

# FOR LEASE

±5,200 SF BUILDING W / ±6,562 SF PAVED & SECURED YARD



## 5016 CECILE AVENUE

NORTH LAS VEGAS, NV 89115

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**ELIZABETH MOORE**

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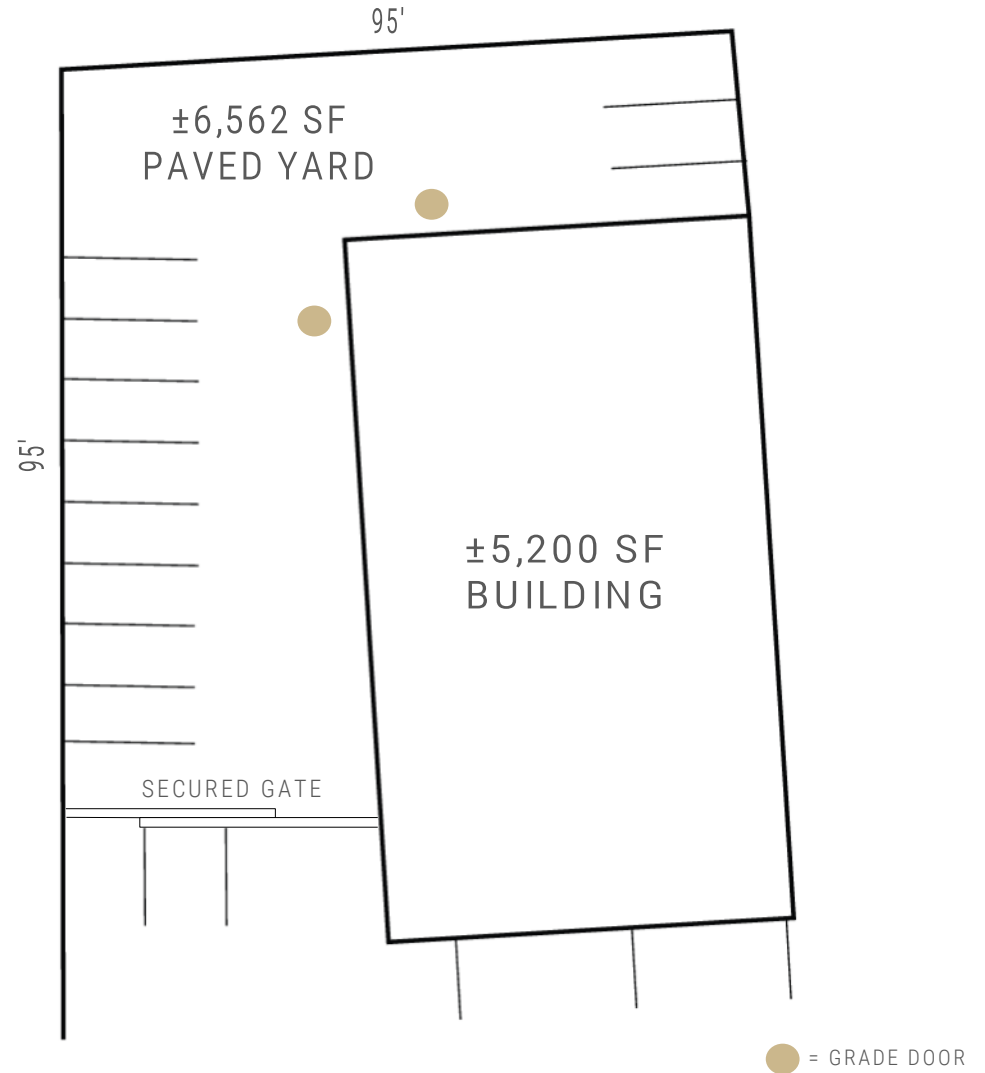
*NV-RE License: S.0062500*

LISTING LEAD



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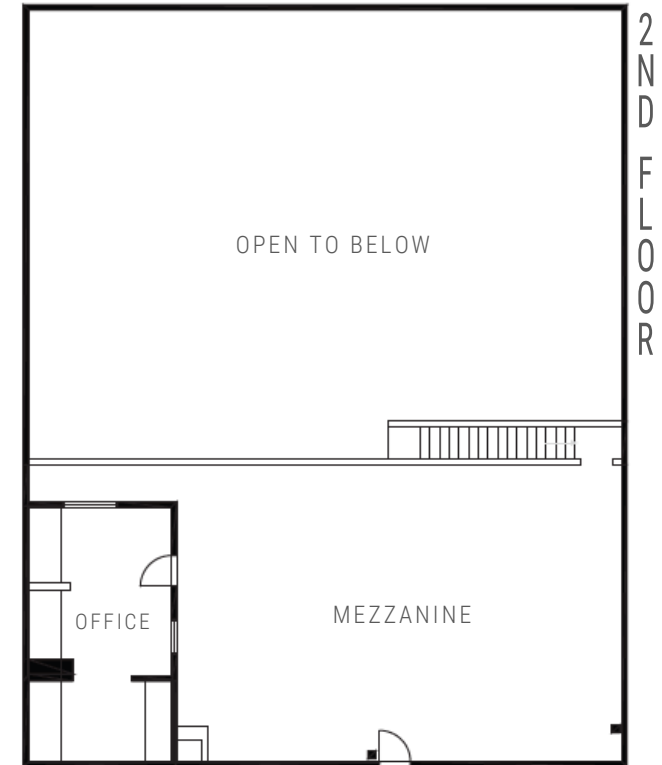
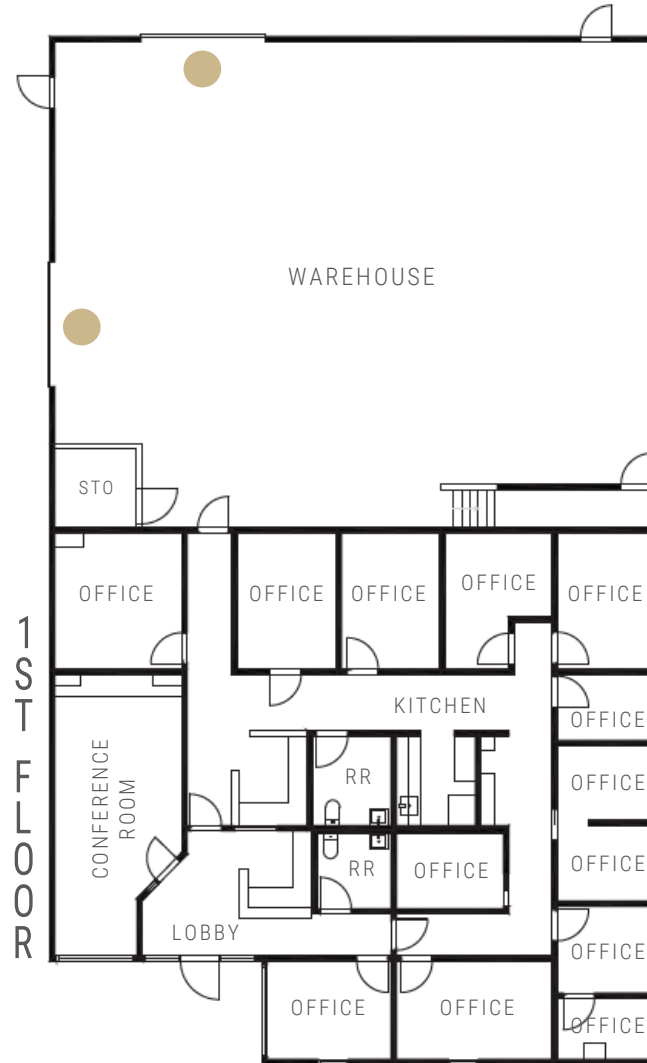
## ±5,200 SF BUILDING

- ±2,569 SF HVAC Office
- ±2,631 SF Evaporative Cooled Warehouse
- ±2,054 SF Mezzanine (Not Included in the Total SF)
- ±6,562 Yard (Fenced & Paved)
- Two (2) - 12' x 14' Grade Level Loading Doors
- Parking Ratio: 1.54 / 1,000 SF (14 Parking Spaces)
- 18' Clear Height
- 400 Amps, 120/208 Volt, 3-Phase Power
- Zoned: IL (Industrial Light - Clark County)

**MONTHLY BASE RENT:**      **\$1.30/SF**

**MONTHLY NNN FEE:**      **\$0.12/SF**

**TOTAL MONTHLY:**      **\$7,384**



● = 12' X 14' GRADE DOOR

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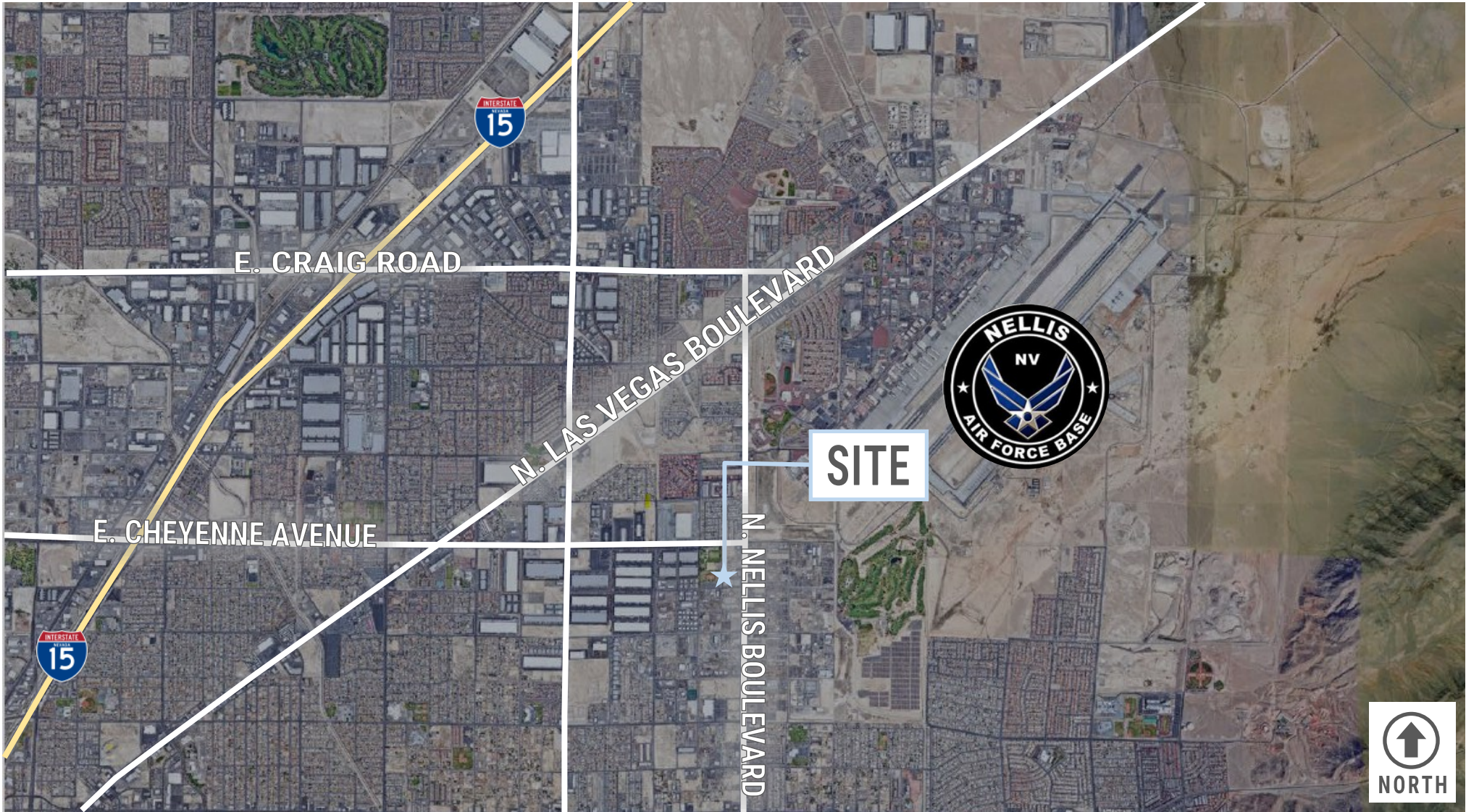
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