



4275 West Bell Drive, Las Vegas, NV 89118 | For Lease

## ±1,800 & ±2,800 SF Office/Warehouse Suites

**Brian Riffel, SIOR**

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Accelerating success.

# ±1,800 & ±2,800 SF Office/Warehouse Suites

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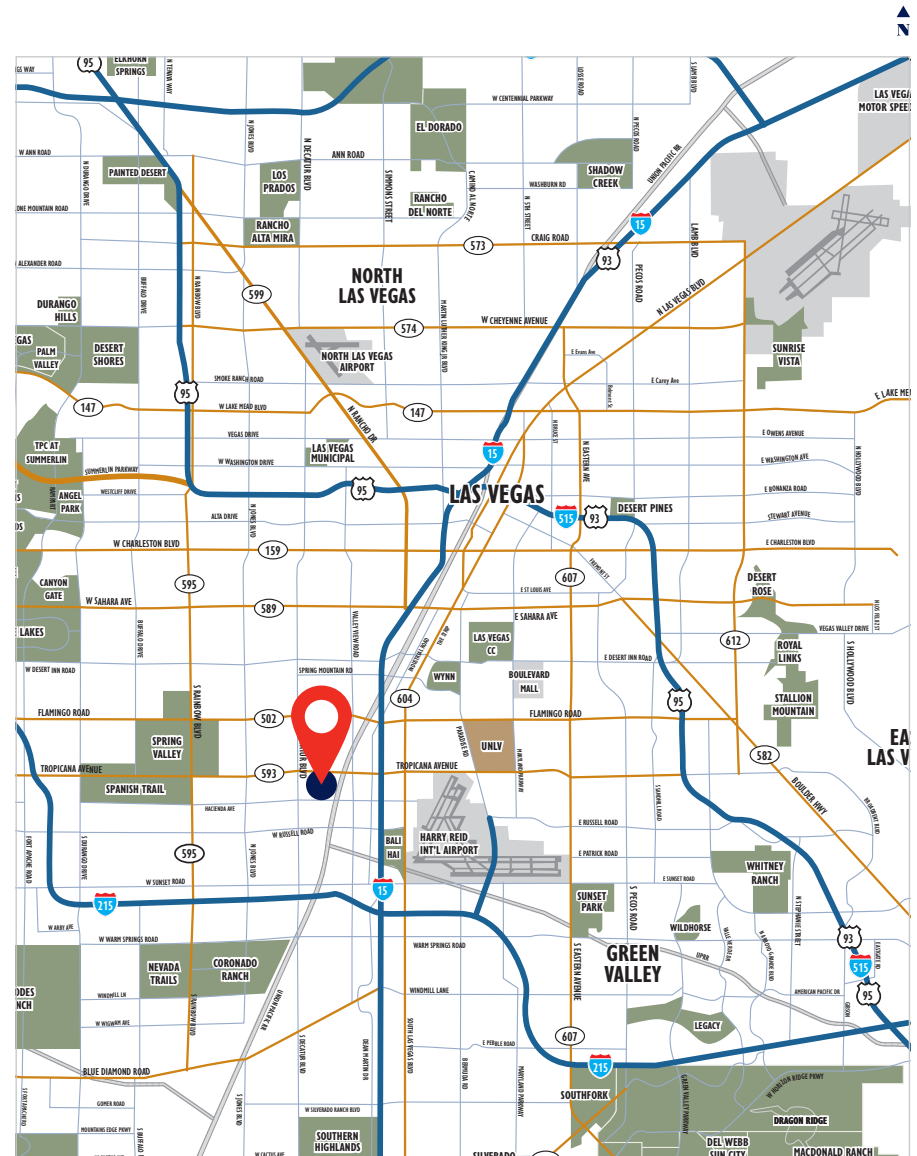
## HIGHLIGHTS

- Storefront Entries
- Grade Level Loading
- Excellent SW Location with convenient access to the I-15 at Tropicana Avenue
- Zoned M-1
- Units from ±1,800 SF to ±2,800 SF
- 3 Phase available in some units

## Contact Agent for Details

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## Suite 4 – ±1,800 SF

4275 West Bell Drive

### Unit Features

- ±1,800 Total SF
- One (1) Grade Level Loading Door



#### Lease Rate

\$1.35 PSF, Mo

#### NNN Fees

\$0.32 PSF, Mo

**Total Gross Rent: \$3,006.00**

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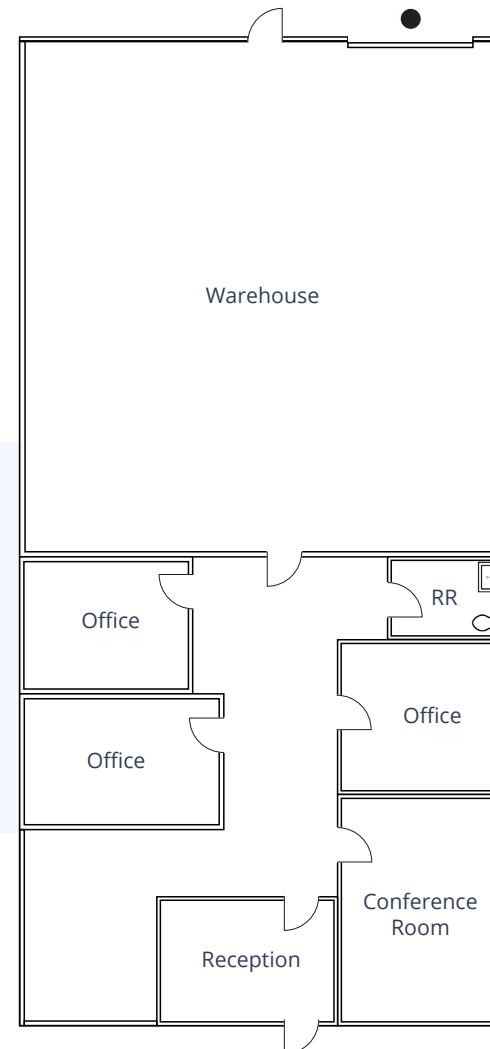
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● = Grade Level Loading Door

For illustration purposes only. Not to scale.



# ±1,800 & ±2,800 SF Office/Warehouse Suites



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## Suite 5 – ±1,800 SF

4275 West Bell Drive

### Unit Features

- ±1,800 Total SF
- One (1) Grade Level Loading Door



#### Lease Rate

\$1.35 PSF, Mo

#### NNN Fees

\$0.32 PSF, Mo

**Total Gross Rent: \$3,006.00**

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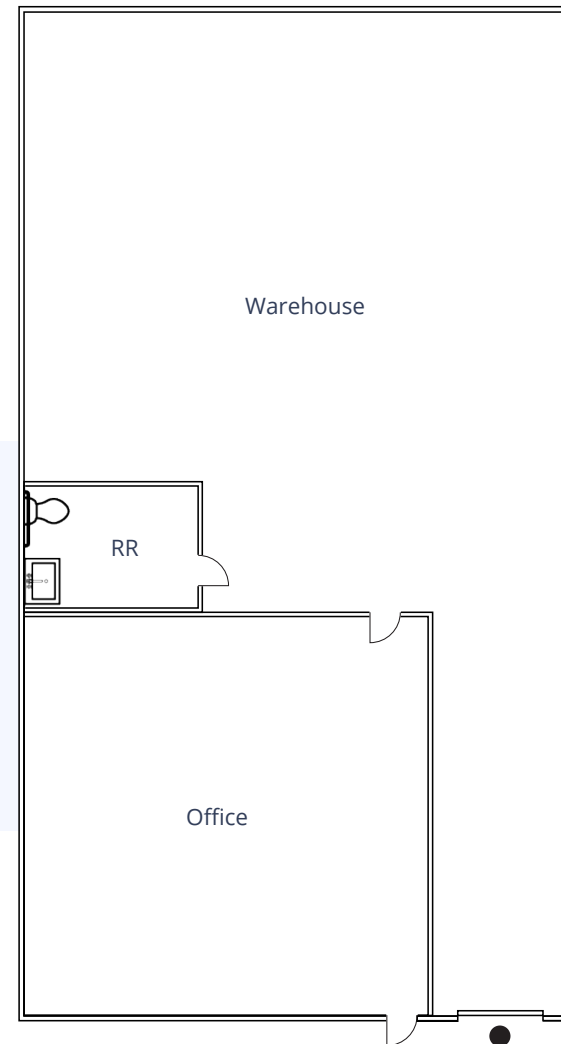
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# ±1,800 & ±2,800 SF Office/Warehouse Suites



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## Suite 10 – ±2,800 SF

4275 West Bell Drive

### Unit Features

- ±2,800 Total SF
- One (1) Grade Level Loading Door
- Storefront Entry
- Zoned M-1



#### Lease Rate

\$1.35 PSF, Mo

#### NNN Fees

\$0.32 PSF, Mo

**Total Gross Rent: \$4,676.00**

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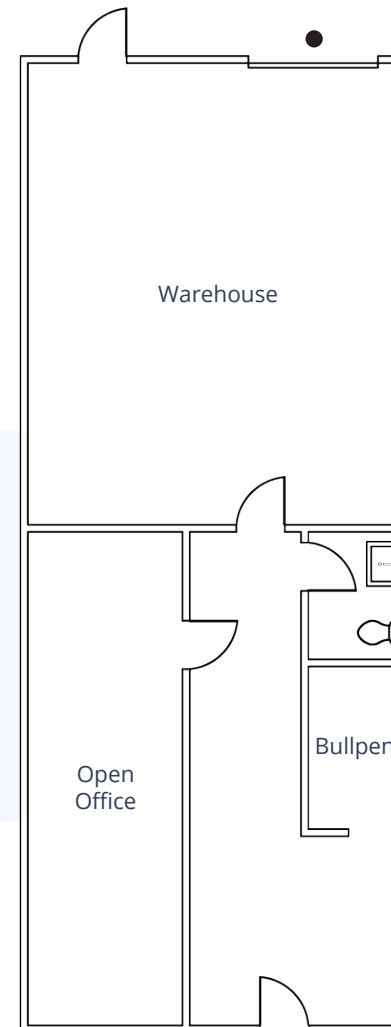
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\$5.0B+ Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$100B+ Assets under management

24,000 Professionals

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Exclusive Listing Agents:

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## ABOUT COLLIERS

*Colliers is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With over \$5.0 billion in annual revenues, a team of 24,000 professionals, and more than \$100 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at [corporate.colliers.com](https://corporate.colliers.com), X @Colliers or LinkedIn.*

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