

4535 Statz St., Unit C, North Las Vegas, NV 89081



FOR LEASE

**4,646sf
office/warehouse**



Dianne M. Simmons, CCIM
Managing Director/Corporate Broker

(702) 349-9656

SimmonsCommercial@gmail.com

Lic # B.1003202



PROPERTY DETAILS

ASKING RENT \$1.25/sf - 3 year lease + \$.32/sf NNN
\$1.20/sf - 5 year lease + \$.32/sf NNN

- **4,646 sf industrial office/warehouse**
 - ~ 330 sf of air-conditioned office
 - consisting of a reception area, (1) office, (1) restroom
 - ~ 4,316 sf of warehouse w/evaporative cooling
- **Vacant - immediate move-in**
- **(2) Dock-high loading doors (9'x10')**
- **(1) Grade level loading door (12'x14')**
- **17' average clear height ceiling**
- **Fully fire sprinklered**
- **3-phase, 200 amp, 120/208 volt power**
- **Natural gas available**
- **Concrete tilt construction w/metal roof joists and TPO roof membrane**
- **Skylights in warehouse**
- **M-2 zoning (City of North Las Vegas)**



RECEPTION



WAREHOUSE FACING OFFICE & RR



WAREHOUSE



WAREHOUSE



2 DOCK DOORS & 1 GRADE DOOR



DOCK AREA

4535 STATZ ST. UNIT C



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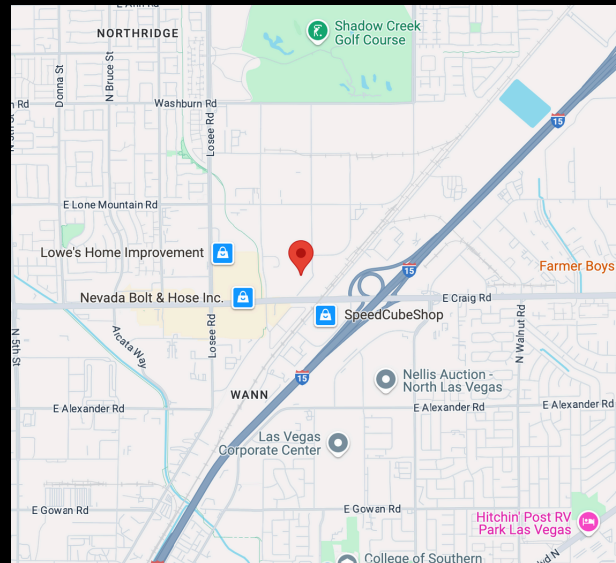
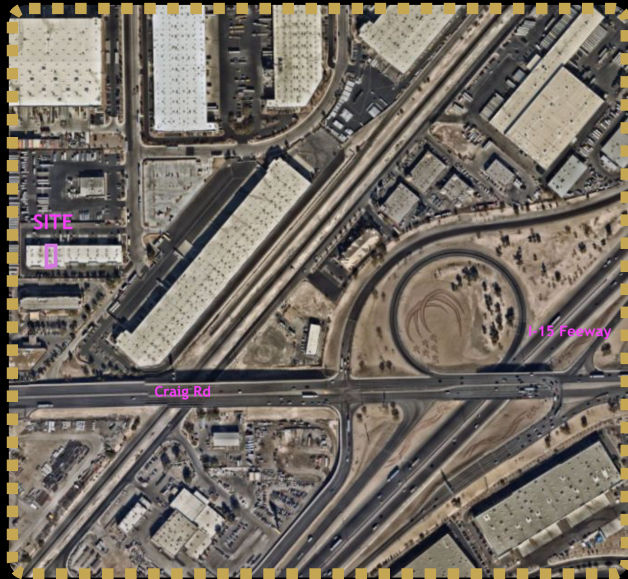
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LOCATION INFORMATION

YOUR PARAGRAPH TEXT

Located at the gateway to the entrance of the most concentrated area of industrial space in the Las Vegas Valley, this desirable office/warehouse provides an ideal opportunity for convenient distribution situated blocks from the I-15 feeway at Craig Road.

Additionally, the location also provides easy access to restaurants and needed amenities for employees.



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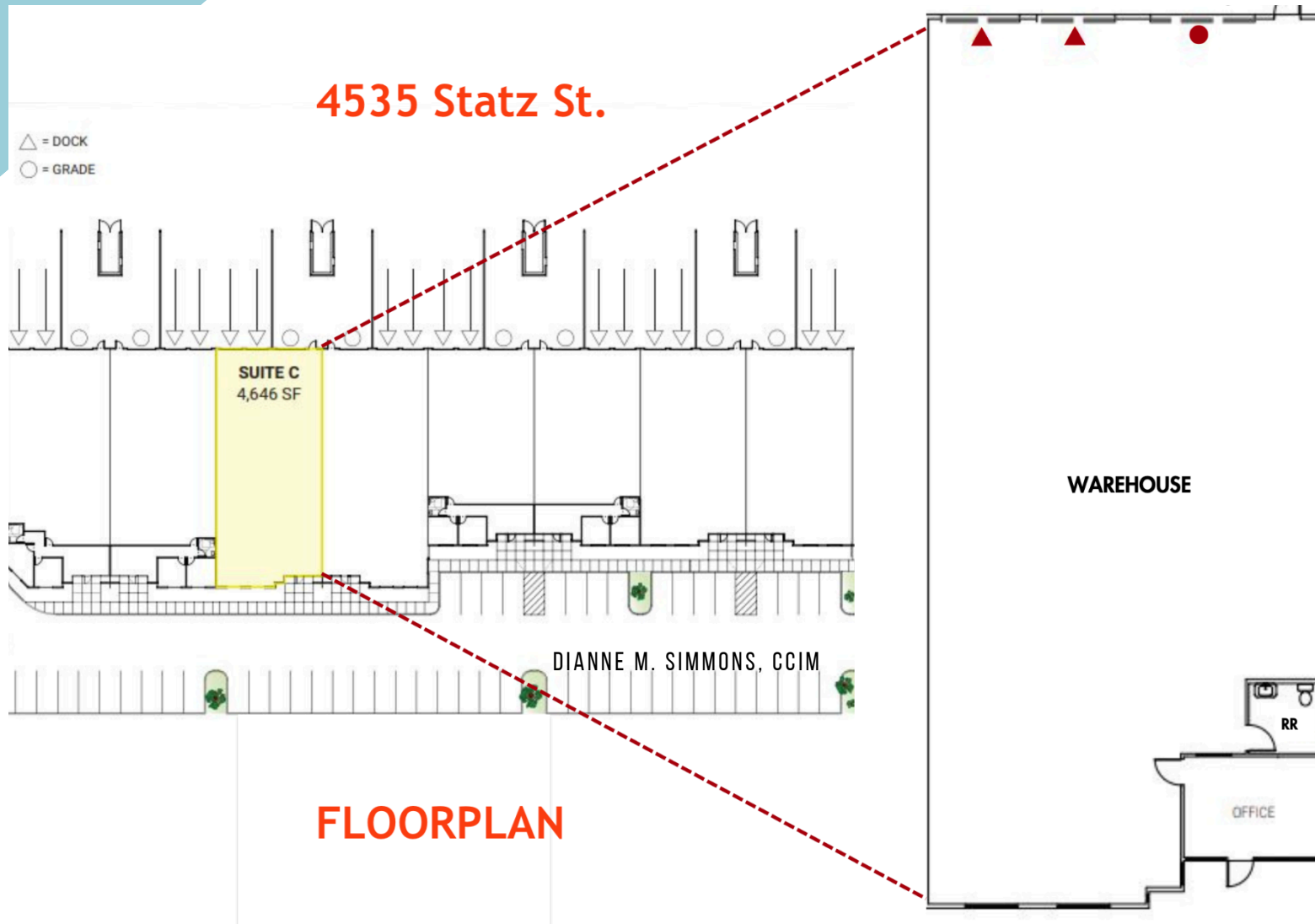


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FLOOR PLAN



DISCLAIMER: All measurements are estimates. Broker/buyer to verify all information

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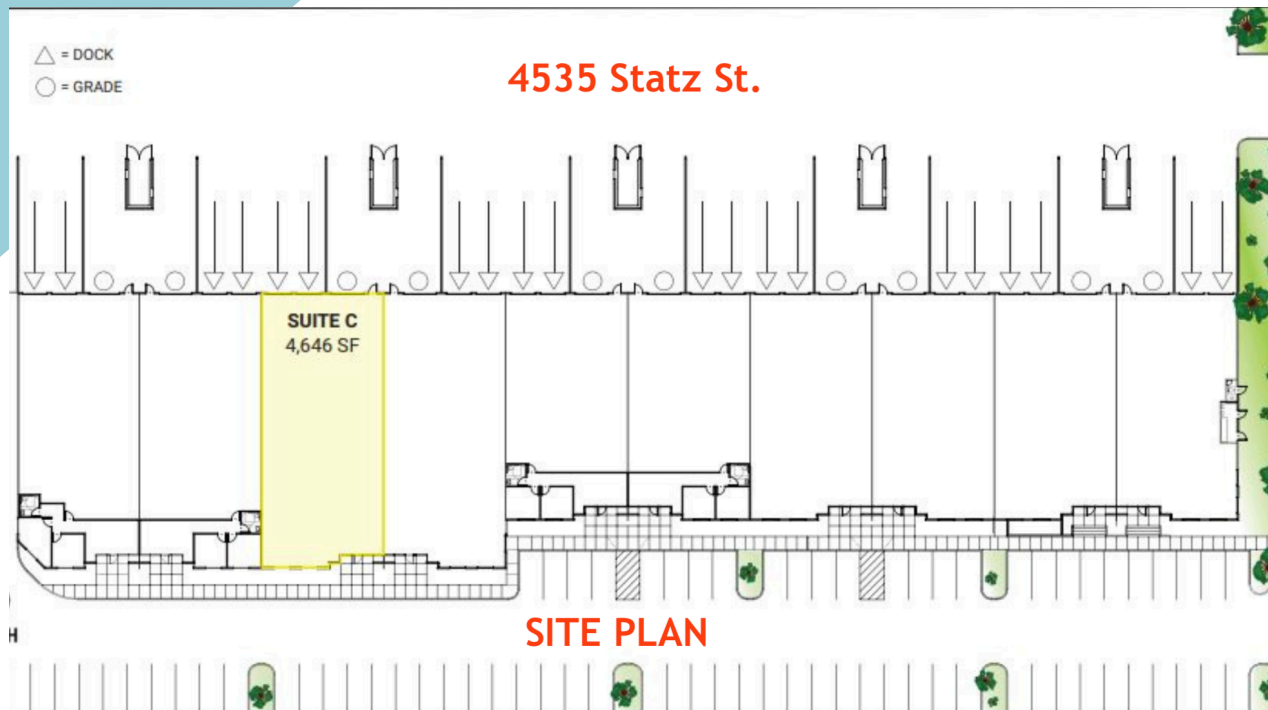


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SITE PLAN



AERIA LVIEW OF COMPLEX



AMPLE SEMI-TRUCK ACCESS

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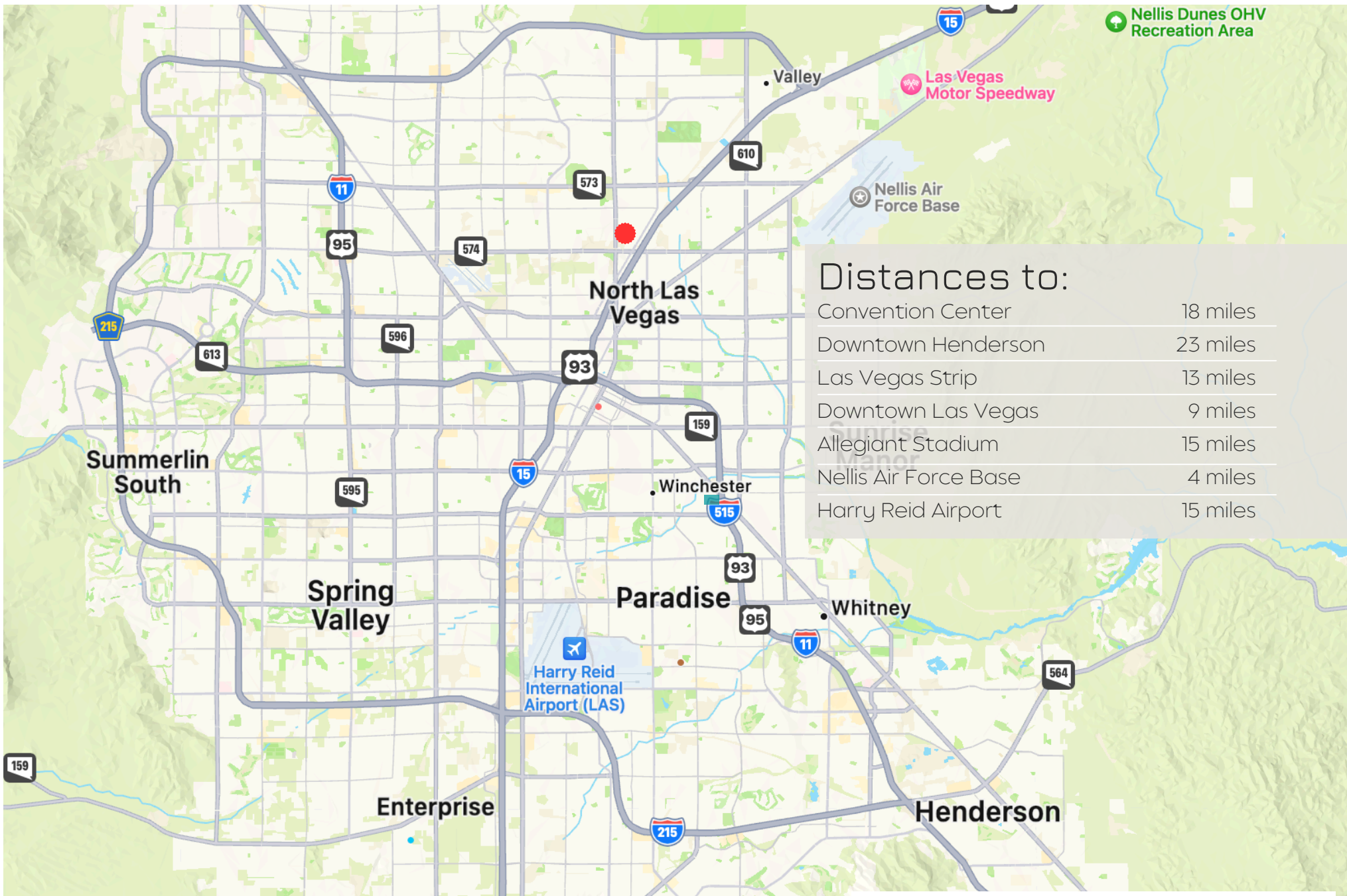
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