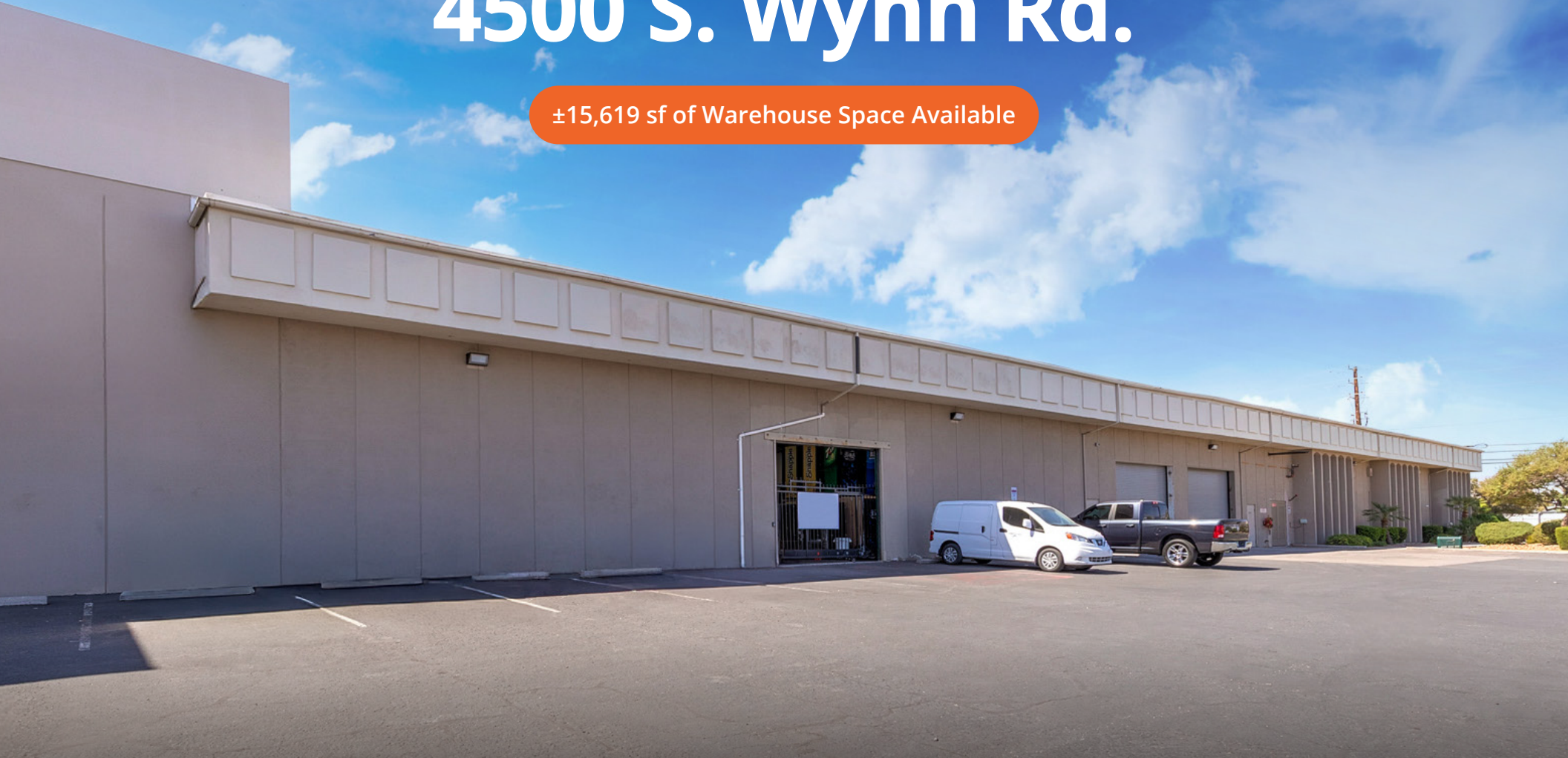


FOR LEASE

4500 S. Wynn Rd.

±15,619 sf of Warehouse Space Available



4500 S. Wynn Rd.
Suite A2
Las Vegas, NV 89103

**AVISON
YOUNG**

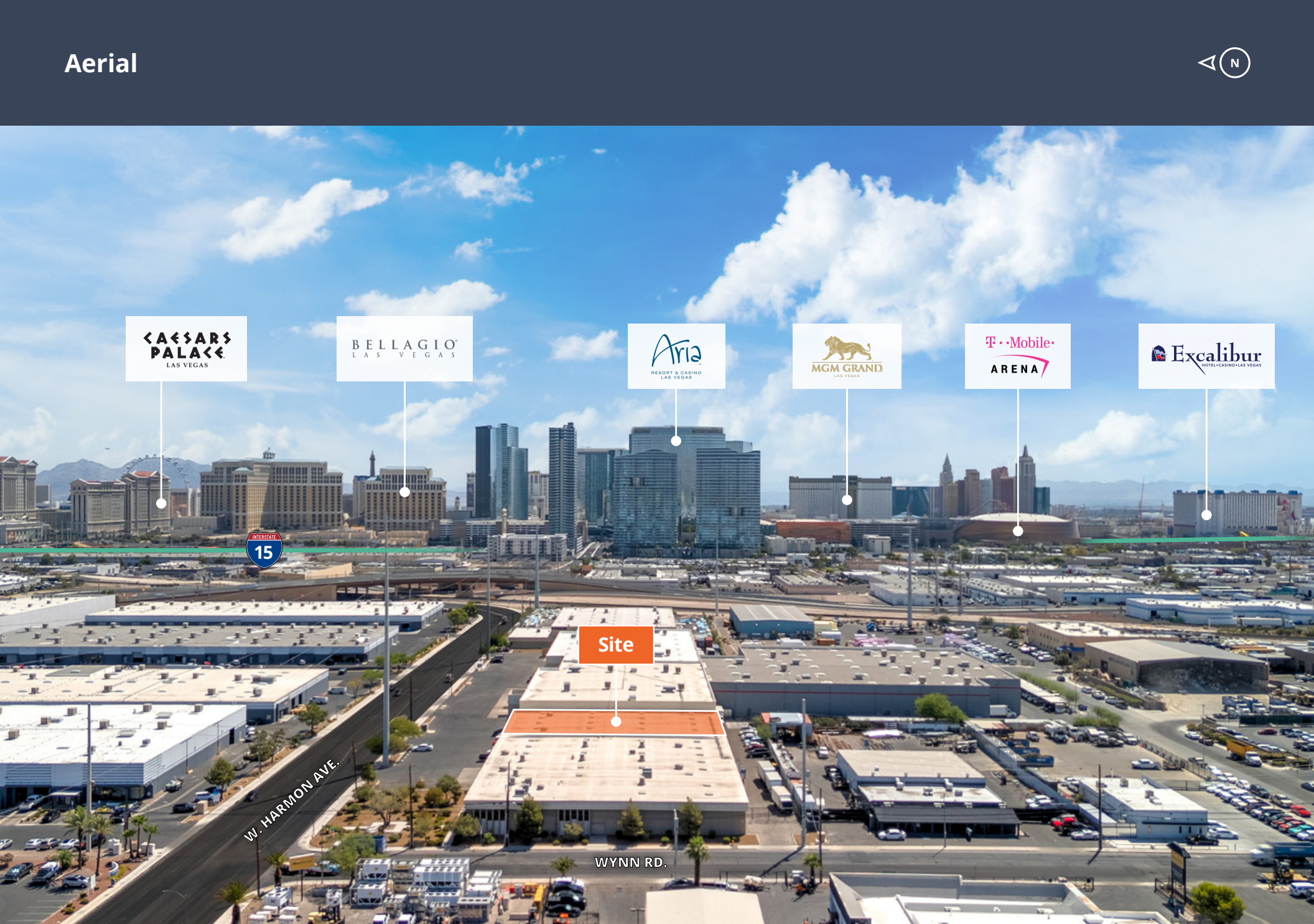


PROPERTY SUMMARY

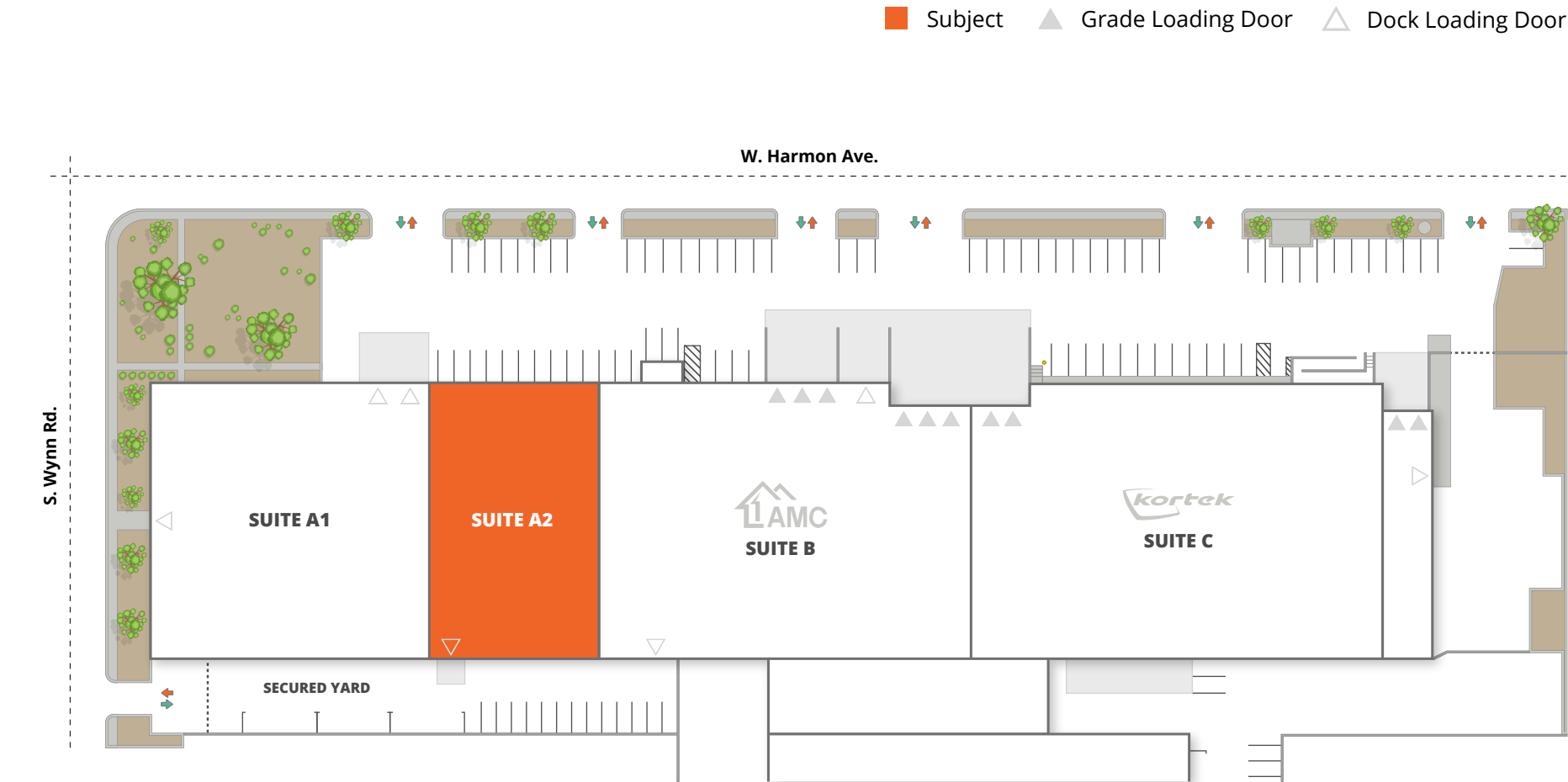
Building Size:	±115,619
Sublease Rate:	\$1.20/sf
Square Footage:	±15,619
CAM Charge:	\$0.15 psf
Column Spacing:	80' free span
Yard:	±11,500 sf secured yard
Grade Doors:	1 (14'x16')
Lighting:	Skylights/LED Lighting
Loading:	Front
Sprinklers:	ESFR
Power:	800 Amps 277/480V
Cooling:	Evaporative
Zoning:	Industrial Light (IL)
Jurisdiction:	Clark County
Columns:	White box with treated columns

Property Highlights:

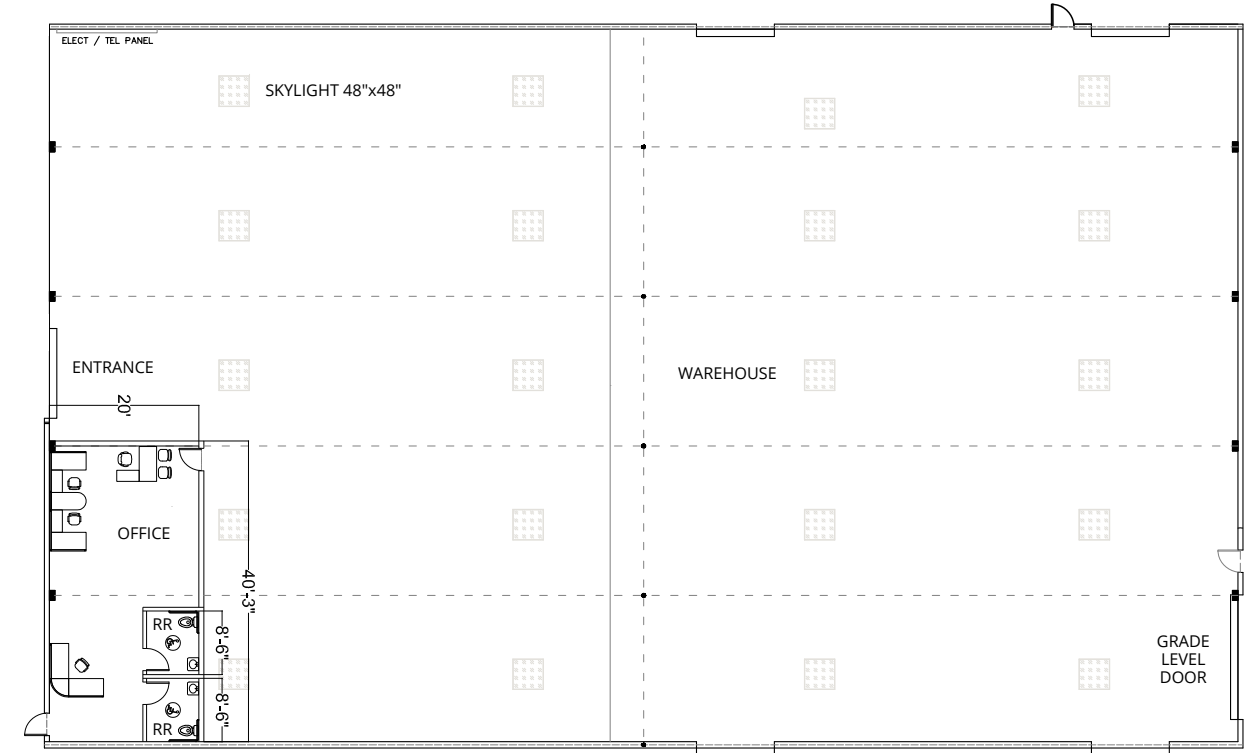
- **Great Owner/User Opportunity:** Ideal for businesses seeking to occupy a large industrial facility in a central Las Vegas location.
- **Short-Term Lease Remaining:** Flexibility for owner-occupants or investors looking to reposition or re-lease the asset.
- **Strong Market Fundamentals:**
 - Net Absorption (2024): 3.2 million SF
 - Vacancy Rate: 9.1%
 - Rent Trends: Asking rates remain stable, supporting continued rent growth in the industrial sector.



Site Plan



Floor Plan - Suite A2



Suite	Square Footage	Office sf	Grade Doors	Clear Height	Column Spacing
Suite A2	±15,158 sf	Build to Suit	1 (14' X 16')	±17' - 20'	±20' - ±80'



POINTS OF CONTACT

Get in touch

If you would like more information on this offering, please get in touch.



Chris Lexis, SIOR

Principal

+1 702 637 7580

chris.lexis@avisonyoung.com



Joe Leavitt, SIOR

Principal

+1 702 637 7577

joe.leavitt@avisonyoung.com



James Griffis, SIOR

Principal

+1 702 637 7718

james.griffis@avisonyoung.com

Visit us online
avisonyoung.com

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10845 Griffith Peak Drive | Suite 100 | Las Vegas, NV 89135 | +1 702 472 7979