

# SUBLEASE

## INDUSTRIAL WITH YARD

 6767 Spencer St. Las Vegas, Nevada

**exp**<sup>®</sup>  
COMMERCIAL



**LISTED BY:**

**DANA BERGGREN**

NV LIC B.55006.LLC



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(702) 326-3535



10845 Griffith Peak Dr. #2,  
Las Vegas, NV 89135

**Centrally-located corporate headquarters with abundant office space, warehouse and gated yard**

**Sublease through 10/31/2026**

The information contained herein is obtained from sources deemed reliable. Broker makes no warranty or representation as to the accuracy of this presentation and recipient acknowledges this presentation is subject to change. Buyers and tenants shall conduct their own due diligence.

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### PROPERTY HIGHLIGHTS:

Building Size: +/- 24,281  
Office: +/- 16,000 SF  
Warehouse: +/- 8,000 SF  
Yard: +/- 12,000 SF  
Lot size: +/- 1.03 acres  
Zoning: M-D  
Year Built: 2003  
APN: 177-02-214-002

Lease Rate: \$1.45 psf NNN

High-image corporate office headquarters with +/- 16,000 SF two-story office space with elevator service.

1st Floor: 9 offices, large conference room, open bullpen area.

2nd Floor: 8 offices, large conference room, open bullpen area

+/- 8,000 SF warehouse with 24' clear height

+/- 12,000 SF yard with electronic gate



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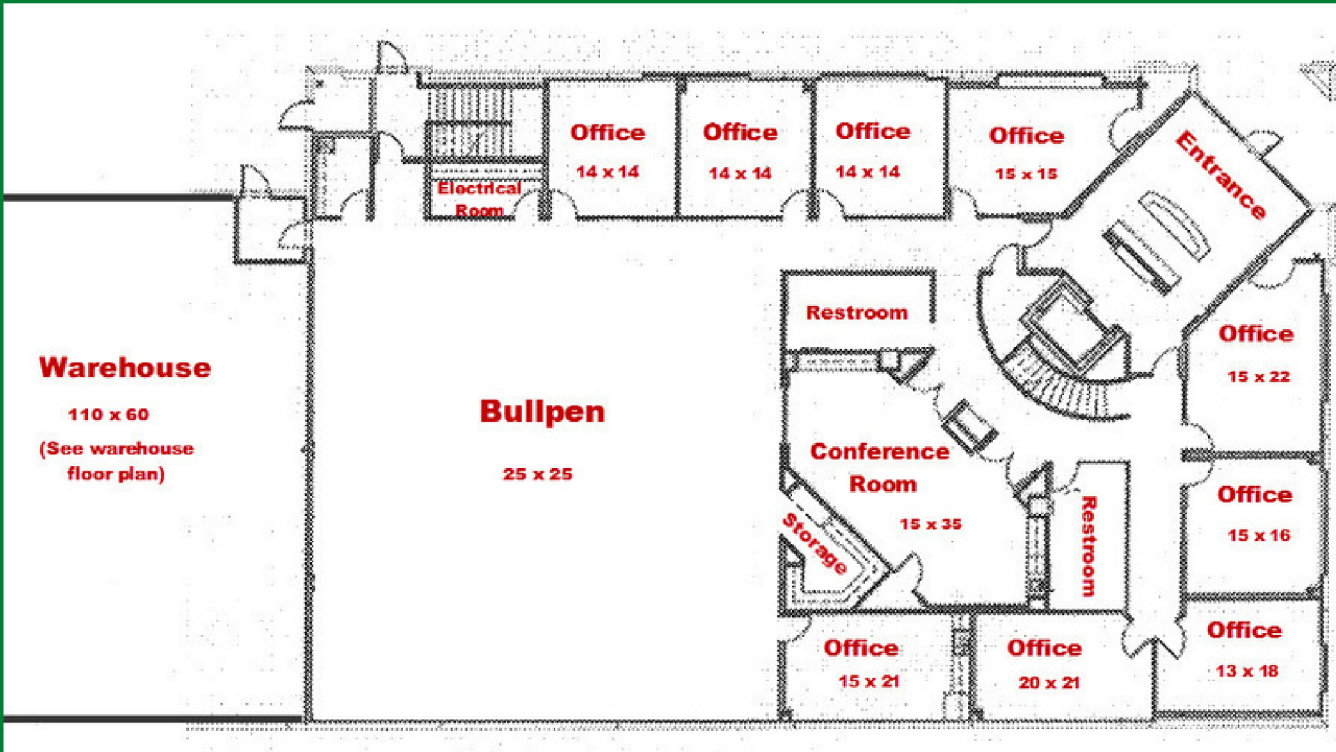
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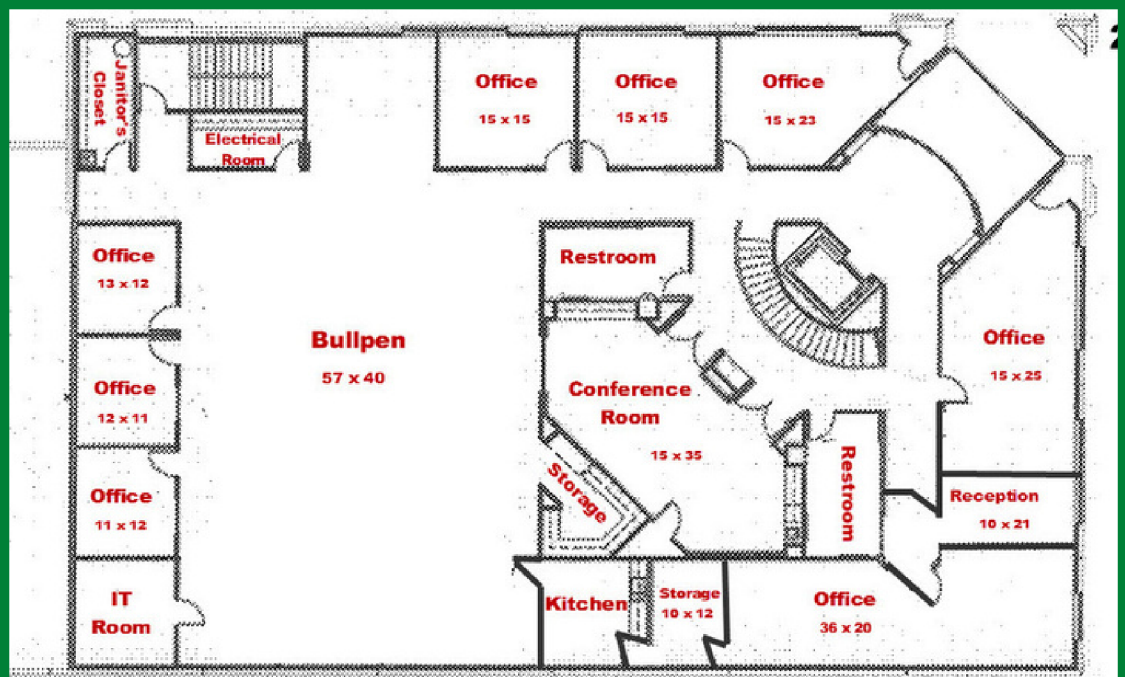


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### 1st Floor



### 2nd Floor



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### Drive Times and Distances

AIRPORT	DRIVE	DISTANCE
McCarran International Airport	9 min	4.1 mi
Henderson Airport	15 min	7.6 mi
North Las Vegas Airport	23 min	14.8 mi
FREIGHT PORTS	DRIVE	DISTANCE
Part of Long Beach	313 min	278.3 mi

### Demographics

	1 MILE	3 MILE	5 MILE
2023 Total Population	9,016	110,293	372,883
2028 Population	8,955	110,494	378,894
Pop Growth 2023-2028	(0.68%)	+ 0.18%	+ 1.61%
Average Age	39	40	40
2023 Total Households	3,748	44,182	154,840
HH Growth 2023-2028	(0.83%)	+ 0.05%	+ 1.99%
Median Household Inc	\$59,025	\$64,488	\$66,341
Avg Household Size	2.40	2.50	2.40
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$293,484	\$359,084	\$331,443
Median Year Built	1994	1990	1994

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