



Cameron Reno

Industrial

FOR LEASE

±31,078 sf

Light Distribution Building

5075

Colliers

5075 Cameron St. Las Vegas, NV 89118

Cameron Reno Industrial

❖ POSITIONED IN THE HEART OF THE SOUTHWEST SUBMARKET IN LAS VEGAS, NV, THIS LIGHT DISTRIBUTION BUILDING PROVIDES EASY ACCESS TO THE I-15, LAS VEGAS STRIP, AND THE 215 FREEWAY.



SUBJECT PROPERTY
5075 CAMERON STREET
LAS VEGAS, NV 89118



For illustration purposes only. Not to scale.



±1.5 MILES TO THE I-11 FREEWAY



±4.2 MILES TO THE HARRY REID INTERNATIONAL AIRPORT



±1.75 MILES TO THE LAS VEGAS STRIP



±2.25 MILES TO I-215 / I-15 INTERCHANGE



Cameron Reno Industrial

Building Features:

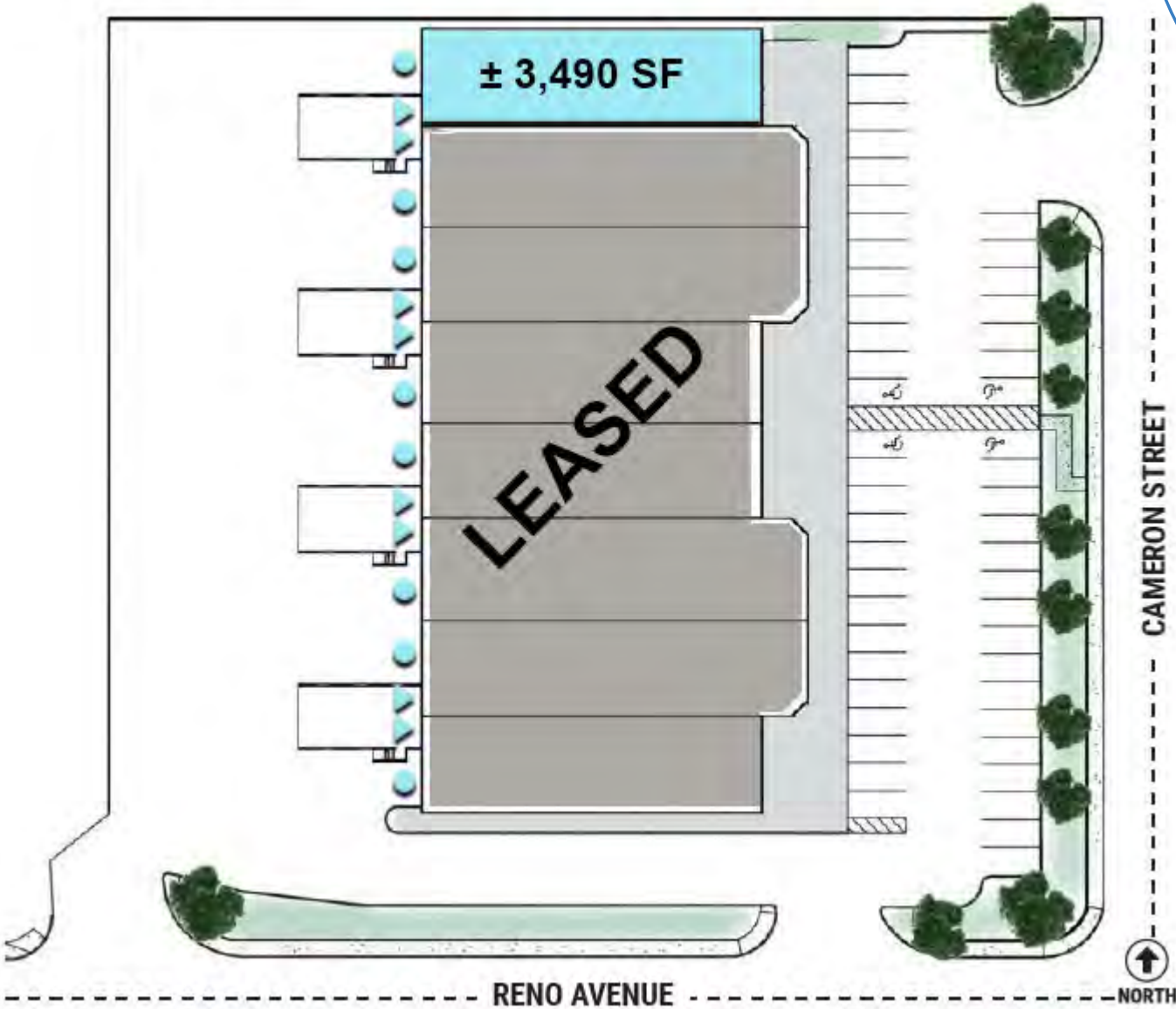
- Southwest Submarket
- ±31,078 Light Industrial Building
- ±22' Clear height
- eight 9'x10' dock-high doors
- eight 12'x14' grade level doors
- power: 200a 120/208v; 3ph
 - (per suite)
- Parking: 51 surface spaces
 - *P-ratio: 2.17/1000
- ESFR Sprinklers
- Currently ±3,490SF available.

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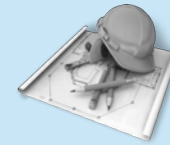
Cameron Reno Industrial

SITE PLAN

 = Dock Loading  = Grade Loading



Vacancy Rate
1.6%



Net Absorption
3.1M SF



Under Construction
10M SF



Overall Asking Lease Rates (NNN)
\$1.22/SF

- Net absorption in the second quarter of 2023 was 3.1 million square feet. This is the highest net absorption recorded in the Valley in almost two years.



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- ❖ Suite H is a corner unit located on the north end of the building. The unit consists of 7 offices and ±1,300 SF of warehouse..

Base Lease Rate: \$1.20

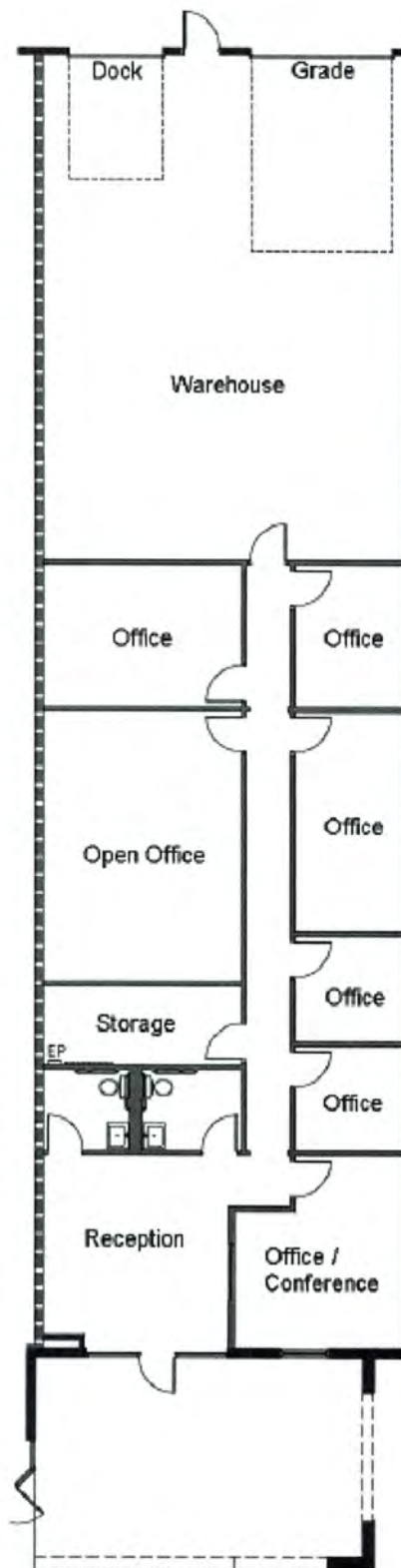
NNN Expenses: \$.21 cams

Base Rent: \$4,188.00

CAMs: \$732.00

Total Monthly Cost: \$4,920.00

* Tenant Improvement allowance based on the financial strength of the Tenant.



Suite H Floorplan



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Local Market Experts



Eric Molfetta, SIOR, MBA

Senior Vice President
+1 702 836 3756

eric.molfetta@colliers.com
License # NV-BS.1002310

Amanda Irving

Senior Associate
+1 702 836 3732

amanda.irving@colliers.com
License # NV-S.0177576

GAMING REVENUE SNAPSHOT

\$11.5 Billion

2021 Clark County Gaming Revenue

\$717.51

Average Visitor's Gambling Spending Per Trip

2.2 Million

2021 Convention Delegates

32.2 Million

2021 Las Vegas Visitors

OCCUPANCY SNAPSHOT

88.5%

2022 Weekend Occupancy

69.6%

2022 U.S. National Average Hotel Occupancy

72.6%

2022 Las Vegas Midweek Occupancy

77.5%

2022 Las Vegas City-Wide Occupancy

Source: Las Vegas Convention and Visitors Authority