

FOR LEASE

±3,600 SF | M-2 Zoning

4545 N Lamb Blvd

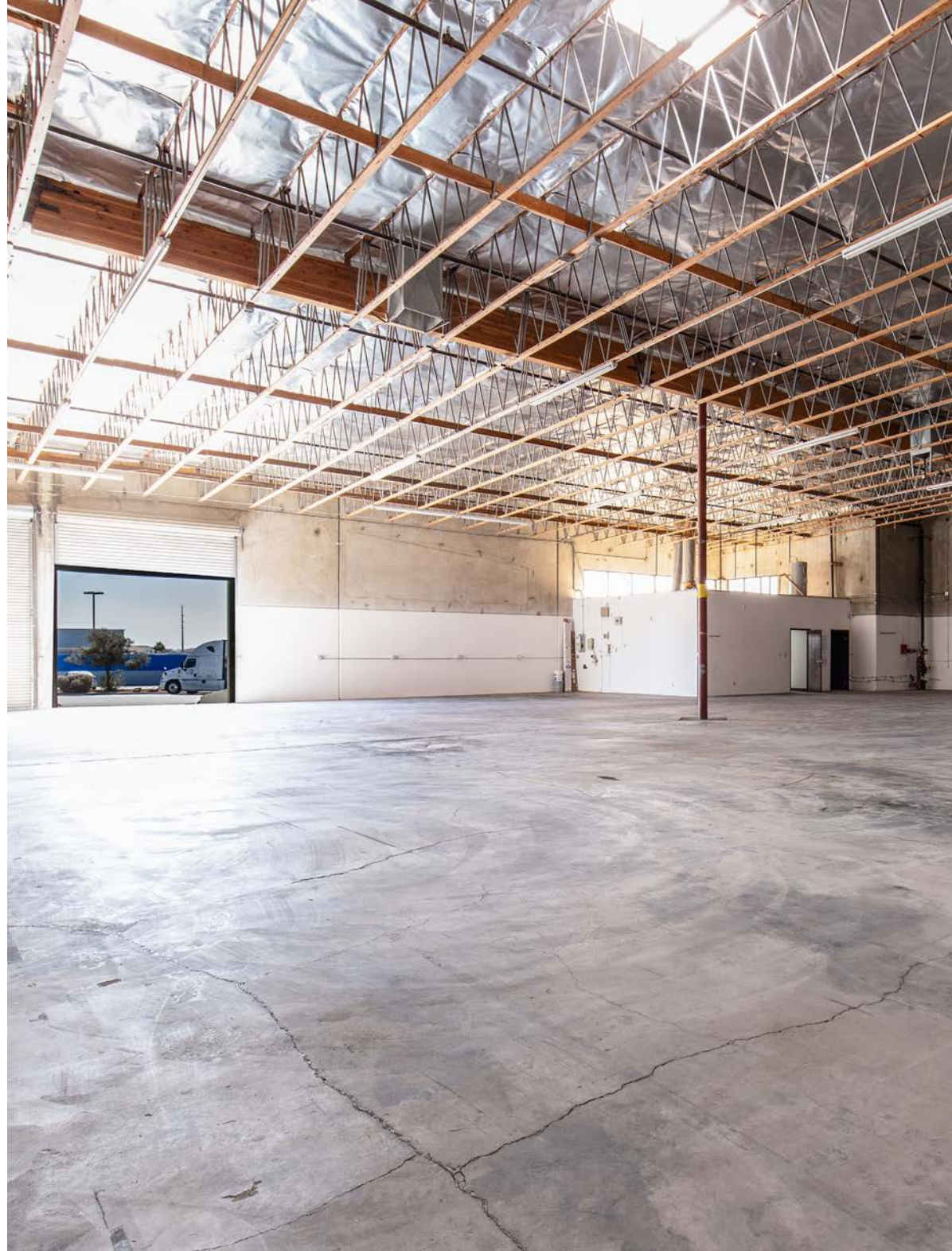
North Las Vegas , NV 89115



Property Overview

LEASE RATE	\$0.90PSF/NNN
CAM	\$0.18/SF
BUILDING SQFT	±3,600
ZONING	M-2 (Heavy Industrial)
TYPE	Industrial

- ±472 SF Office
- Reception, Office, Restroom
- Two (2) Dock High Doors (10 x 14)
- Two (2) Grade Level Doors (12 x 14)
- 21' Clear Height
- 200Amps, Single-Phase Power
- HVAC (EVAP) Maintenance Included in CAMs



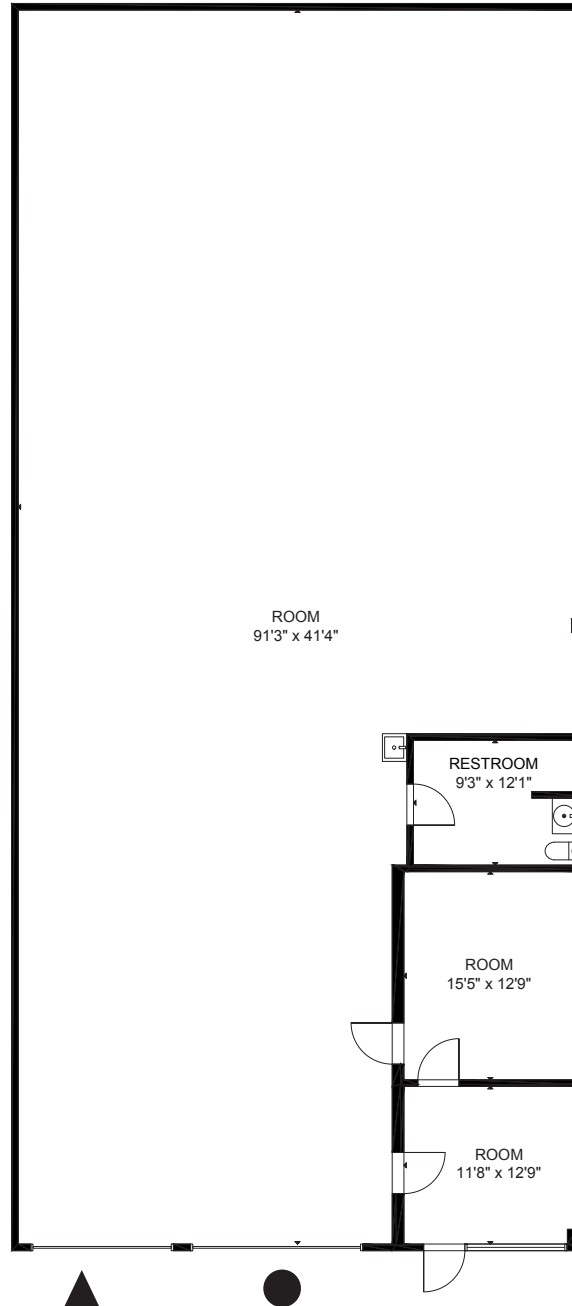
FOR MORE INFORMATION



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OR TEXT 21647 TO 39200

Floor Plan - Suite E



Property Details

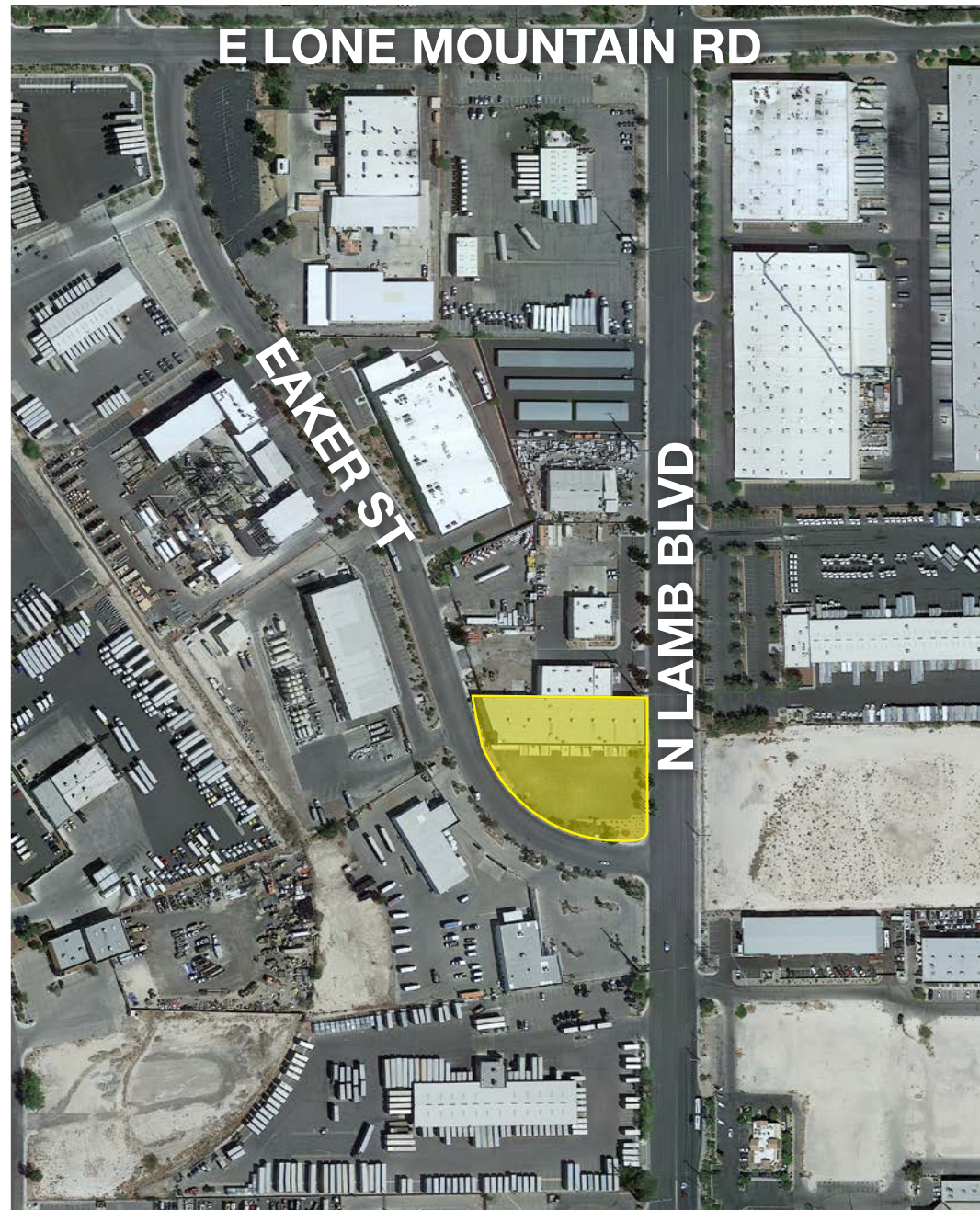
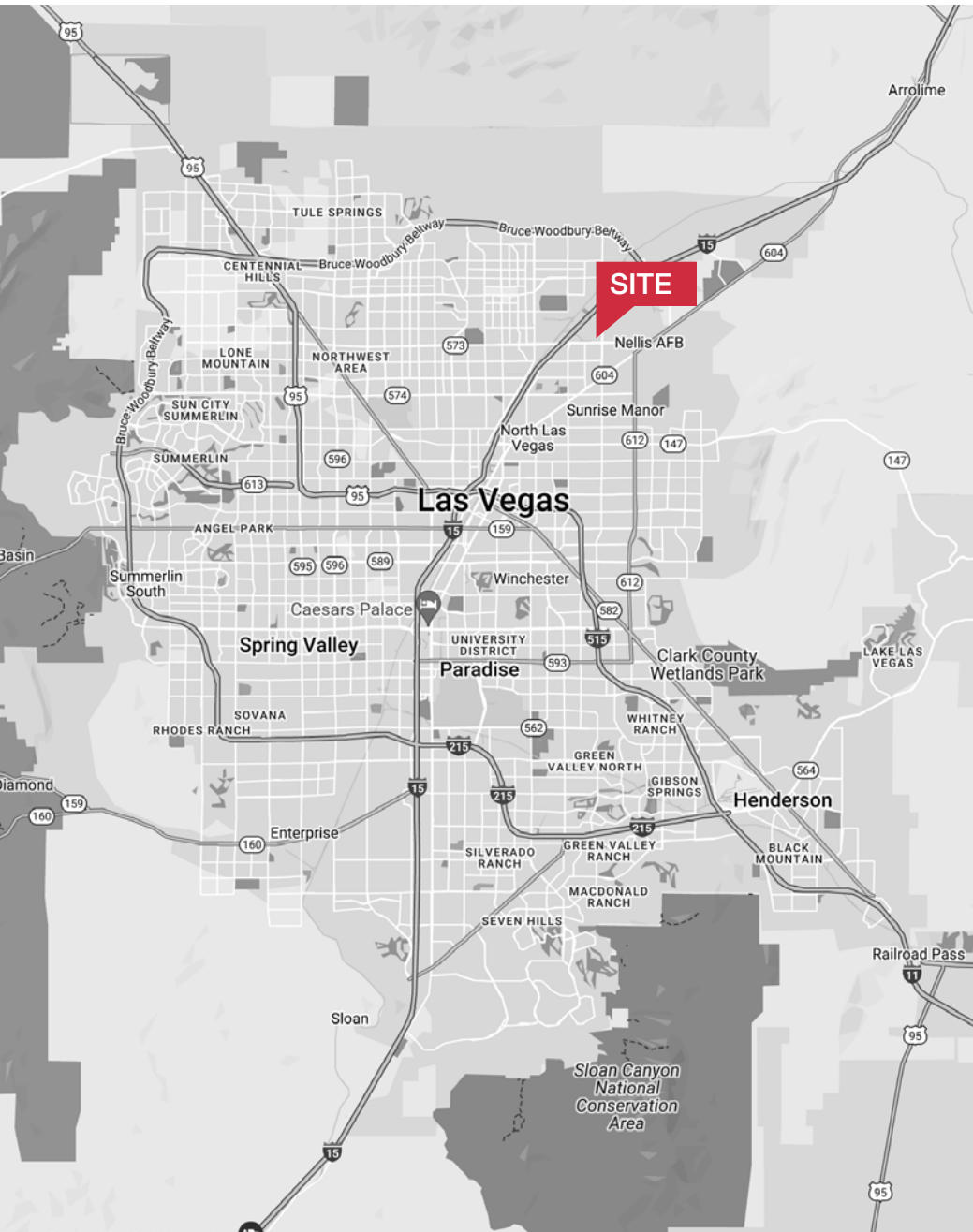
Address	4545 N Lamb Blvd, Suite E
Total Monthly	\$3,888.00
Total SF	±3,600
Dock High Door	(1) One ±10' X 14'
Grade Door	(1) One ±12' X 14'
Clear Height	21'
Power	200 Amp, Single Phase Power



SUITE E



Area Map



Area Map

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





Distance to Major Cities

Salt Lake City, Utah	302 miles
Las Vegas, Nevada	120 miles
Los Angeles, California	387 miles
San Diego, California	449 miles
Denver, Colorado	630 miles
Phoenix, Arizona	419 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel and NAI Vegas are known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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**VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>



6064 South Durango Drive,
Las Vegas, NV 89113
702.383.3383 | naivegas.com

Bryan Houser

LIC#S.00388030
702.277.9207
bhouser@naivegas.com

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