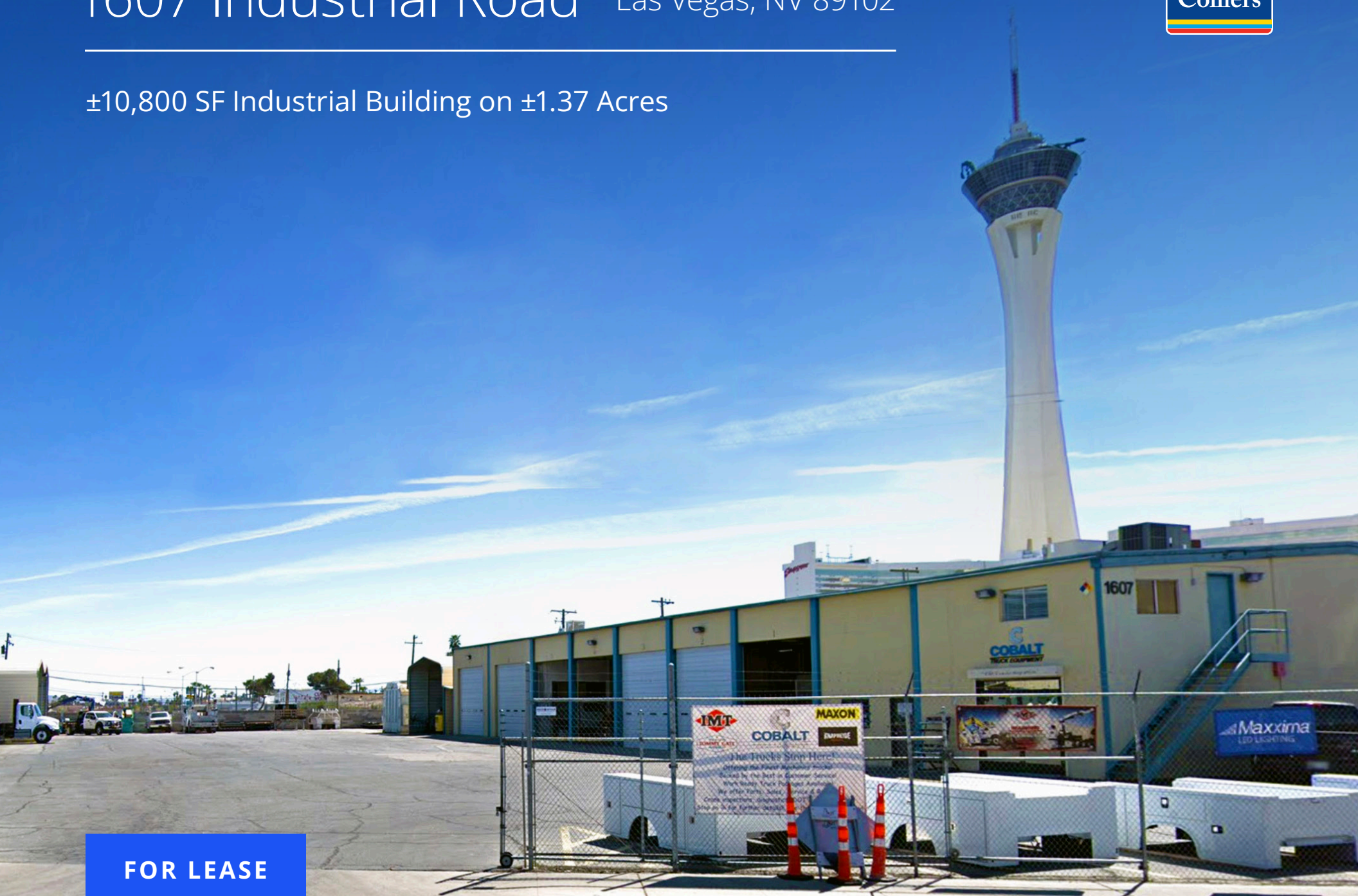


1607 Industrial Road Las Vegas, NV 89102

Colliers

±10,800 SF Industrial Building on ±1.37 Acres



FOR LEASE

Property Overview

Property SF	±10,800 Total SF
Office SF	±2,400 SF of two-story office space
Land Area	±1.37 Acres – completely fenced site with large rolling gates
Year Built	1962
Parking	±35 stalls
Clear Height	±16'
Construction	Metal frame & concrete
Zoning	M – Industrial – City of Las Vegas
Loading Doors	Seven (7) ±14'x±14' grade level insulated doors with automatic openers
Mechanics "Pit"	One (1) drive-in door position
APN	162-04-609-010



Lease Rate: \$1.30 PSF (NNN)

NNN Fees: \$0.22 PSF

Total Mo. Rent: \$16,416.00

CONTACT US

Note: One or more Colliers agents is an owner/licensee. Dan Doherty has an ownership interest in this property.

Zach McClenahan

Associate

+1 702 836 3780

zach.mcclenahan@colliers.com

License # NV-5.198177

Morgan Elson

Associate

Direct: +1 702 836 3710

morgan.elson@colliers.com

License # NV-5.0184877

Dan Doherty, SIOR

Vice Chair

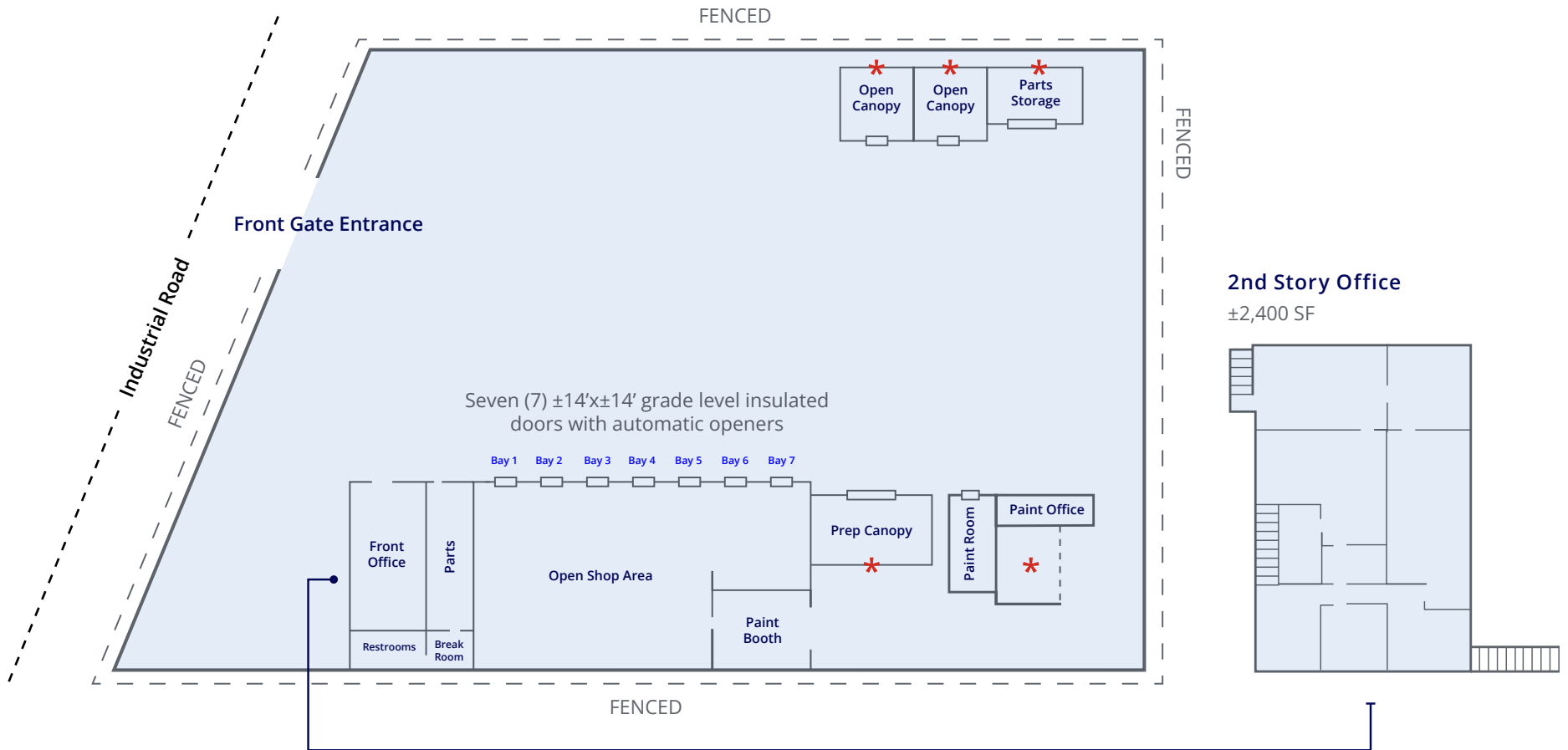
Direct: +1 702 836 3707

dan.doherty@colliers.com

License # NV-5.0024287

Floor Plan

▲ For illustration purposes only. Not to scale.

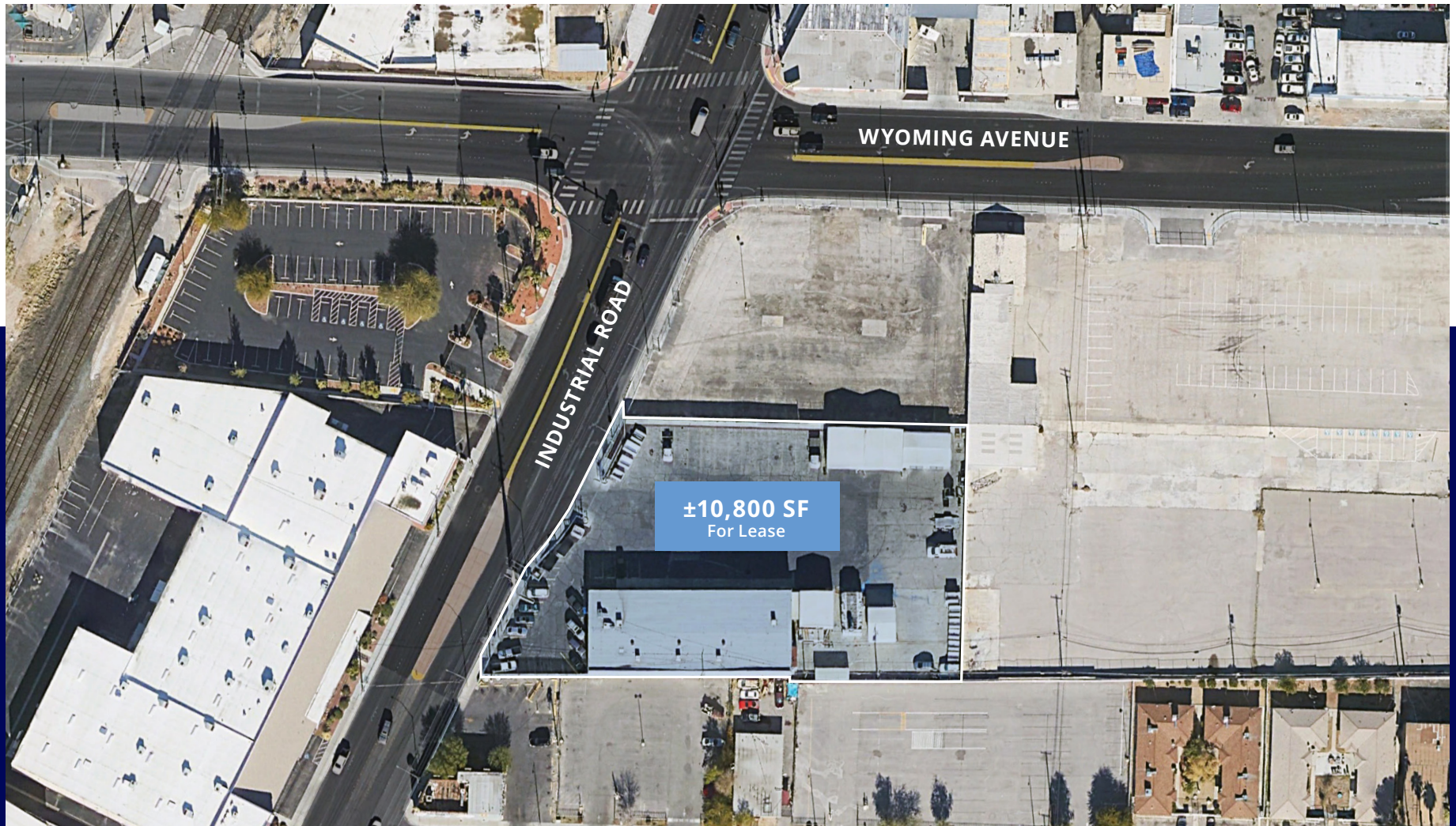


* = May or may not be included in the lease of the property.

Site Aerial

±1.37 Acres
±10,800 SF Industrial Building

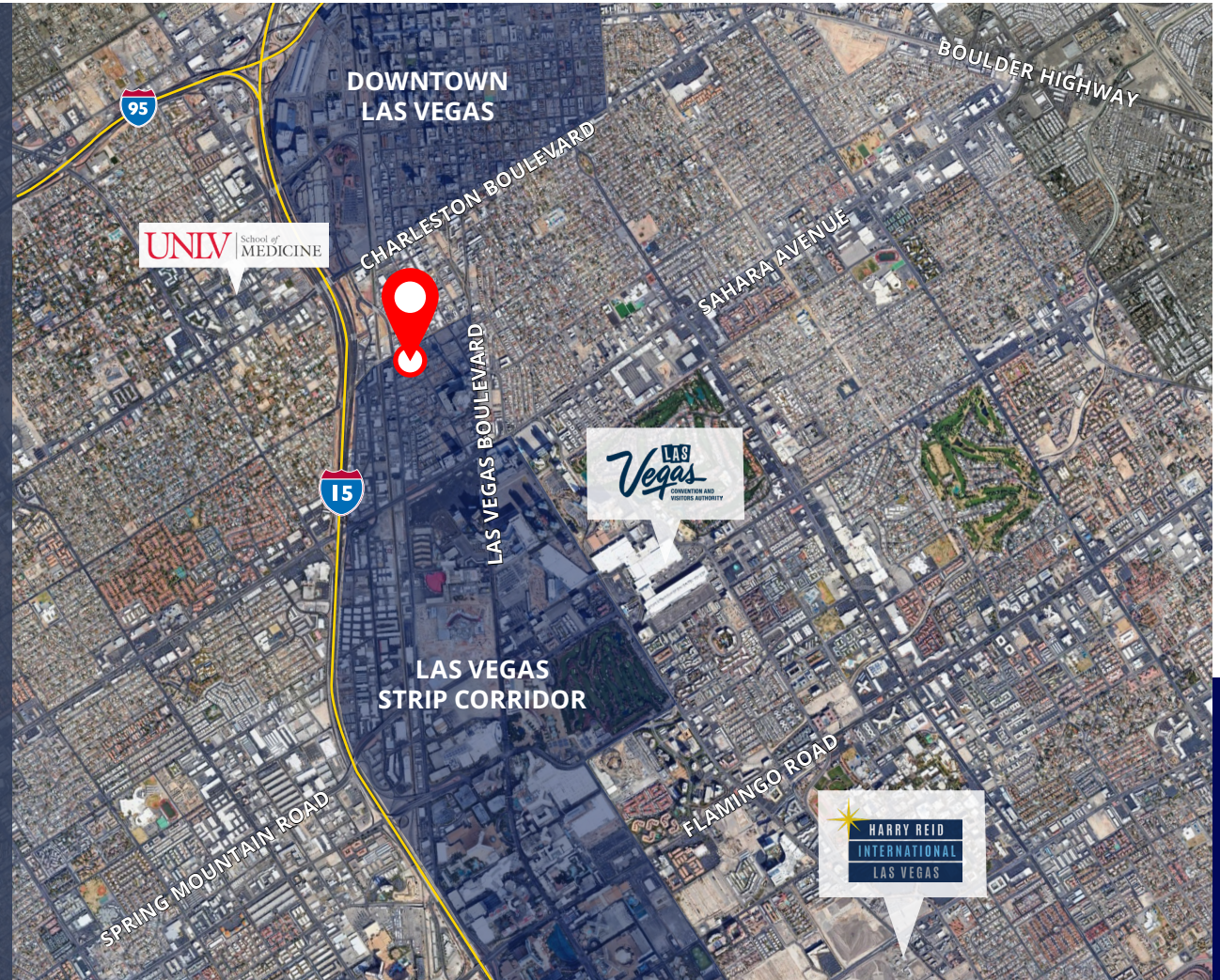
▲ For illustration purposes only. Not to scale. ■ = Available



Location Map

 For illustration purposes only. Not to scale.

Straddling the distance between the opulent mega-resorts of the Las Vegas Strip and the high-flying neon of Downtown Las Vegas, this property is located in the core center of town and has access to numerous amenities.





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