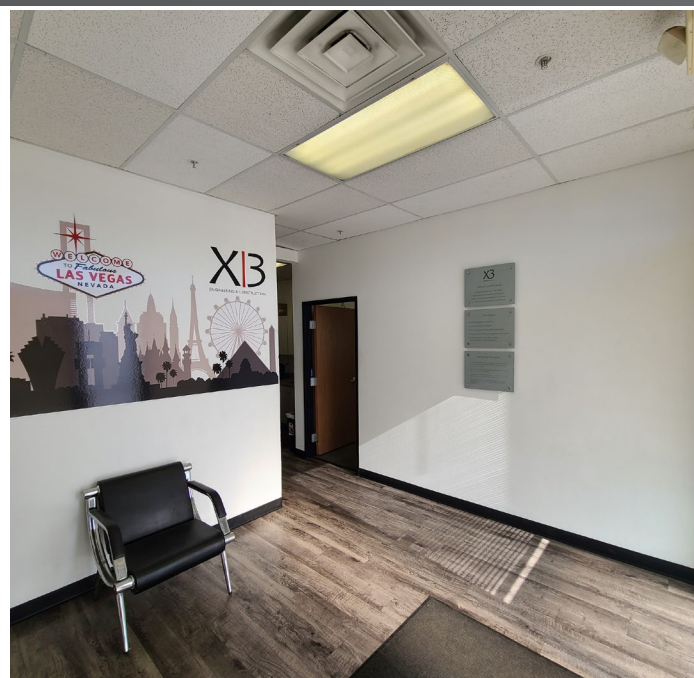
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Interior Office Photos

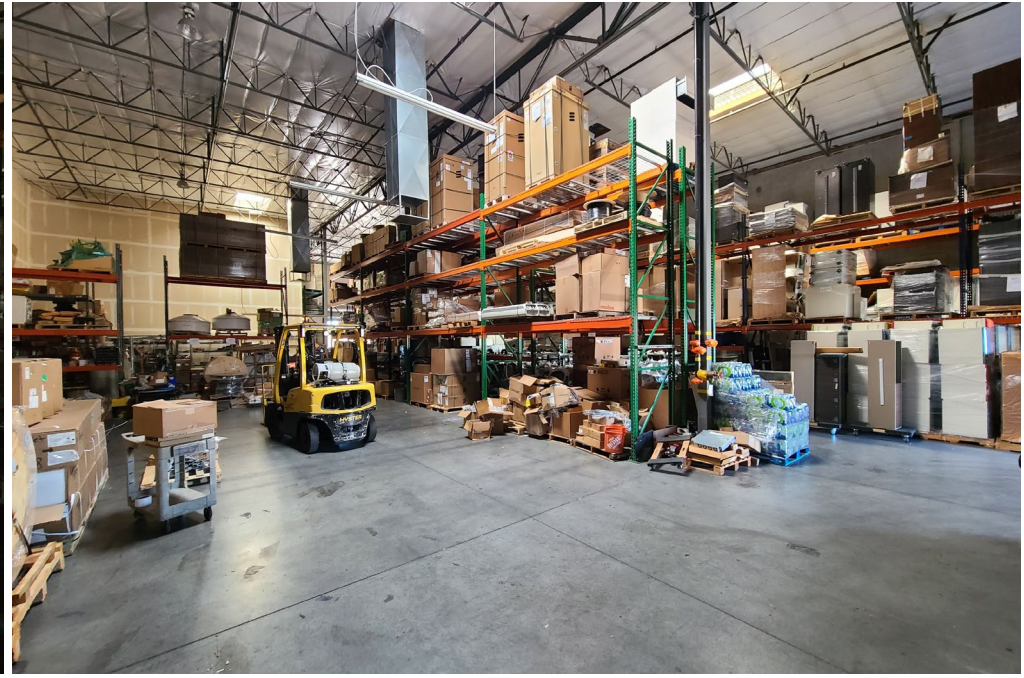
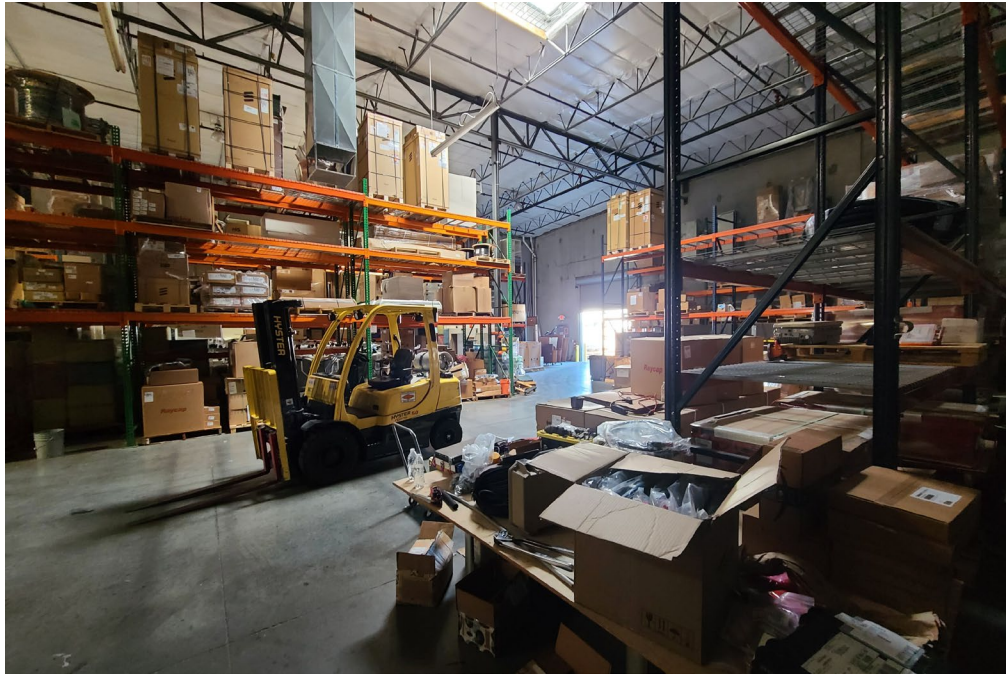
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Interior Warehouse Photos

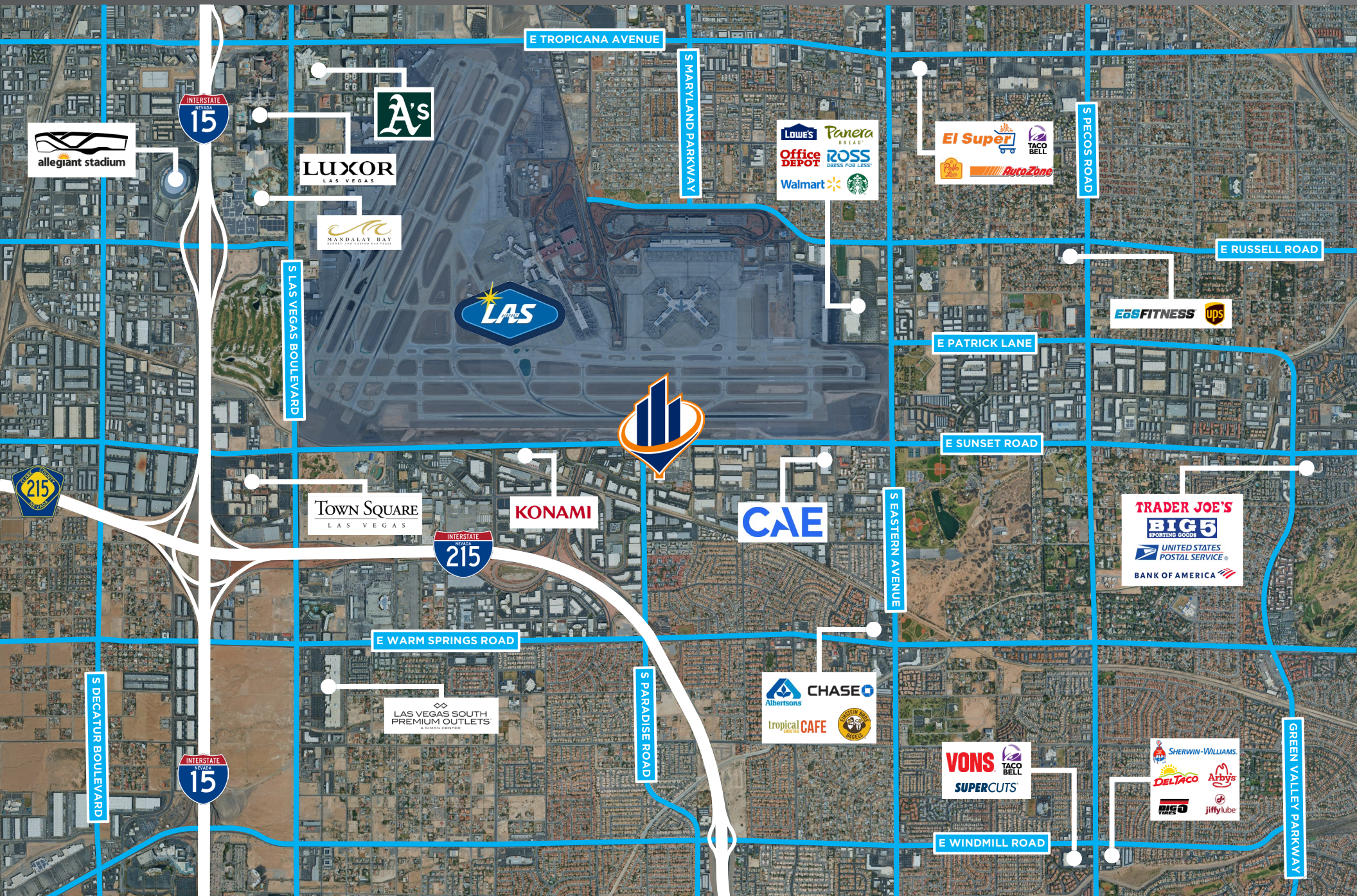
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Location Map

For Lease



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1120 Grier Drive

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