

TWO ±4,949 SF BUILDINGS W/ LARGE SECURED YARDS | ESTIMATED FEBRUARY 2025 OCCUPANCY

Diamond Ford



FOR LEASE

6005 W. FORD AVENUE | LAS VEGAS, NV 89139

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**REALCOMM
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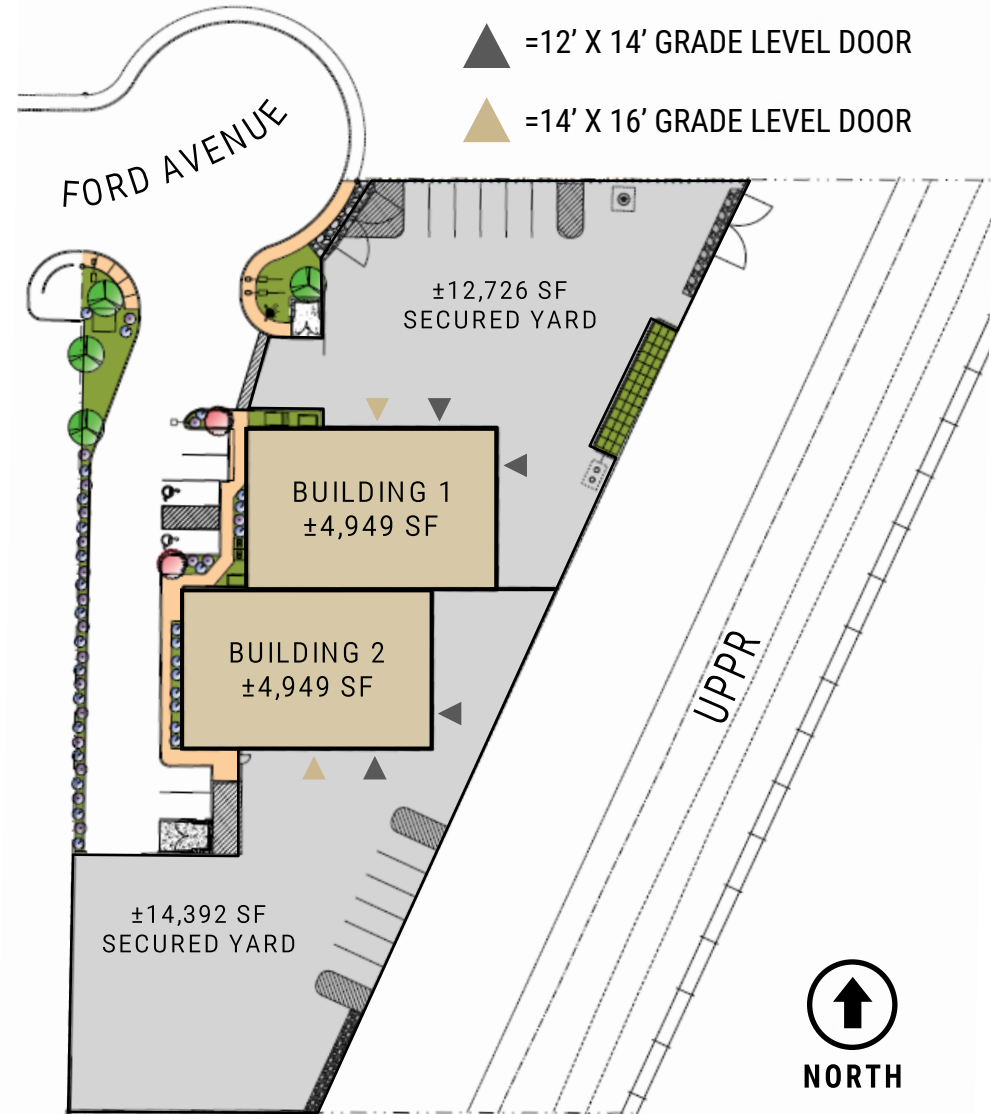
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DIAMOND FORD

consists of a two (2) ±4,949 SF Industrial Buildings located at S. Jones Boulevard & W. Ford Avenue, just East of S. Rainbow Boulevard & North of Blue Diamond Road (Near the NEW Interchange @ Blue Diamond Road & Jones Boulevard). Situated in the Southwest Submarket, Diamond Ford is within close proximity of the Las Vegas Strip, Allegiant Stadium, Harry Reid International Airport, and the I-15 & I-215 Freeways.

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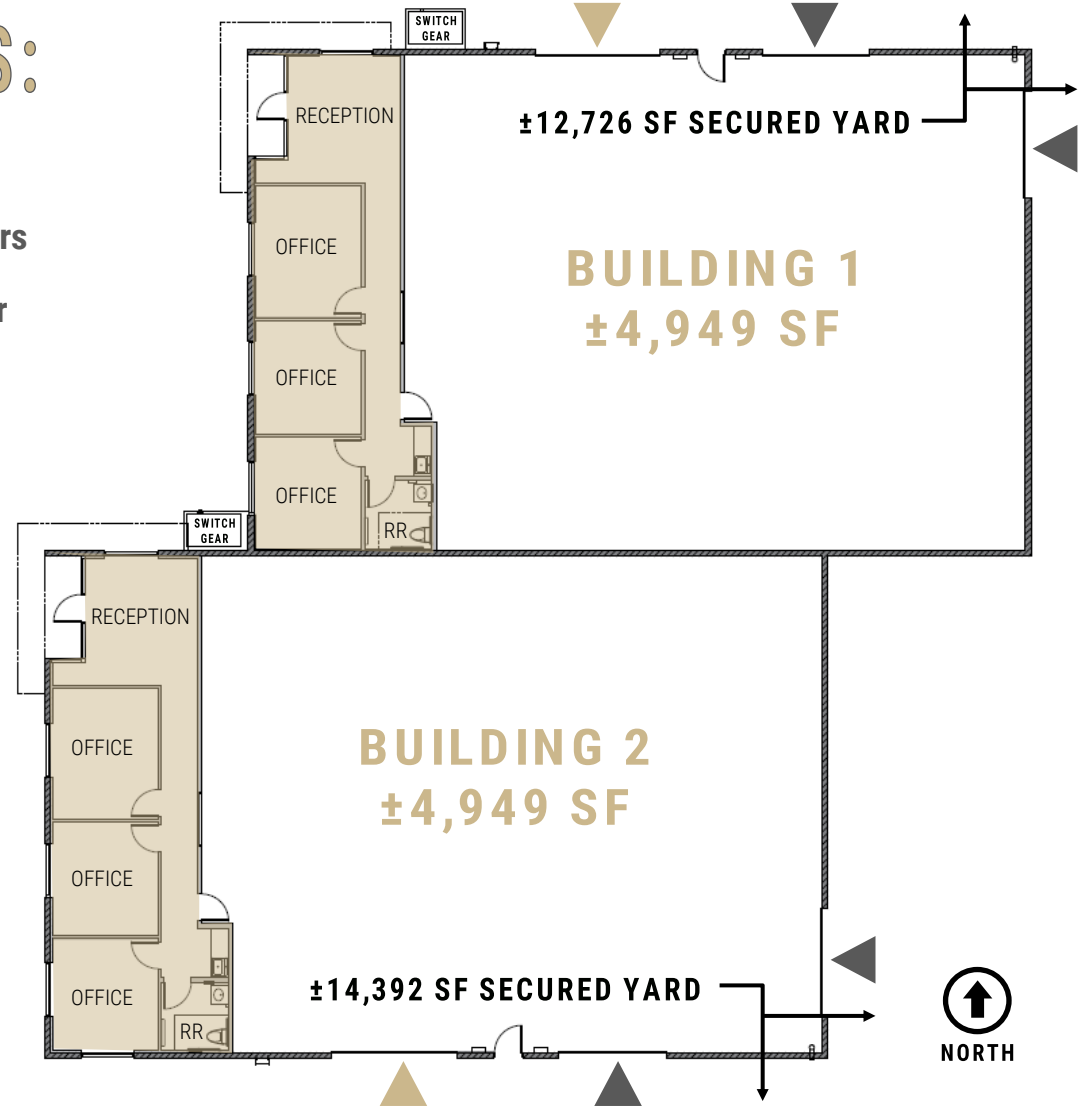


EACH BUILDING INCLUDES:

- ±996 SF Office Area
- Two (2) - 12' x 14' Insulated Grade Level Loading Doors
- One (1) - 14' x 16' Insulated Grade Level Loading Door
- 600 Amps, 120/208 Volt, 3-Phase Power
- ±17' - ±19' Clear Height
- Evaporative Cooled Warehouses
- Nine (9) Parking Spaces
- Warehouse Skylights
- Zoned: IL (Industrial Light)
- Monthly Base Rent: \$1.95/SF NNN
- Monthly NNN Fee: \$0.26/SF

▲ = 12' X 14' - INSULATED GRADE LEVEL LOADING DOOR

▲ = 14' X 16' - INSULATED GRADE LEVEL LOADING DOOR



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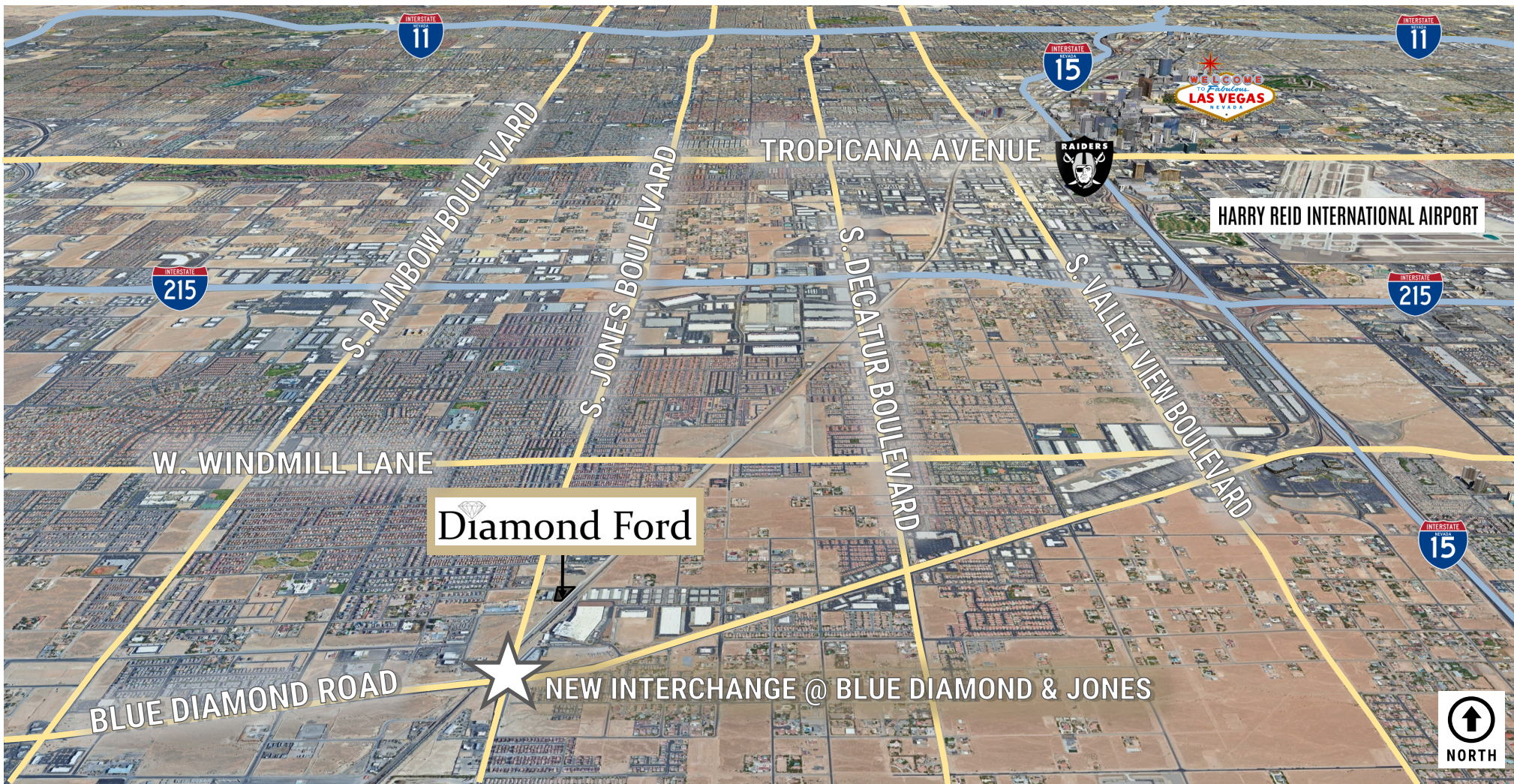
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Information is subject to change at any time. The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy & completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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