



**FOR
LEASE**

3370 Palm Parkway
Las Vegas, NV 89104

**±10,280 SF
OFFICE WAREHOUSE**

Property Specs

| | |
|---------------|------------------------|
| BUILDING SQFT | ±10,280 SF |
| LOT SIZE | ±0.67 Acres |
| LEASE RATE | \$1.43 PSF |
| CAMS | \$0.12 PSF |
| TOTAL MONTHLY | \$15,934 |
| APN | 162-01-703-018 |
| YEAR BUILT | 1984 |
| ZONING | (Light Industrial) M-1 |

- ±10,280 SF Free standing building
 - ±6,025 SF of two-story office space
 - ±4,038 SF of warehouse space
- Four (4) Grade Level Loading Doors
- ±16' Clear Height
- 120/208V, 3-phase and 277/480V,3-phase power
- Fenced secure yard space
- The property is situated in the Central Las Vegas submarket with convenient access to the I-15 and in close proximity to the Las Vegas Strip and Harry Reid International Airport



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SUMMARY

PHOTOS

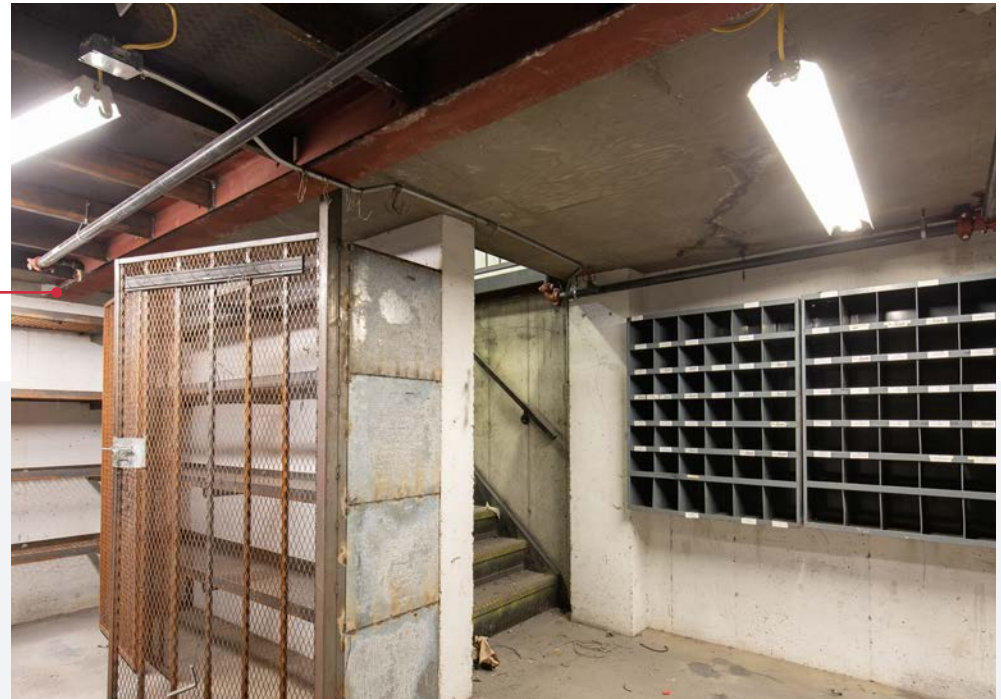




PHOTOS

STORAGE

BASEMENT AREA



AREA MAP



**DOWNTOWN
LAS VEGAS**

LAS VEGAS BLVD

CHARLESTON BLVD

SITE

SAHARA AVE

FREMONT ST

MARYLAND PKWY

**LAS VEGAS
COUNTRY
CLUB**

**THE
LAS VEGAS
STRIP**

CVS pharmacy, Denny's, 7-Eleven, Dollar General, Office DEPOT, LVAC, McDonald's

T-Mobile, Smith's, Jack in the Box, Taco Bell, Chase

BUICK, CHEVROLET, DriveTime, SONIC

CARDENAS, Wendy's, Pollo Loco, Robert's

NISSAN, Sears, enterprise, Jeep, BUGGY

SUNRISE HEALTH & MEDICAL CENTER, KFC, UNLV School of MEDICINE

five BEER, dds DISCOUNTS, La Bonita, WELLS FARGO, ROSS DRESS FOR LESS

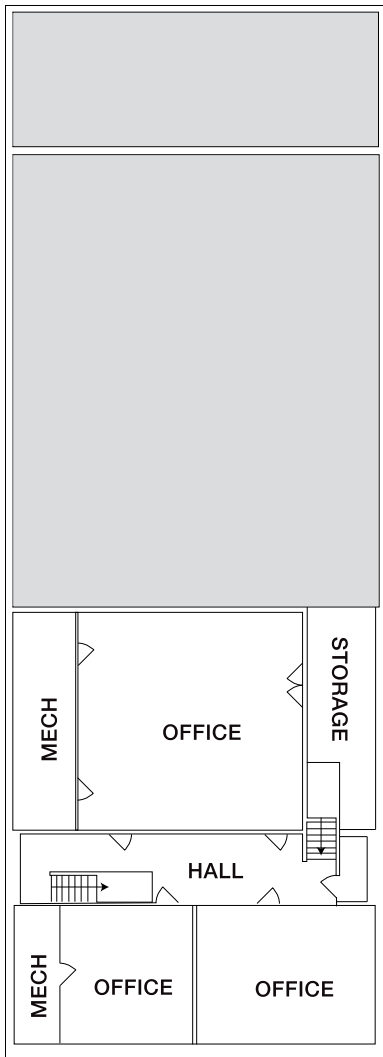
Firestone, The Boulevard MALL, Applebee's GRILL • BAR, 99 Ranch Market, goodwill

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

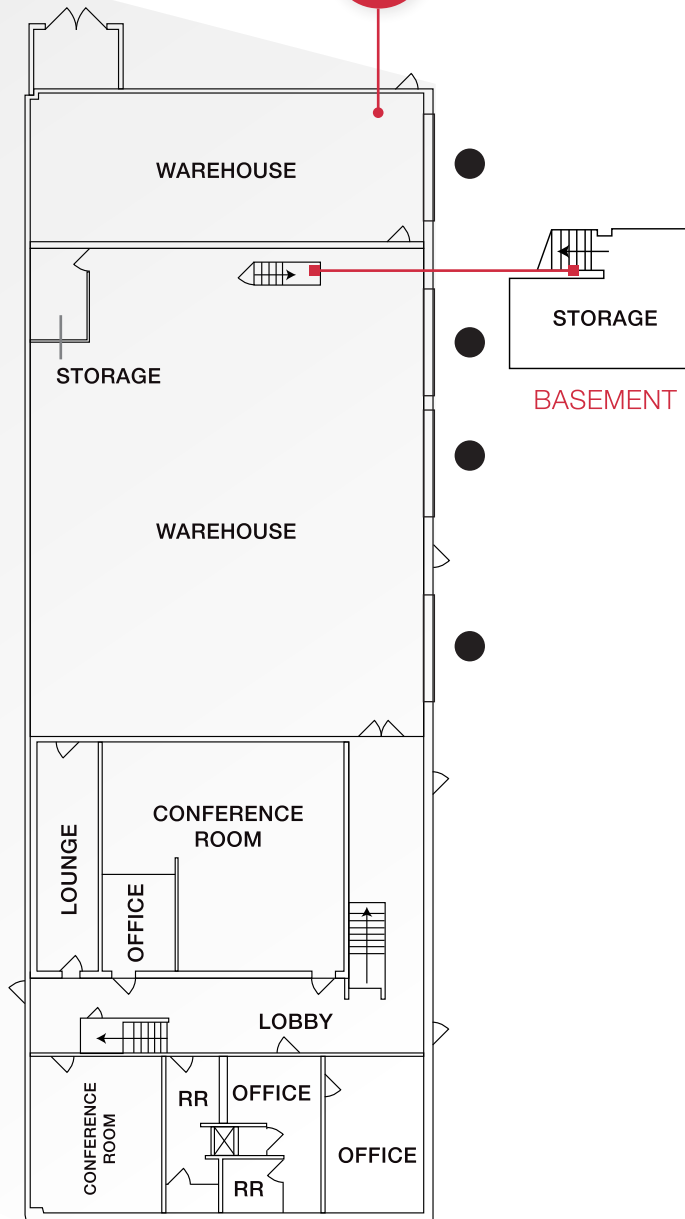
FLOOR PLAN



CLICK HERE
FOR A 3D TOUR



FLOOR TWO



FLOOR ONE



BASEMENT

PROPERTY DETAILS

| | |
|---------------------------|---|
| TOTAL SF | ±10,280 |
| GRADE LEVEL LOADING DOORS | Four (4) |
| CLEAR HEIGHT | ±16' |
| POWER | 120/208V, 3-Phase Power & 270/480V, 3-Phase Power |
| LEASE RATES | \$1.43/SF |
| CAM | \$0.12/SF |
| TOTAL MONTHLY | \$15,934 |

ADDITIONAL FEATURES
Two-story office space with an additional ±217 SF of storage space in the basement. Featuring fenced secure yard space.

● - ROLL UP DOORS

Choose Southern Nevada



**#1 TRADE SHOW
DESTINATION**
Trade Show News Network



Population growth
rate is three times
the national average



**2ND BUSIEST ORIGATION &
DESTINATION AIRPORT IN U.S.**
McCarran Airport Annual Report (2018)



**BEST ECONOMIC HEALTH
RANKING IN THE U.S.**
Forbes American Dream Index (2018)



#1 STATE IN THE WEST

With a probusiness environment, low cost of living and high quality of life, Nevada ranks as the top state to do business in the western U.S.



MOST ENTREPRENEUR-FRIENDLY STATE

According to a 2018 review by the nonpartisan SBE Council, Nevada ranked number one as the most friendly state for entrepreneurs



REACH 60 MILLION CUSTOMERS

Strategically located within a one day drive of 10 major U.S. cities and Mexico. That is in reach of 60 million potential customers.



MOST SECURE AREA IN U.S.

According to FEMA, southern Nevada is the least likely region in the United States to experience a natural disaster.



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Summary Documents

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