

FOR SUBLEASE

3065 Sheridan Street, Las Vegas, NV 89102



6018 S. Durango Drive, Suite 110. Las Vegas, NV 89113
All SVN® offices are independently owned and operated.

LAYNE MCDONALD

Advisor

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Layne.mcdonald@svn.com

NV #S.189805.LLC

Lease Rate: ~~\$0.95~~ \$0.85/SF

NNN: \$0.14/SF

Located in the West Las Vegas submarket, this centrally located property offers easy access to I-15 via W Spring Mountain Blvd.

- Space will be shared with Sublessor, with a dividing wall between the two sides
- ±5,150 SF Available
- 11' - Clear Height
- Grade Level Loading
- Fire Sprinklered
- Zoned M (Industrial)
- APN: 162-08-302-016
- Automotive Uses Such as Window Tinting & Vehicle Wrapping Accepted
- 6 Parking Stalls



Sublease Details

Total SF

±5,150 SF

Grade Level Doors

One (1) ±19' x ±9'

Power

1-Phase Power
±100 Amps, 120/240V
Tenant to Verify

Sublease End Date

12/31/2029

- One (1) Dedicated Restroom and One (1) Dedicated Private Office
- Evaporated Cooling in Warehouse
- Exclusive Use of the Grade Level Door
- Current Storage Shelves can be Used by New Tenant, or Removed if Desired
- Sublease Can Be For a Shorter Term

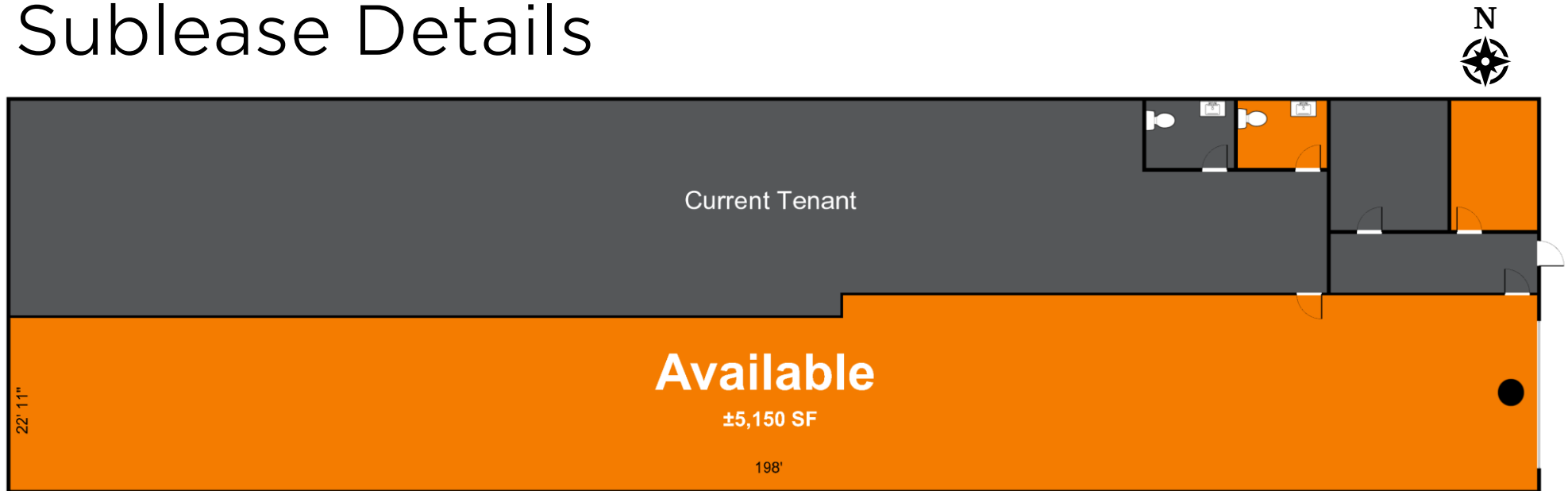
Lease Rate: \$0.85/SF

NNN: \$0.14/SF

Monthly Total: \$5,098.50

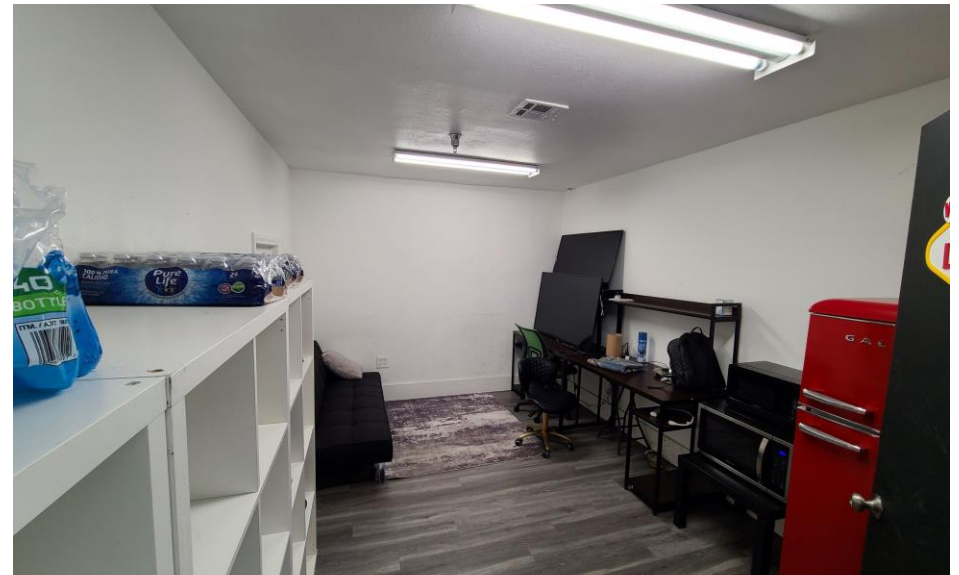
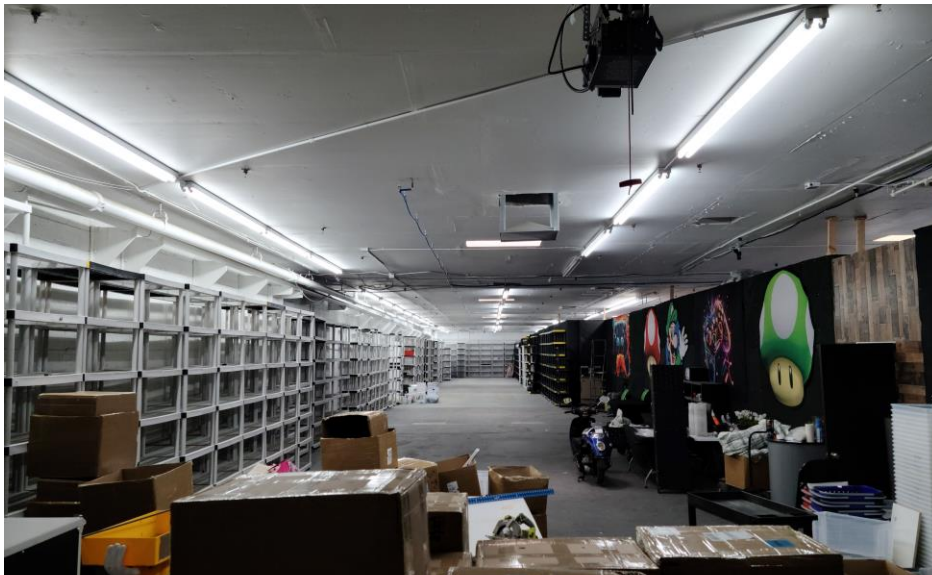


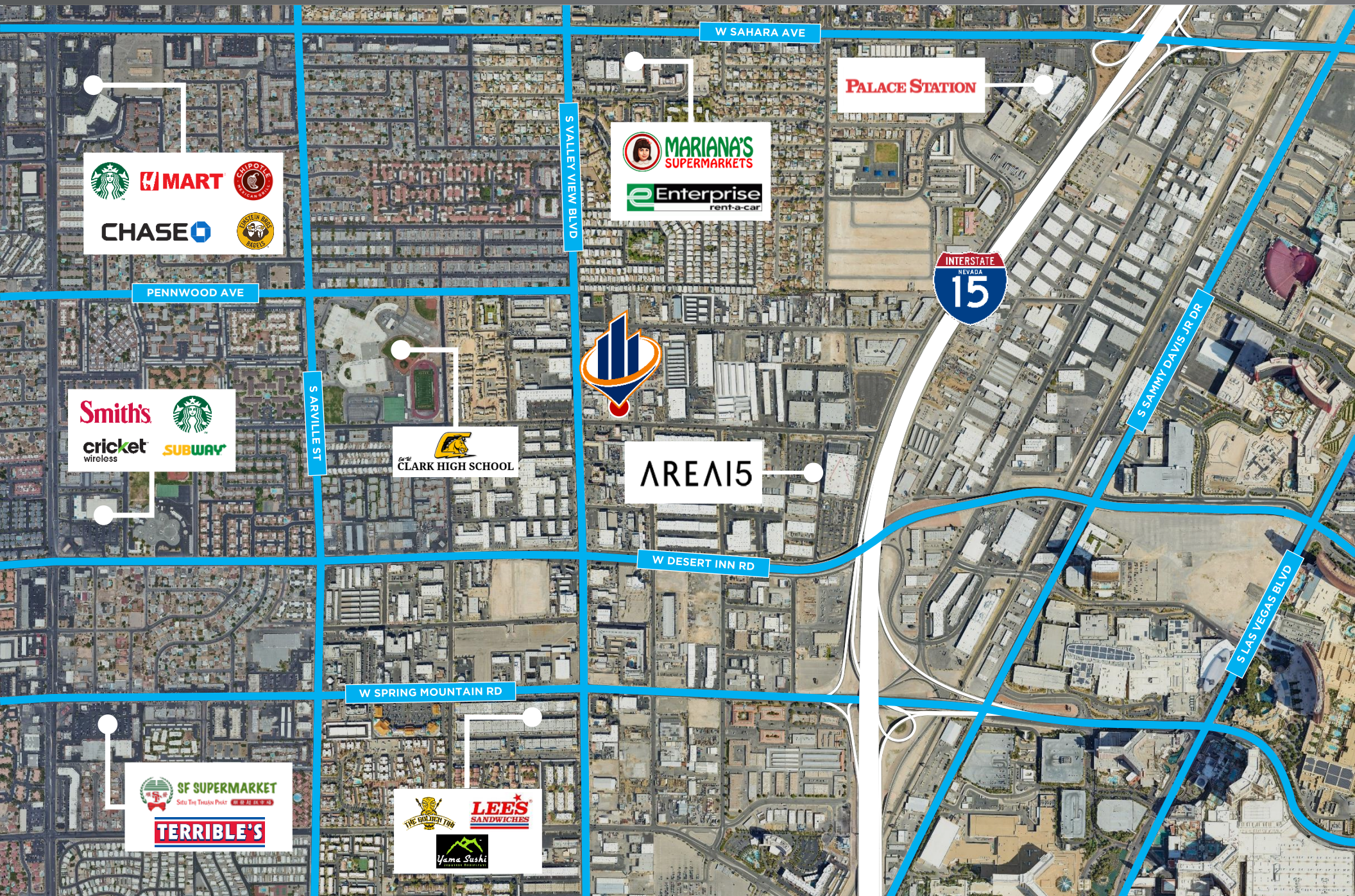
Sublease Details



Not to scale, for reference only

● = Grade Level Door





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