



# FOR LEASE



## SPENCER COMPLEX - INDUSTRIAL/WAREHOUSE

6560 S. Spencer Street  
Las Vegas, NV 89119



warehouse

### HIGHLIGHTS:

- Suite A3-115 For Lease
- ±5,060 SF industrial/warehouse space
- ±500 SF office, ±4,560 SF warehouse
- Electrical: 100 Amps, 120/208V, 277/480V, 3-phase
- Clear Height: 24'
- Zoning: M-D
- Parking ratio: 2/1000
- Features:
  - 1 Grade-level loading 12' x 18'
  - Sprinklers
  - LED lighting
  - 2 swamp coolers
- Lease Rate: \$1.35 PSF NNN
- CAM: \$0.26 PSF



Contact Us  
702.410.6400

**ROBERT PERKINS, CPM**

Broker | Principal

B.0143040.LLC | PM.0164579.BRK



[rp@coppercreekcre.com](mailto:rp@coppercreekcre.com)



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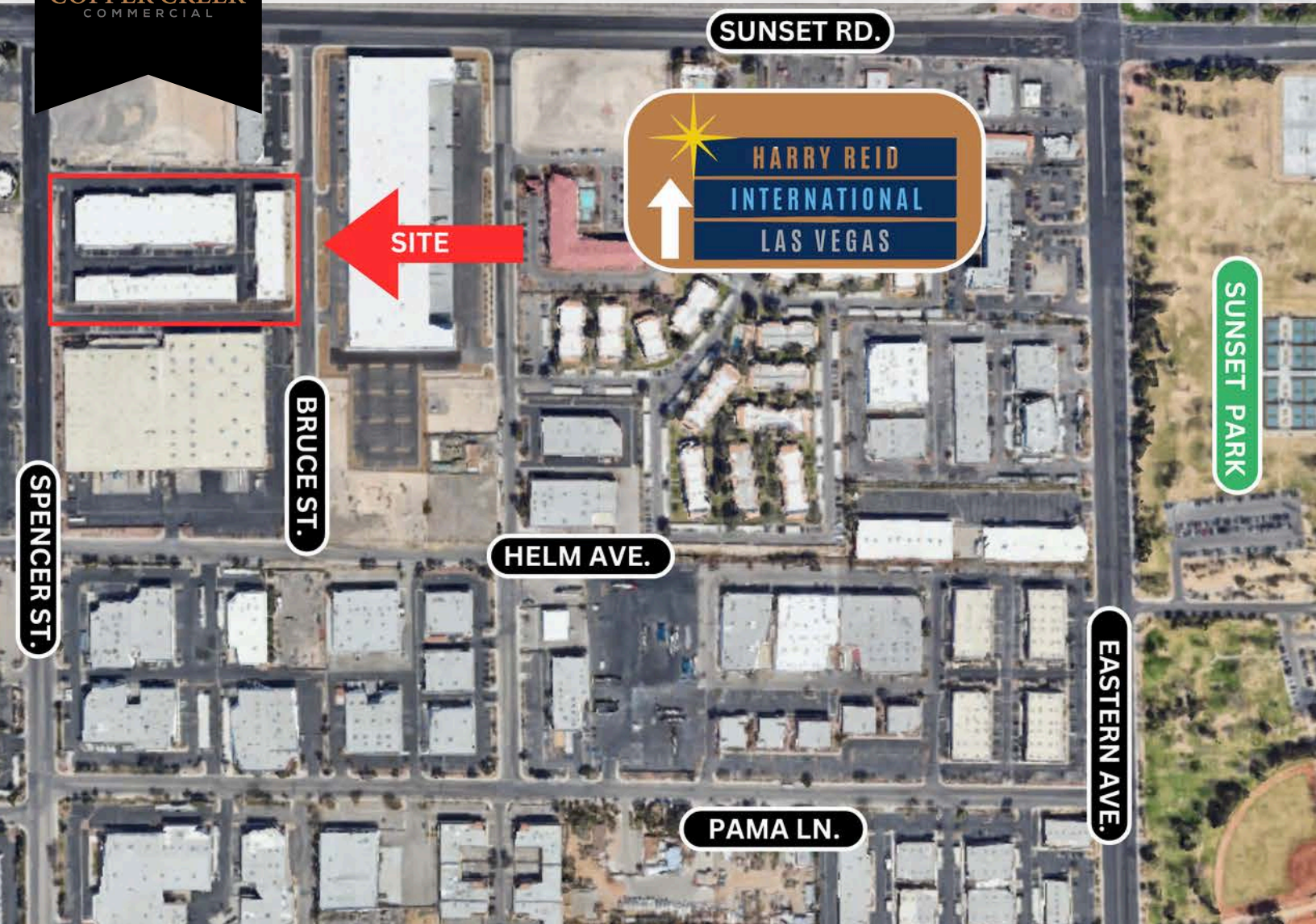


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6560 S. Spencer St is located in the Airport submarket with easy access to I-215, I-15, Harry Reid International Airport, and Las Vegas Blvd.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	7,075	113,679	374,262
<b>HOUSEHOLD INCOME</b>	\$50,560	\$56,716	\$58,234

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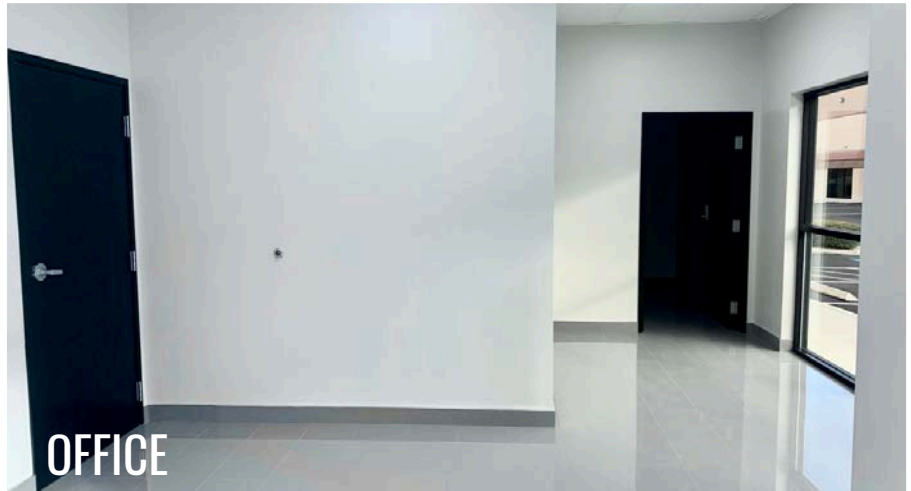
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WAREHOUSE



RESTROOM



OFFICE



Contact Us  
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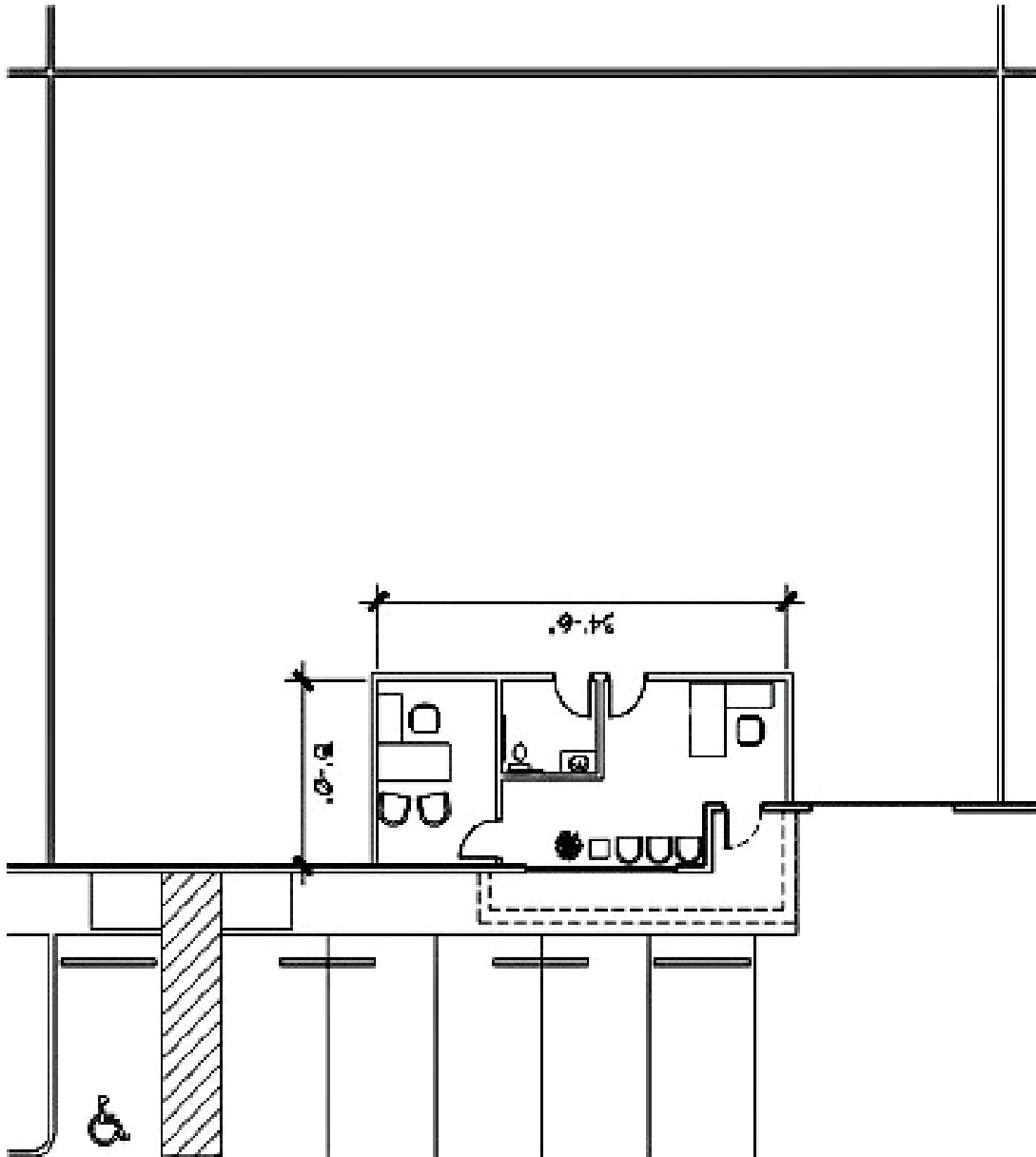
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## FLOOR PLAN



\*Not to Scale - For Marketing Only



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