

DECATUR BELL COMMERCE CENTER

5010-5030 S.
DECATUR BLVD
LAS VEGAS, NV
89118

FOR LEASE

±2,254-±7,972 SF
Flex Space Available

IMPROVEMENTS
UNDERWAY!

CBRE



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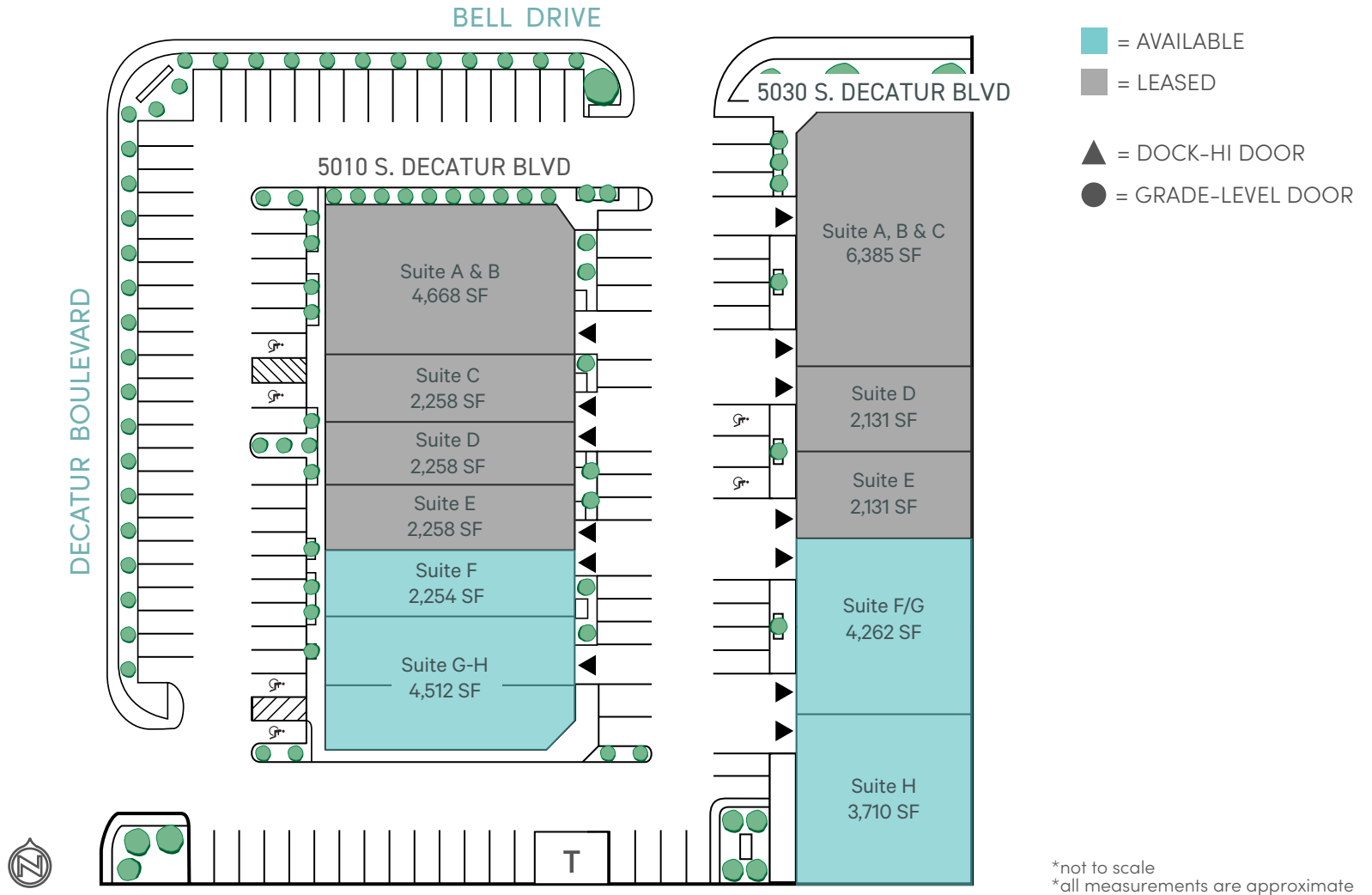
Offering office/warehouse/showroom space with frontage on Decatur Boulevard, Decatur Bell Commerce Center is located in the Southwest submarket, just South of the intersection at Decatur and Tropicana. The central location provides excellent access to the Strip, the I-15 via Tropicana and the I-215 Interchange and is surrounded by ample retail and service amenities. Frontage units provide excellent visibility on Decatur Boulevard, which has an Annual Average Daily Traffic Count of 23,500 vehicles. The Property features include grade level loading, HVAC office space and flexible floor plans. Ownership is pleasant to work with and eager to lease the space.

PROPERTY HIGHLIGHTS

- ±36,827 SF project on ±2.21 Acres
- Improvements In Progress!!
- ±289' of frontage on Decatur Blvd
- 120/208, 3-phase power
- 16' minimum Clear Height
- Evaporative-Cooled Warehouse Space
- Fluorescent warehouse lighting
- Some units fully HVAC!
- Skylights
- IL - Industrial Light Zoning (Clark County)
- 12'x12' Grade-Level Roll-Up Doors
- Fire Sprinkler System
- Parking Ratio 2.74/1000 SF
- Built in 1998
- Natural Gas
- APN: 162-30-104-001



SITE PLAN



*not to scale
*all measurements are approximate

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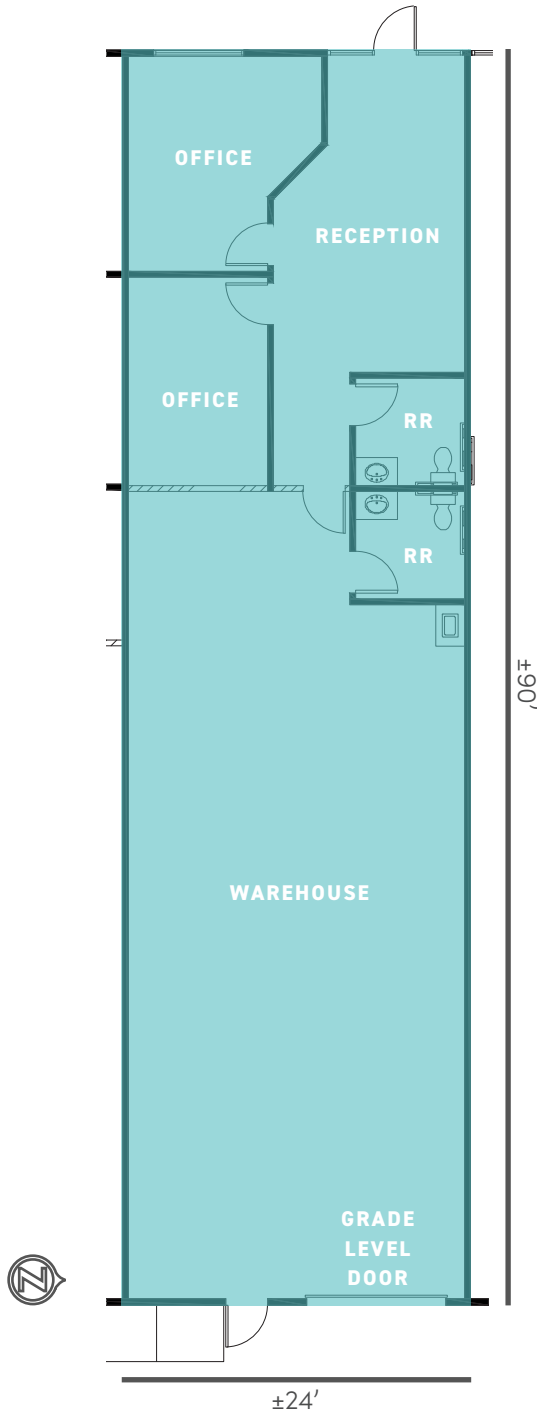
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5010 S. DECATUR BOULEVARD SUITE F - ±2,254 SF

SUITE HIGHLIGHTS

- ±737 SF HVAC Office
- ±1,517 SF Evaporative-Cooled Warehouse Space
- Reception Area
- Two (2) Private Offices
- Two (2) Restrooms
- One (1) Grade Level Roll-Up Door
- Renovations in progress!



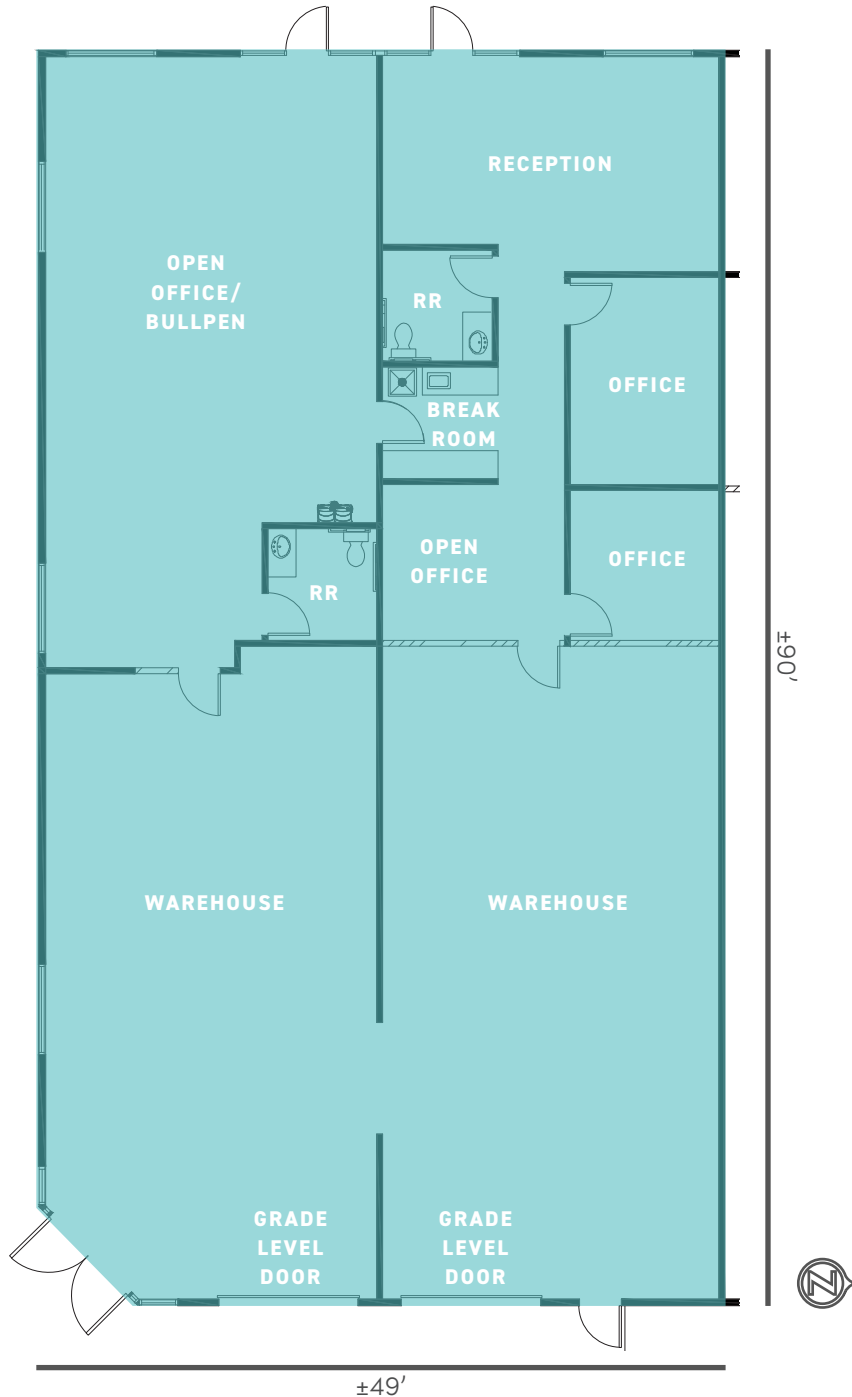
LEASE RATE : \$1.70/SF (NNN)

2024 CAM ESTIMATE : \$0.335/SF

(*INCLUDES HVAC MAINTENANCE & TRASH REMOVAL)

TOTAL MONTHLY : \$4,586.89/MO

AVAILABILITY : OCTOBER 2024



5010 S. DECATUR BOULEVARD SUITE G/H - ±4,512 SF

SUITE HIGHLIGHTS

- ±1,959 SF HVAC Office
- ±2,553 SF Evaporative Cooled Warehouse Space
- Reception Area
- Open Office/Bullpen
- Two (2) Private Offices
- Two (2) Restrooms
- Kitchenette in Suite G
- Two (2) Grade Level Roll-Up Doors
- Renovations in progress!

LEASE RATE : \$1.65/SF (NNN)

2024 CAM ESTIMATE : \$0.335/SF

(*INCLUDES HVAC MAINTENANCE & TRASH REMOVAL)

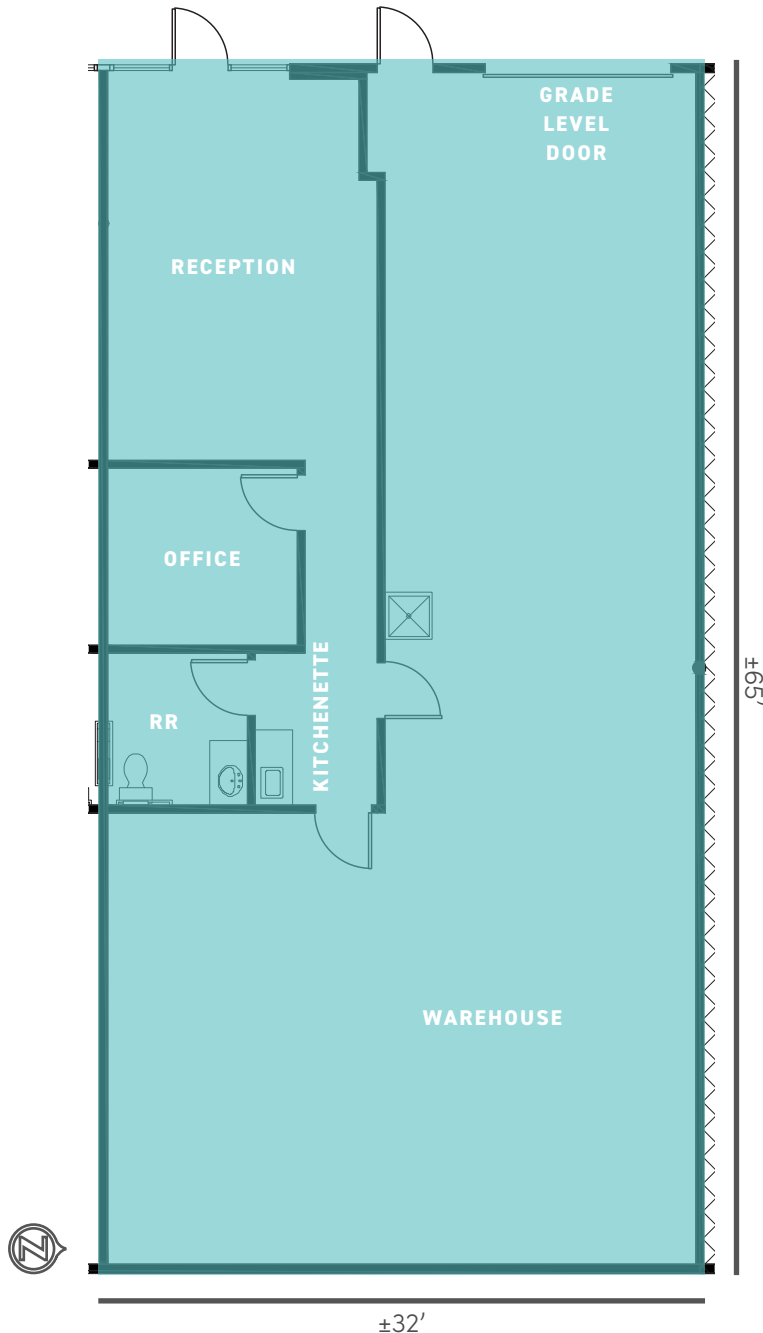
TOTAL MONTHLY : \$8,956.32/MO

AVAILABILITY : OCTOBER 2024

5030 S. DECATUR BOULEVARD SUITE F - ±2,131 SF

SUITE HIGHLIGHTS

- ±510 SF HVAC Office
- ±1,621 SF Evaporative-Cooled Warehouse Space
- Reception Area
- One (1) Private Office
- Kitchenette
- One (1) Restroom
- One (1) Grade Level Roll-Up Door
- Renovations in progress!



LEASE RATE : \$1.60/SF (NNN)

2024 CAM ESTIMATE : \$0.335/SF

(*INCLUDES HVAC MAINTENANCE & TRASH REMOVAL)

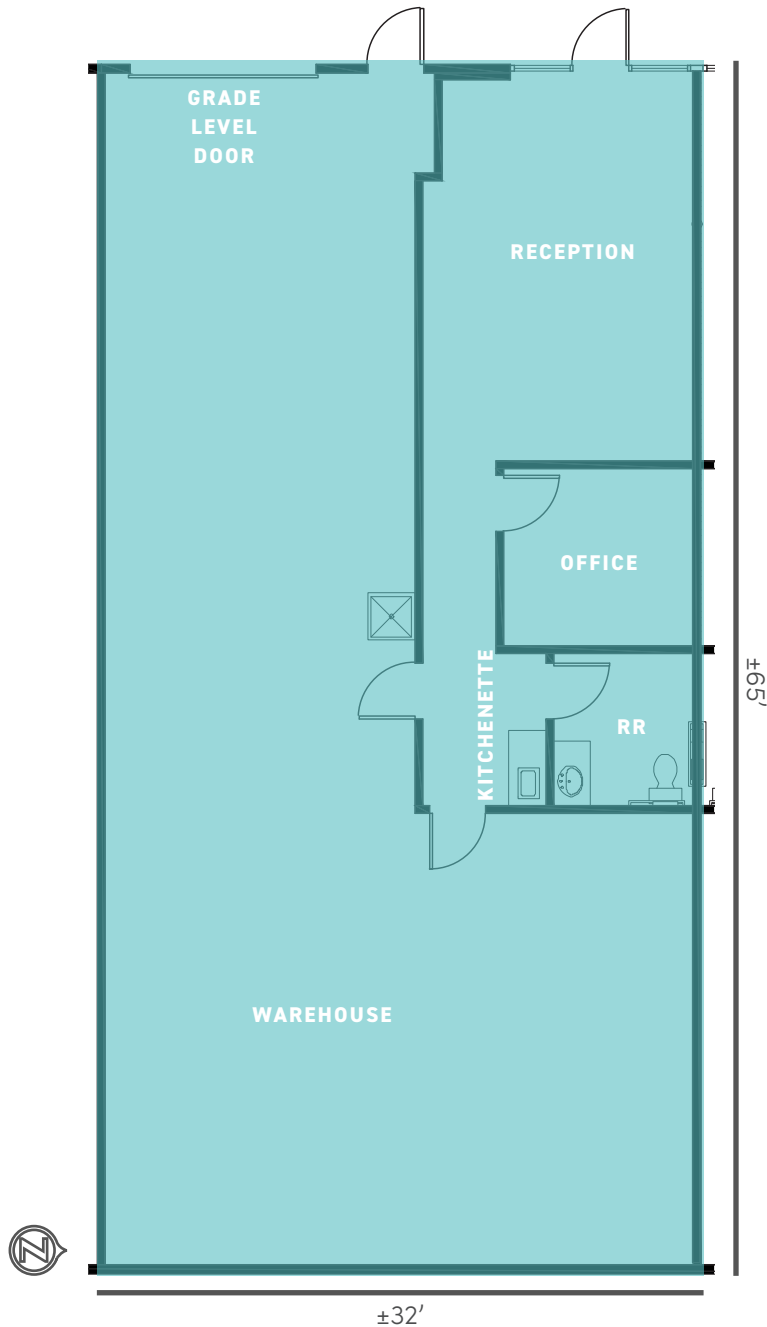
TOTAL MONTHLY : \$4,123.49/MO

AVAILABILITY : OCTOBER 2024

5030 S. DECATUR BOULEVARD SUITE G - ±2,131 SF

SUITE HIGHLIGHTS

- ±510 SF HVAC Office
- ±1,621 SF Evaporative-Cooled Warehouse Space
- Reception Area
- One (1) Private Office
- Kitchenette
- One (1) Restroom
- One (1) Grade Level Roll-Up Door
- Renovations in progress!



LEASE RATE : \$1.60/SF (NNN)

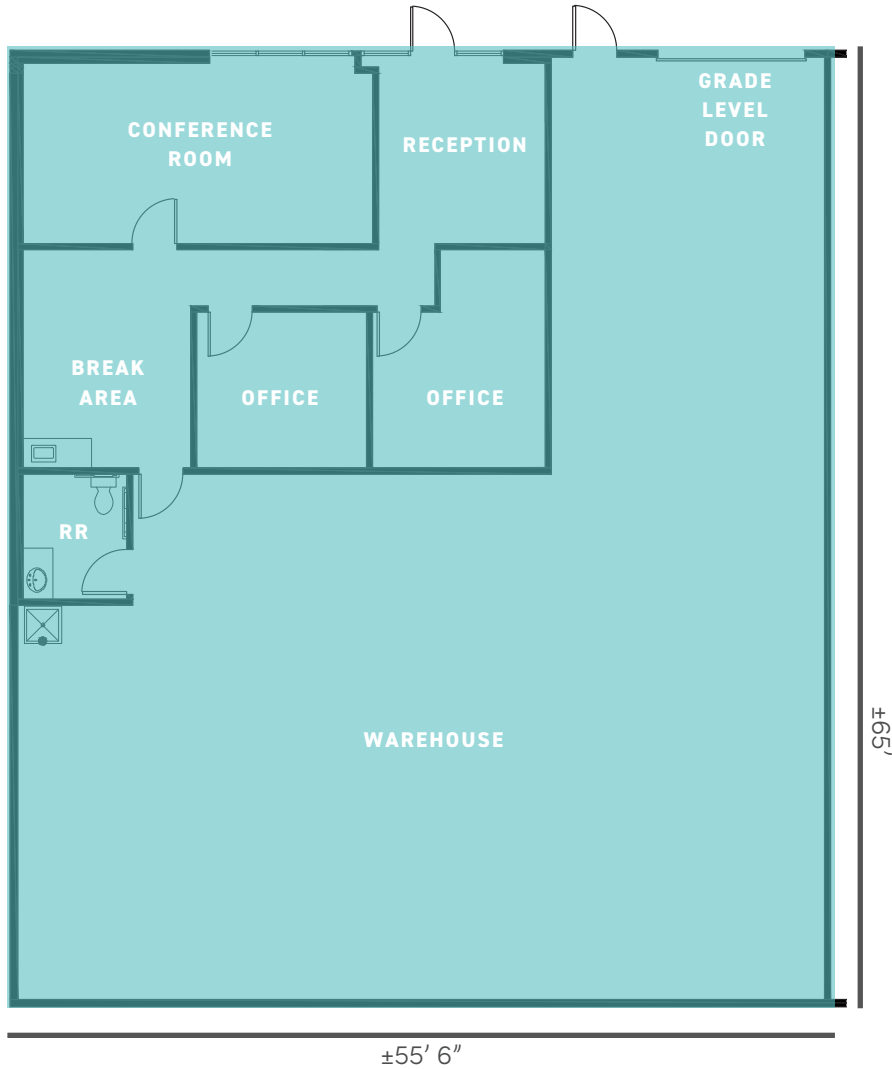
2024 CAM ESTIMATE : \$0.335/SF

(*INCLUDES HVAC MAINTENANCE & TRASH REMOVAL)

TOTAL MONTHLY : \$4,123.49/MO

AVAILABILITY : OCTOBER 2024

5030 S. DECATUR BOULEVARD SUITE H - ±3,710 SF



SUITE HIGHLIGHTS

- ±949 SF HVAC Office
- ±2,761 SF Evaporative-Cooled Warehouse Space
- Reception Area
- Two (2) Private Offices
- Conference Room
- Break Area
- One (1) Restroom
- One (1) Grade Level Roll-Up Door
- Renovations in progress!

LEASE RATE : \$1.60/SF (NNN)

2024 CAM ESTIMATE : \$0.335/SF

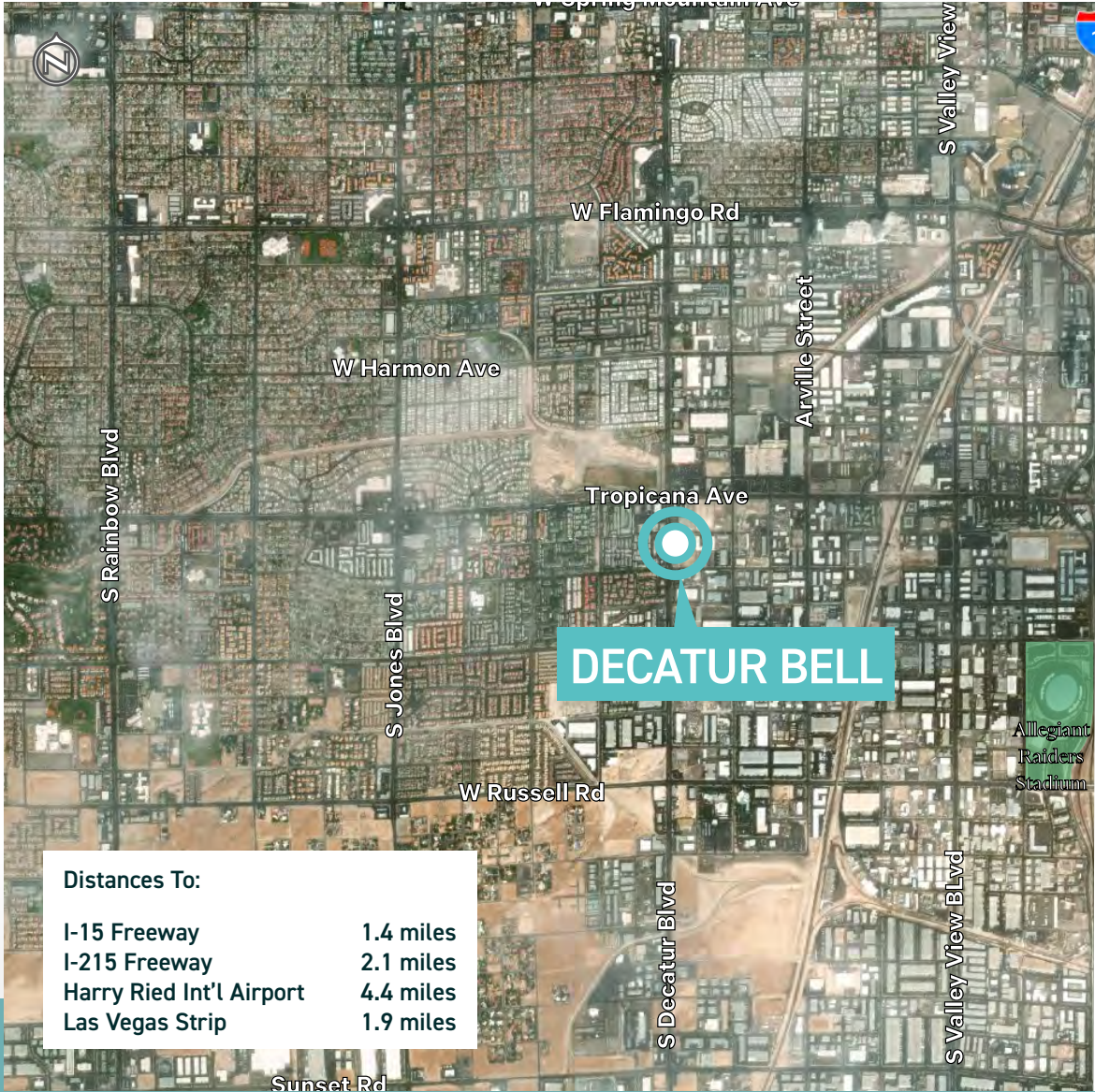
(*INCLUDES HVAC MAINTENANCE & TRASH REMOVAL)

TOTAL MONTHLY : \$7,178.85/MO

AVAILABILITY : OCTOBER 2024



AERIAL MAP



Distances To:	
I-15 Freeway	1.4 miles
I-215 Freeway	2.1 miles
Harry Ried Int'l Airport	4.4 miles
Las Vegas Strip	1.9 miles

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