

SPENCER AIRPORT PLAZA II

2057 EAST MAULE AVENUE

LAS VEGAS NV 89119

FOR LEASE

±16,987 SF

OFFICE / WAREHOUSE

UNIT AVAILABLE



SPK
REAL ESTATE

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AVAILABLE SUITE 101 ±16,987 SF

PROPERTY LOCATION



2057 East Maule Avenue is located in the Spencer Airport Plaza II. The improvements were built in 2003 and consist of one (1) ±28,910 SF concrete tilt-up, multi-tenant industrial building on ±1.9 acres. The building is demised into two (2) separate units. Suite 101 is approximately 16,987 SF (63% of the property) office and warehouse space and is currently available for lease. Suite 102 is ±11,923 SF of office and warehouse space is occupied by Vegas Discount Nutrition since 2019. The Property features include: 14' 10" ft clear-ance height, fire sprinklers, 1,200 amps of 277/480 Volt, 3-phase power, ninety-eight (98) total parking spaces, and grade level loading. The Property is zoned M-D (Clark County) Designed Manufacturing, which permits general industrial and manufacturing with accessory office uses, Building re painted in 2023 and parking lot slurry sealed + restriped in 2023

The Property is located near the intersection at Sunset Road and Eastern Avenue in the highly desirable Airport Submarket. The property is adjacent to McCarran International Airport with quick, easy access to the I-15 Freeway, I-215 Belt-

SITE PLAN



AERIAL MAP



FOR LEASE

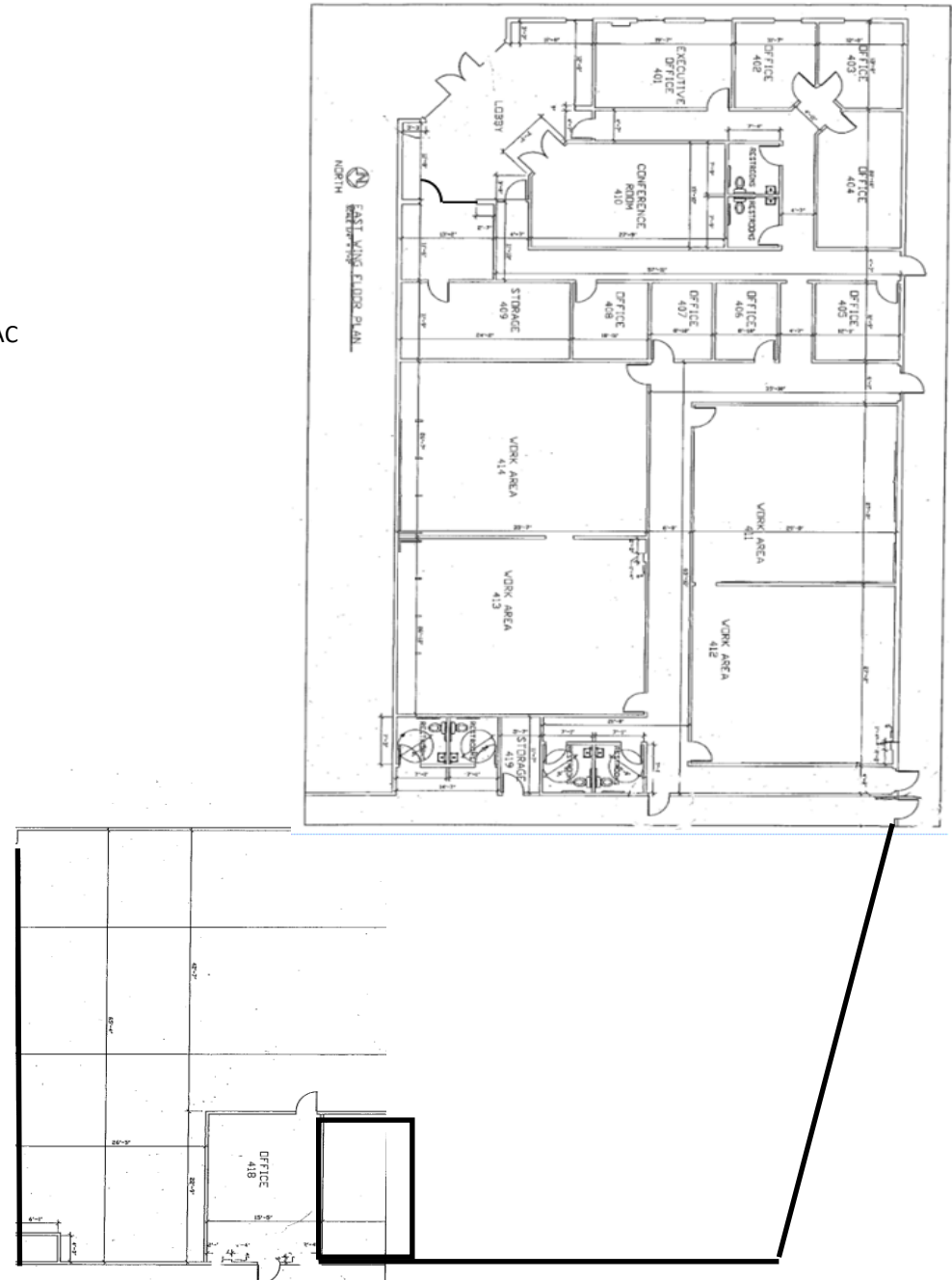
SUITE 101 - ±16,987 SF

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SUITE HIGHLIGHTS

- ±16,987 Total SF
- ±8,610 SF Office/Showroom Space with HVAC
- ±8,377 SF Warehouse Space with HVAC
- Reception Area, Conference Room , 4 Big work shops areas with HVAC
- Seven (7) Private Offices with HVAC
- Six (6) Restrooms
- 14' 10" Clear Height warehouse (option to 24' Height)
- Seven (7) High output HVAC units install at warehouse
- Backup Generator
- Formerly Use for Data Center
- Parking lot resurfaced 2023
- Building repainted 2023
- Security System Installed
- Cam Estimates

NOW AVAILABLE!





**High Output HVAC
6 Units Liebert and
1 Liebert DS
Precision Cooling
Suite formally used
for Data Center**



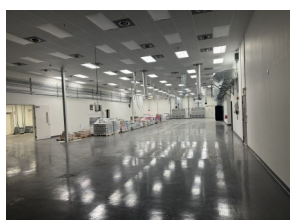
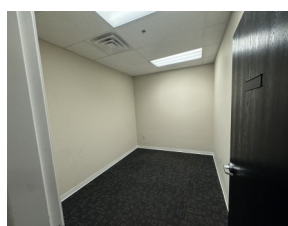
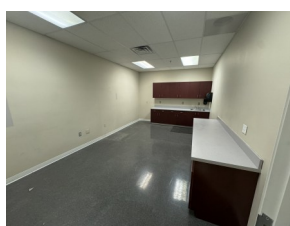
BACKUP GENERATOR INFO:

Brand : Cummins **Engine Model:** QST30-G1 **Manufacture Date:** 07/99 **Fuel Type:** Diesel **Governor:** Electronic
Engine Arrangement: 2276 **Air Cleaner:** Dry Type **Starter:** 24 Volt Electric Starter **Voltage:** 277/480
Alternator: None **Cooling:** Radiator Cooled **Tier Rating:** No Tier Rating **Horse Power:** 1135
Frequency: 60 Cycles/Hz **Phase:** Three Phase **Amps:** 1128 **Fuel Tank Size:** 1000 Gallons **RPM:** 1800



FOR LEASE

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SUITE 101 - ±16,987 SF



LEASE RATE : \$1.35/SF (NNN)

2024 CAM ESTIMATE : \$0.20/SF

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CONTACT US

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