



FOR LEASE

5880 Wynn Rd
Las Vegas, NV 89118

**±1,700-6,107 SF
UPGRADED TWO-STORY
INDUSTRIAL FACILITY**

Property Specs

This newly renovated, modern freestanding industrial building offers 6,107 SF of functional space. Featuring grade-level loading and a two-story office, the property also includes secure yard space, providing a versatile setup for various business needs. Strategically located in the highly desirable Southwest Submarket, the property is situated near Allegiant Stadium, with easy access to both I-15 and I-215. Ideal for businesses seeking a well-positioned, upgraded industrial facility.

YEAR BUILT	1984
RENOVATED	2025
APN:	162-31-504-014
ZONING	I-L
CLEAR HEIGHT	±18'
CONSTRUCTION	Masonry Construction
LOADING	Grade Level
POWER	Single-Phase
ADDITIONAL FEATURES	Secure gated yard space



OR TEXT 22411 TO 39200

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SUMMARY



AREA MAP

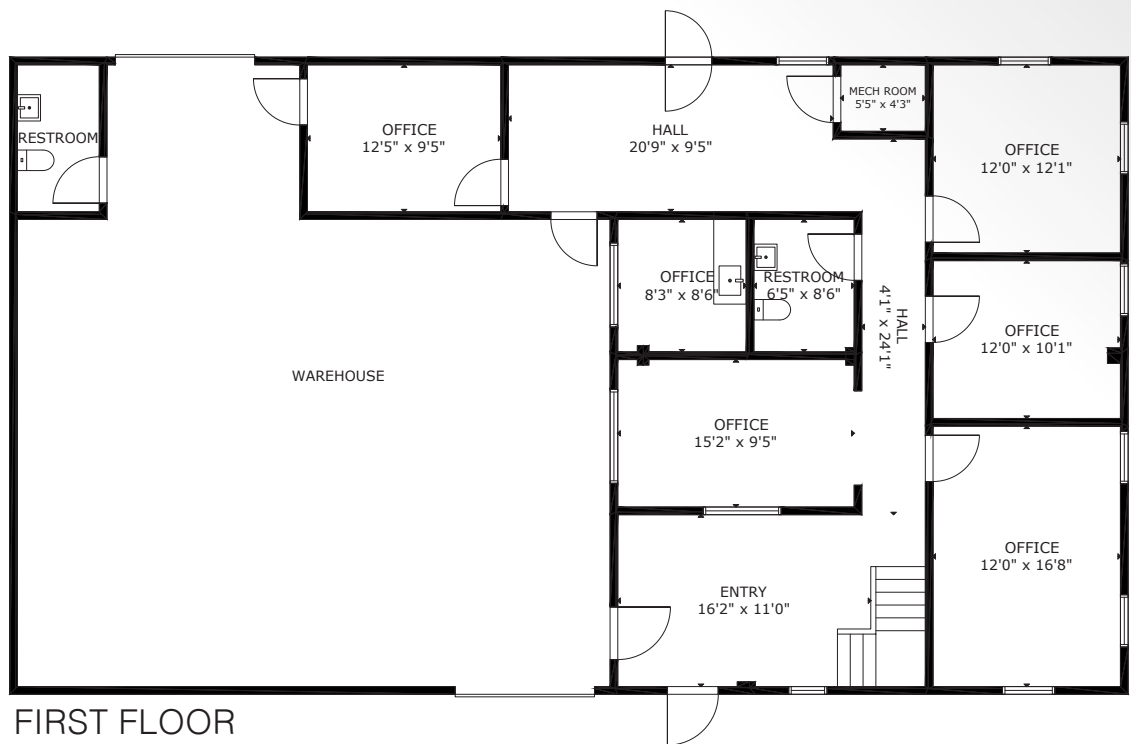
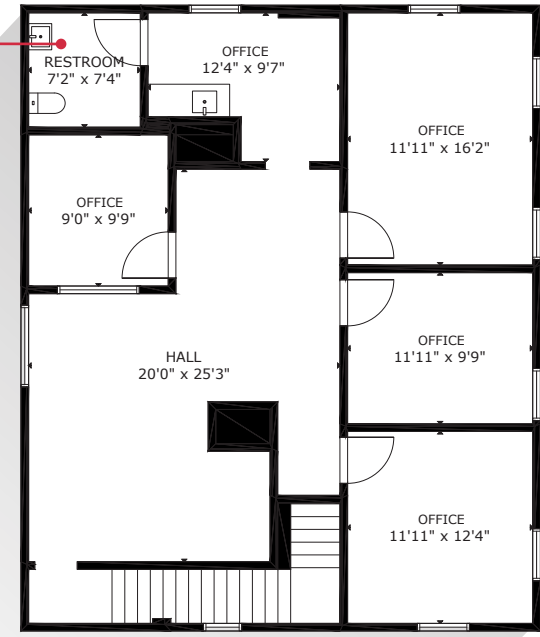
- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

EXISTING FLOOR PLAN

PROPERTY DETAILS	
Address	5880 Wynn Road, Suite A
Total SF	±4,407
Two-Story Office SF	±2,453
First Floor	±1,257
Second Floor	±1,196
Warehouse SF	±3,150
Grade Door	Two (2) 12'x14'
Power	Single Phase Power
Lease Rates	\$1.60/SF NNN
CAM	\$0.20
Total Monthly	\$7,932.60
Additional Features	Secure gated yard space

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SECOND FLOOR



FIRST FLOOR



PHOTOS



PROPERTY DETAILS

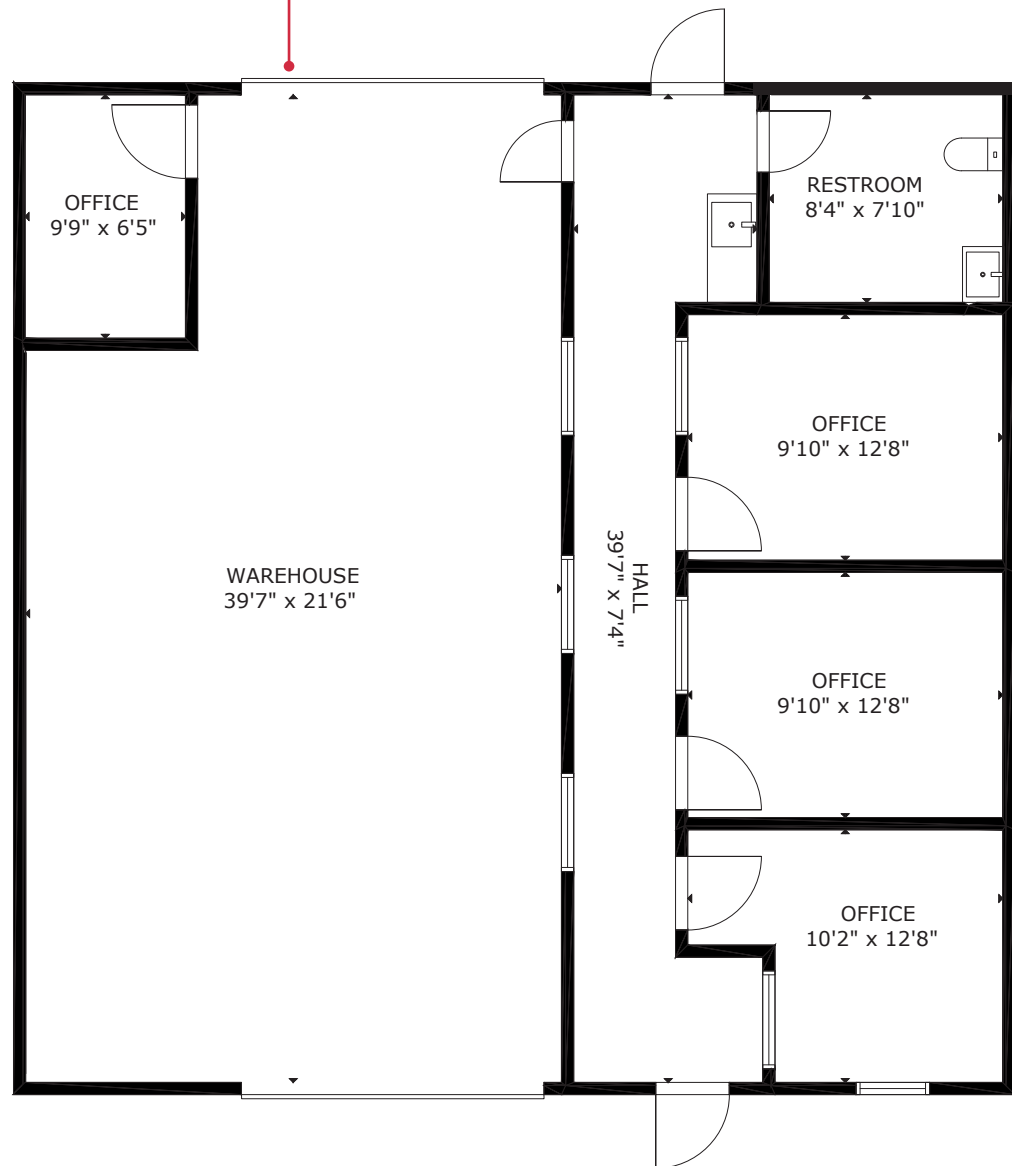
Address	5880 Wynn Road, Suite B
Total SF	±1,700
Office SF	±700
Warehouse SF	±1,000
Grade Door	Two (2) 12'x14'
Power	Single Phase Power
Lease Rates	\$1.70/SF NNN
CAM	\$0.20
Total Monthly	\$3,230.00
Additional Features	Secure gated yard space



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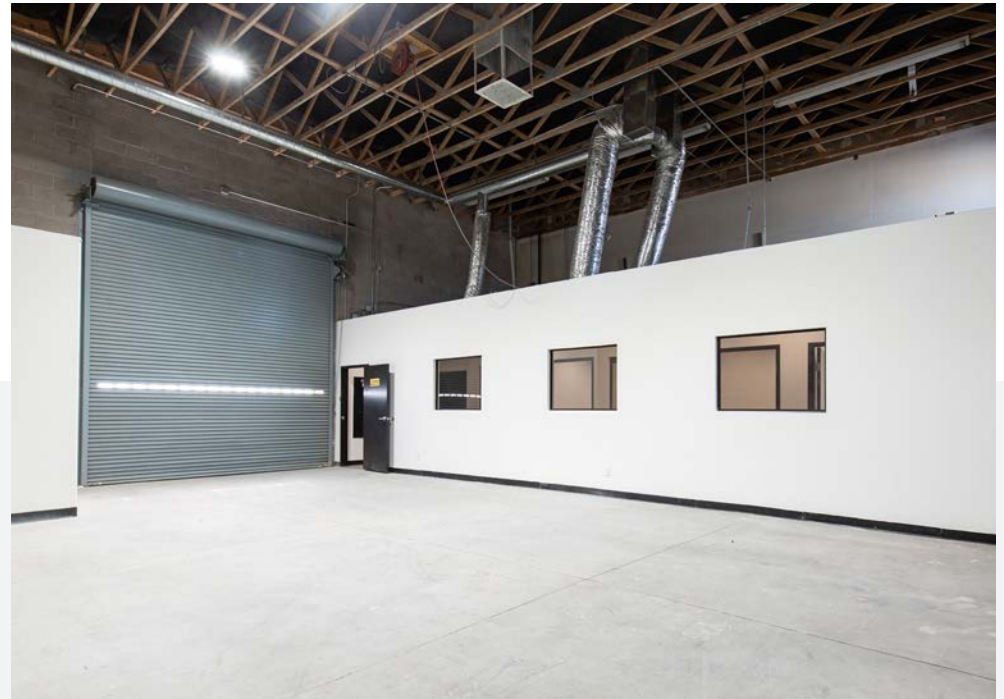
RENDERED

FLOOR PLAN





PHOTOS

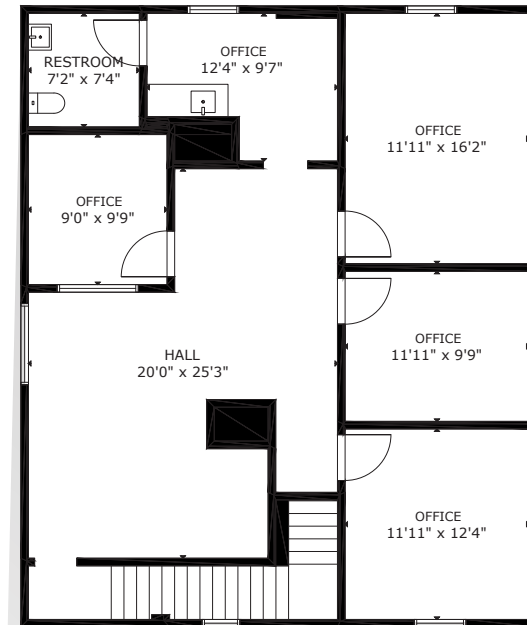


FLOOR PLAN

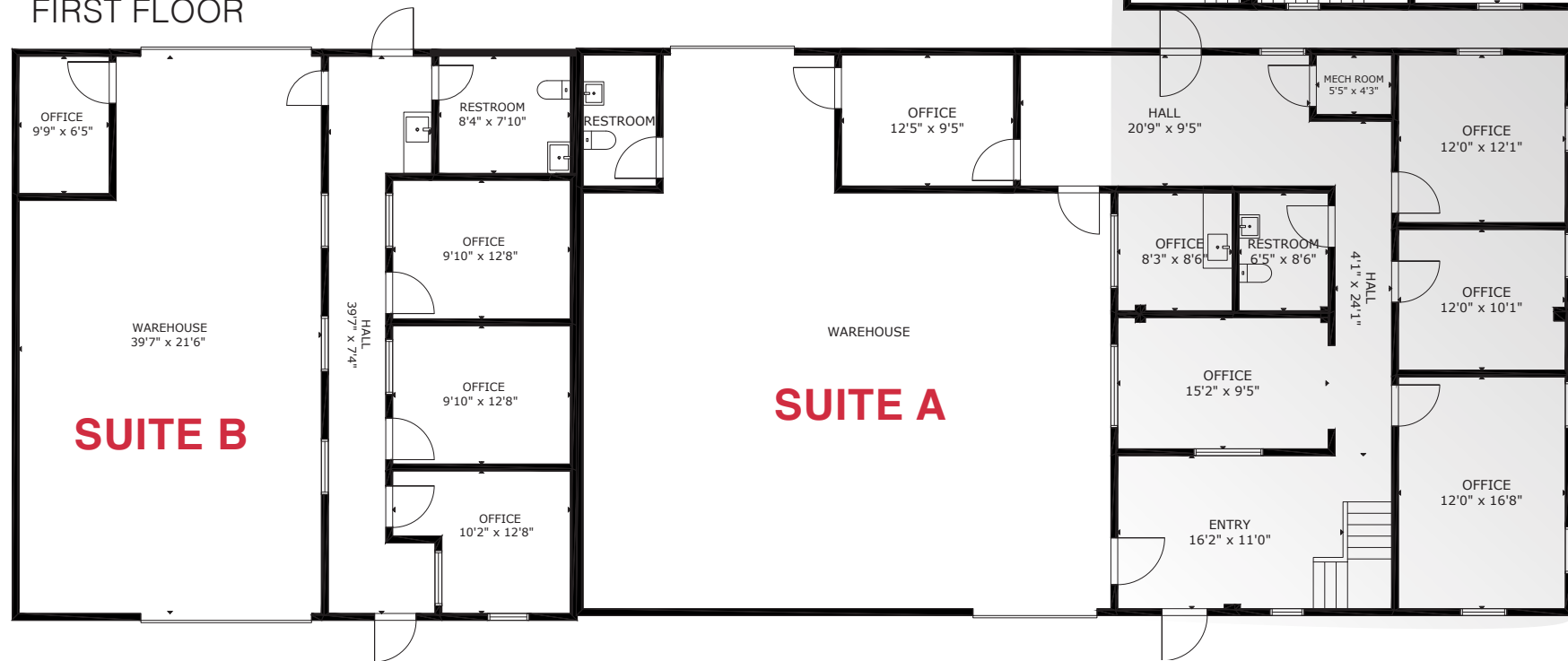
PROPERTY DETAILS

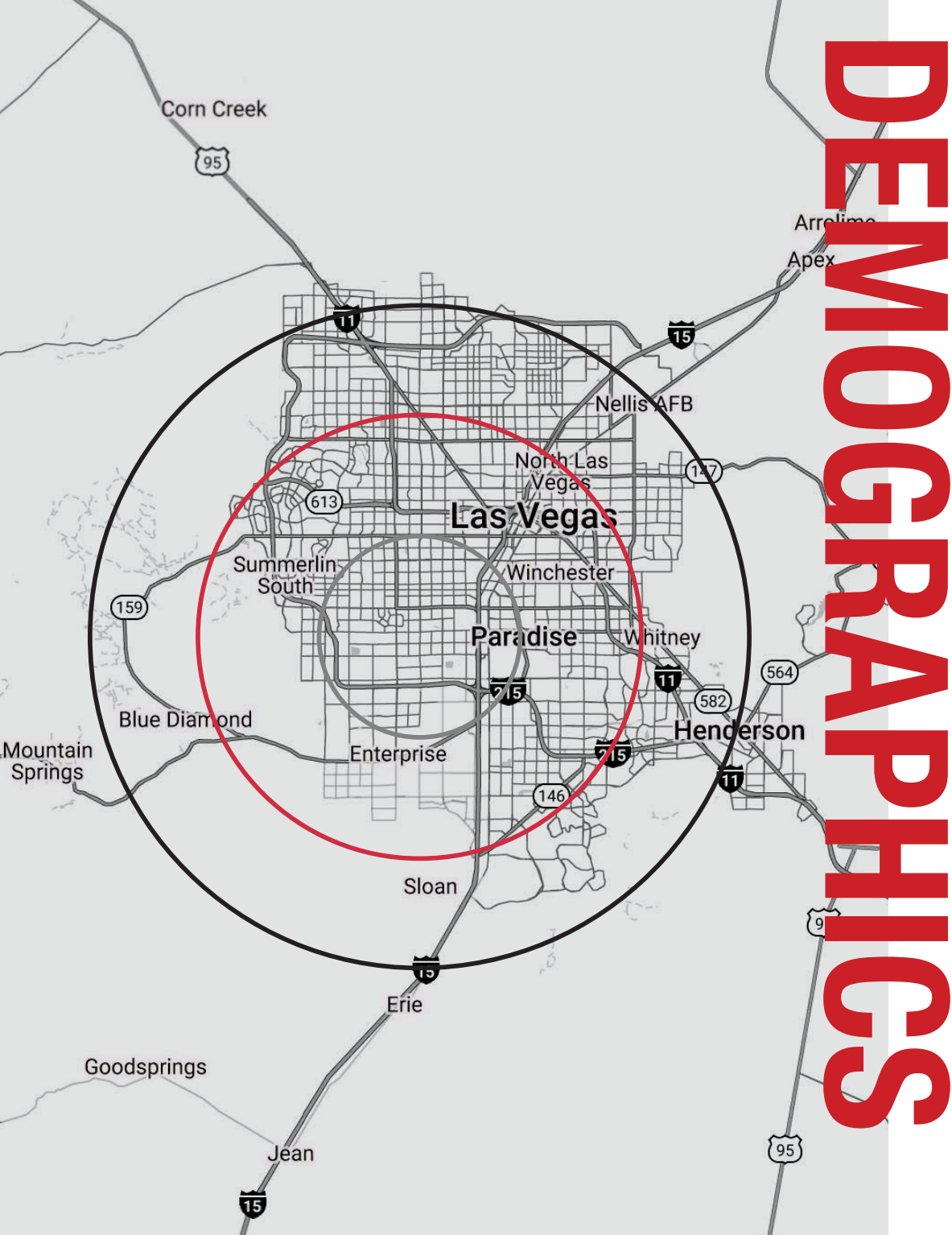
Address	5880 Wynn Road, Suites A+B
Total SF	±6,107
Two-Story Office SF	±3,153
First Floor	±1,957
Second Floor	±1,196
Warehouse SF	±3,150
Grade Door	Four (4) 12'x14'
Power	Single Phase Power
Lease Rates	\$1.50/SF NNN
CAM	\$0.20
Total Monthly	\$10,992.60
Additional Features	Secure gated yard space

SECOND FLOOR



FIRST FLOOR





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	787	91,747	363,843
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	261	39,733	151,692
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$106,992	\$83,312	\$89,870

Traffic Counts

STREET	AADT
W Russell Rd	27,540
S Valley View Blvd	20,600

Cities Nearby

Los Angeles, California	273 miles
Phoenix, Arizona	302 miles
Salt Lake City, Utah	418 miles
San Diego, California	334 miles
Denver, Colorado	75 miles
San Antonio, Texas	1,280 miles

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