

# ±111,574 SF FOR SUBLEASE

3455 W. RENO AVE.  
LAS VEGAS, NV 89118



**INDUSTRIAL BLDG. MINUTES TO THE LAS VEGAS “STRIP”**

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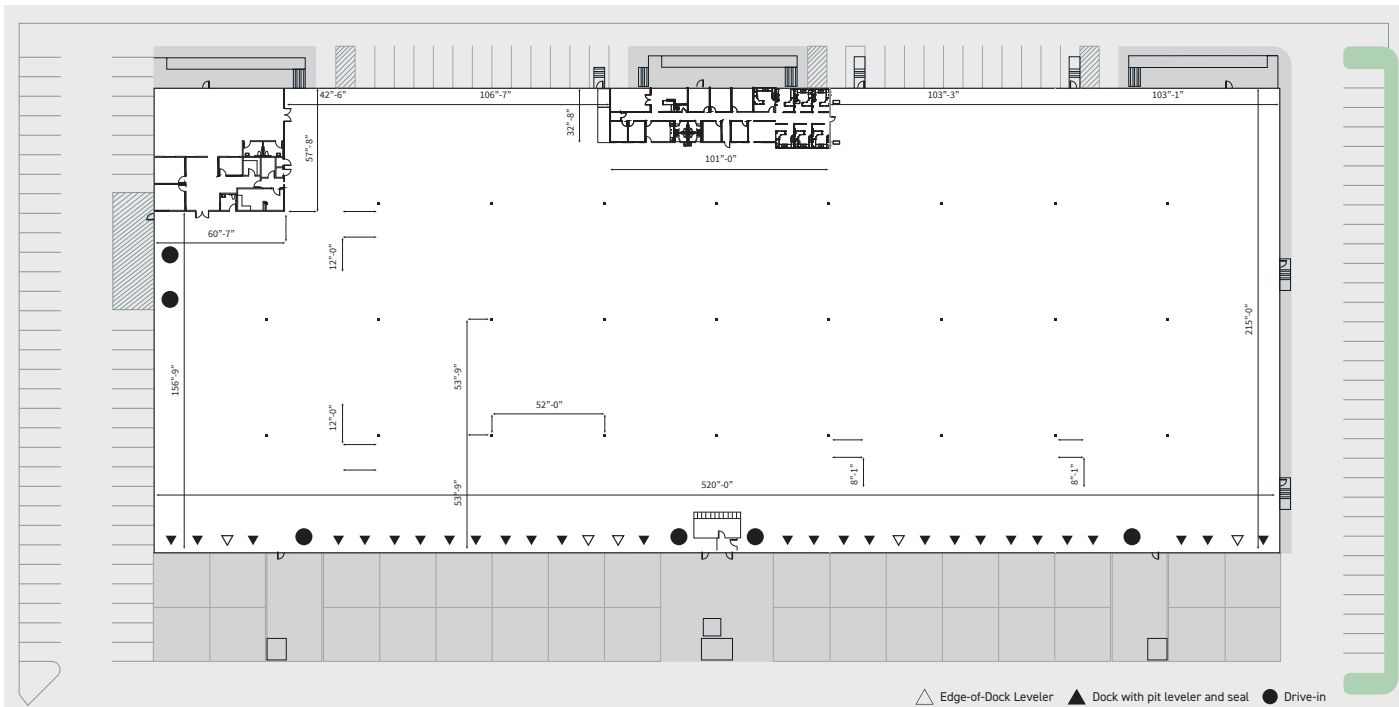
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# SITE PLAN



# SUITE FEATURES

## AVAILABLE SUITE

±11,574 SF

## OFFICE

±7,397 SF of Non-Contiguous Office

## CLEAR HEIGHT

30'

## DOCK LOADING

Thirty-two (32), Five (5) with edge of dock levelers

## DRIVE IN DOORS

Four (4)

## FENCING

Site fully fenced & secured

## POWER

2,500 amps, 277/480V, 3-phase

## COOLING

Evaporative coolers

## FIRE SPRINKLERS

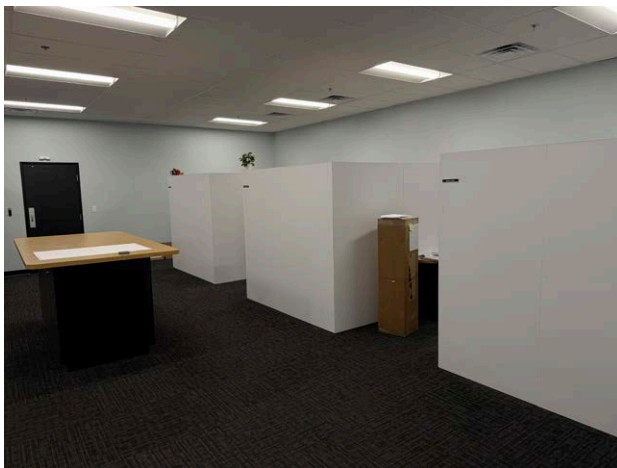
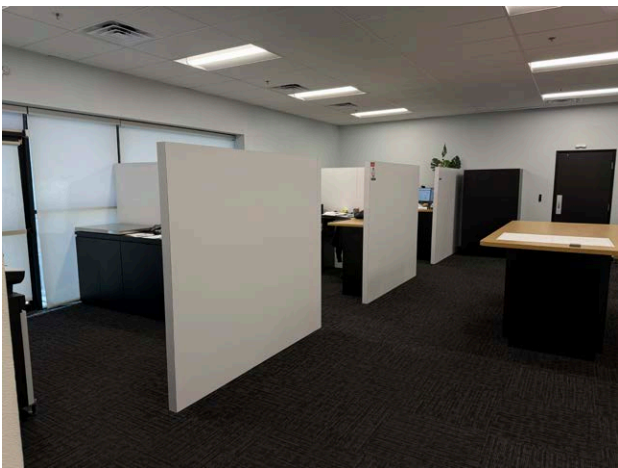
Yes

## AVAILABLE

July 1, 2026

## MASTER LEASE EXPIRES

June 30, 2030





Large local pool of experienced logistics professionals



Nevada offers no tax on corporate income, personal income, inventory taxes, inheritance taxes, unitary taxes, etc.



Tremendous residential & retail growth in the area



Less than 5 minutes from I-15



±5 hour drive from Port of Los Angeles



## INTERESTED IN MORE INFORMATION?

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