

FOR LEASE

FLEX WAREHOUSE

**5655 Reference St
Las Vegas, NV 89122**



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CONTACT OUR TEAM

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PROPERTY HIGHLIGHTS

Flexible Industrial Facility with Outdoor Storage and Office Space.

Functional freestanding industrial facility on a 0.50-acre parcel in Las Vegas. Featuring a two-story layout of dedicated office space, a warehouse and industrial outdoor storage. This site accommodates flexible operations, administration, and secure staging in a well-connected east-valley industrial corridor.

±6,768 SF AVAILABLE | ±0.5 AC

ASKING PRICE: \$1.65/SF/Mo. + NNN's

- ✓ Standalone footprint combines functional warehouse space with a dedicated two-story office build-out.
- ✓ Highly accessible location with immediate routing to I-11 & Boulder Hwy
- ✓ Equipped with a fully secured, gated yard ideal for outdoor materials storage, heavy equipment staging, or overnight fleet parking.
- ✓ Built out with 7 private offices, and dedicated restrooms to comfortably accommodate onsite management, sales, or administrative staff.

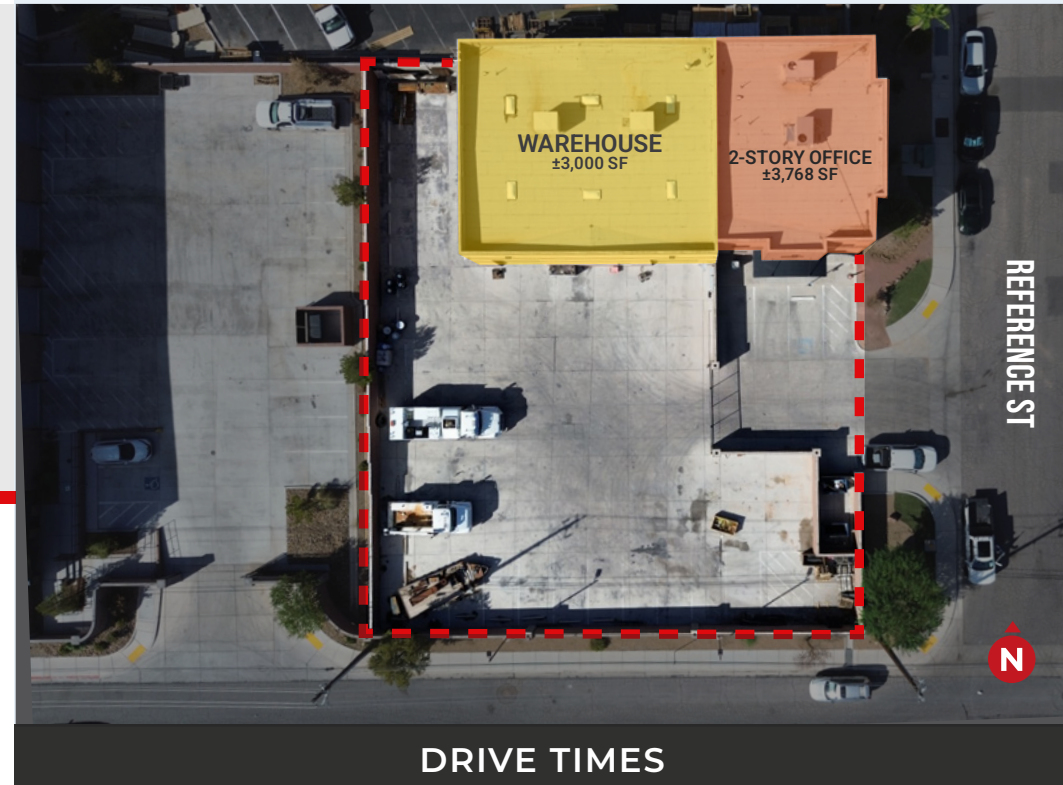


161-27-410-003
APN



INDUSTRIAL LIGHT (IL)
ZONING

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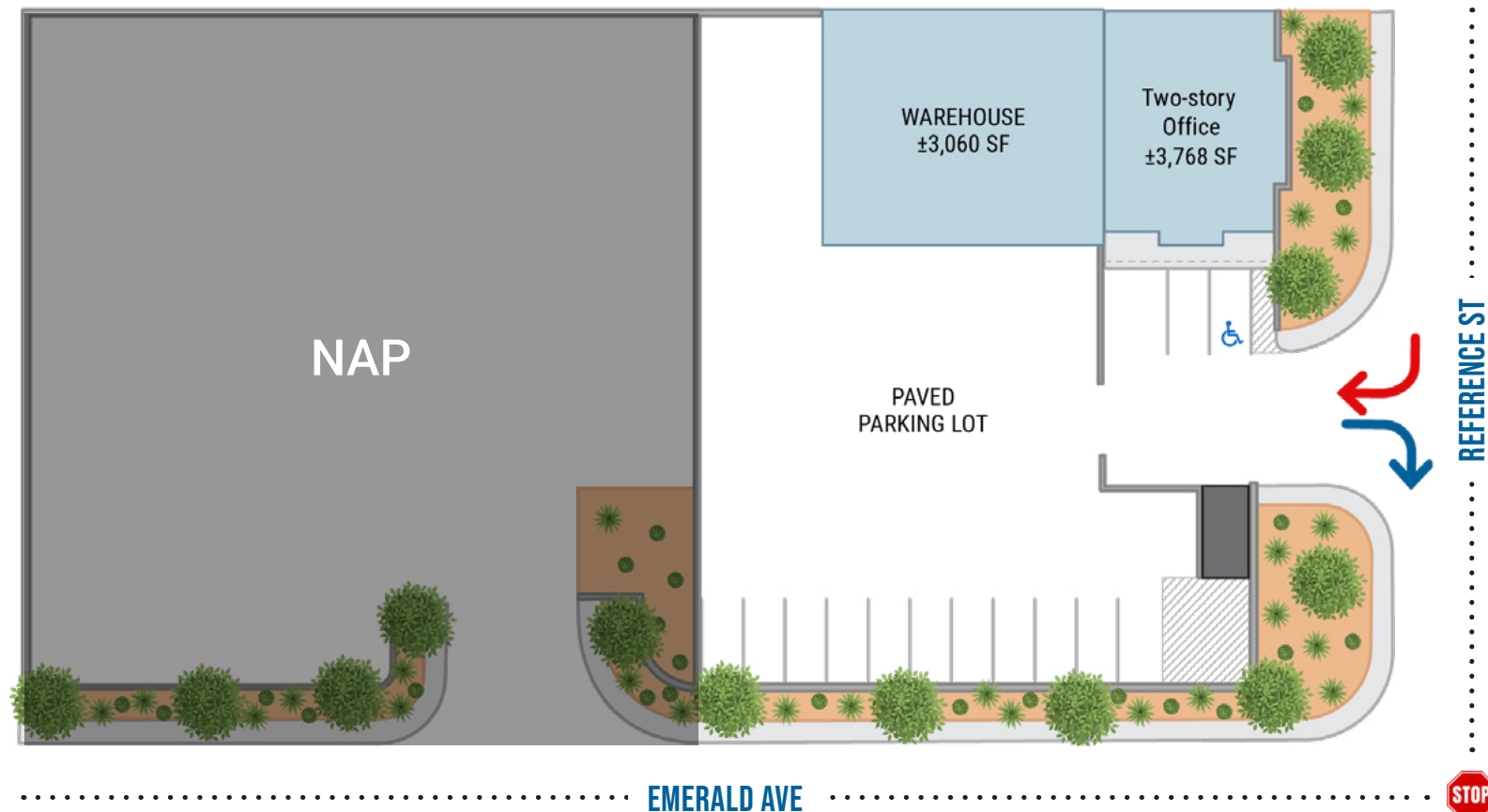


DRIVE TIMES

Harry Reid International Airport	±11 Min
UPS Customer Center & Hub	±9 Min
FedEx Cargo & Freight	±10 Min
FedEx Freight / Express Ship Center	±11 Min
Boulder Hwy	±3 Min
I-11	±5 Min

SITE PLAN

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Site Area	±6,768 SF
Warehouse	±3,000 SF
Office	±3,768 SF (Two-story)
Clear Height	22'

Loading Doors	Two 12'x12' Roll-up Doors
Yard Type	Secure Industrial Outdoor Storage
Availability	Q1 2027
Asking Rate	\$1.65/SF/Mo. + NNN's

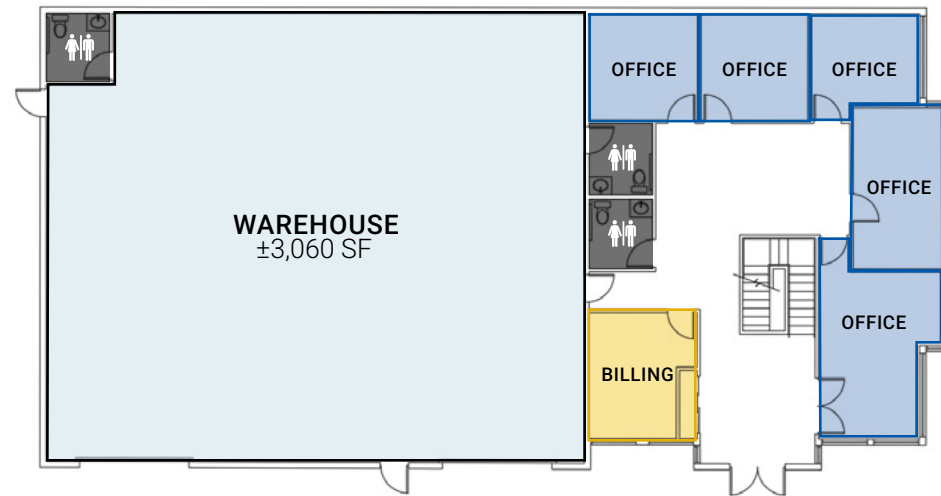
FLOOR PLAN

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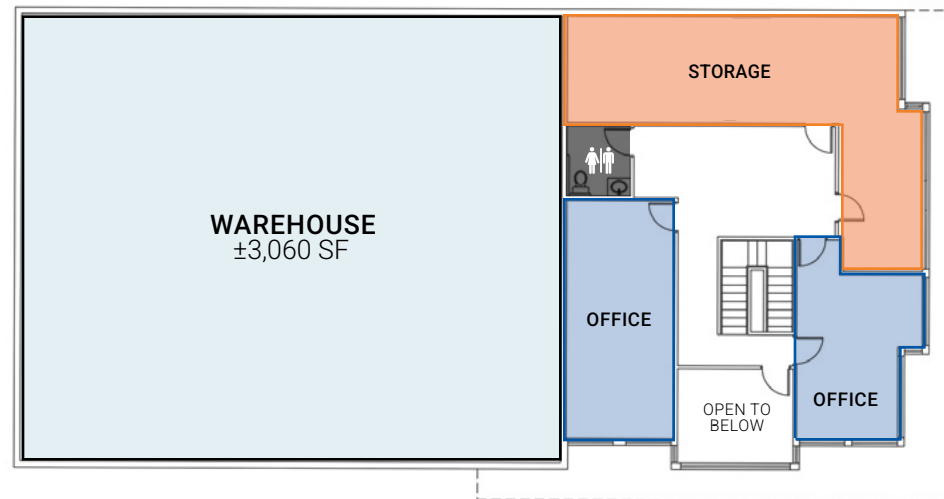
COLOR KEY

- Warehouse
- Office
- Billing
- Storage
- Restroom

1ST FLOOR



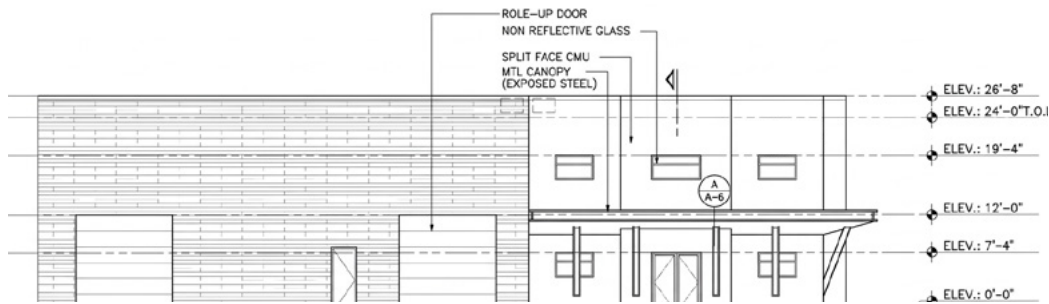
2ND FLOOR



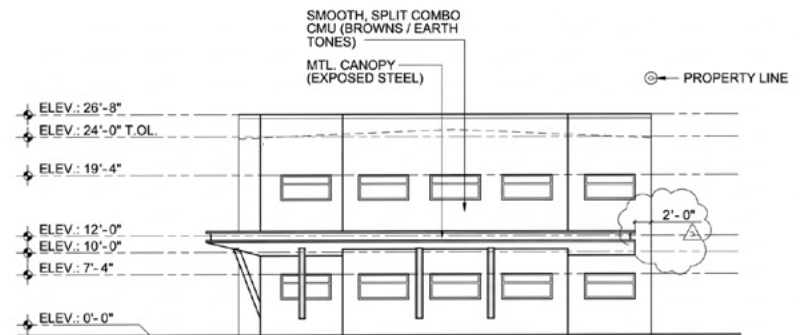
BUILDING ELEVATIONS

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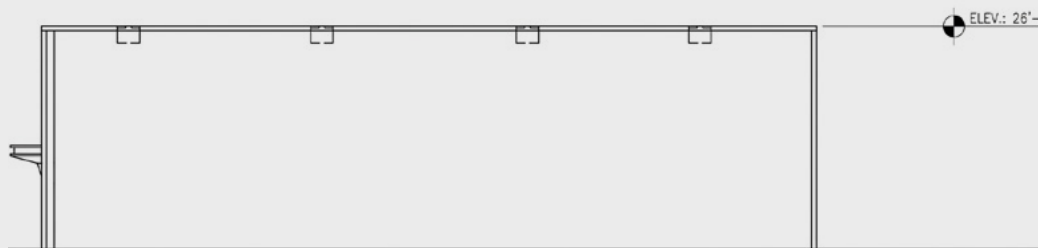
SOUTH EXTERIOR ELEVATION



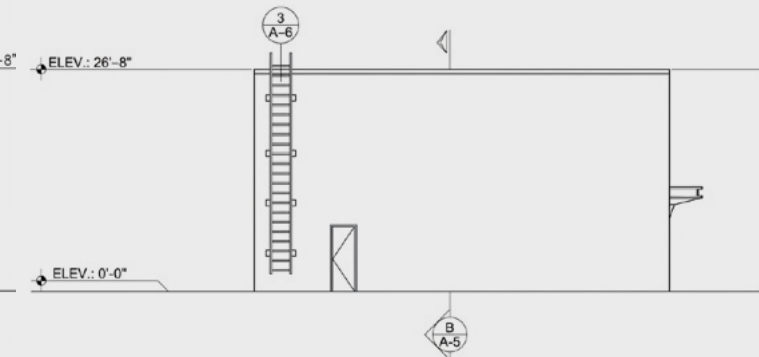
EAST EXTERIOR ELEVATION



NORTH EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION



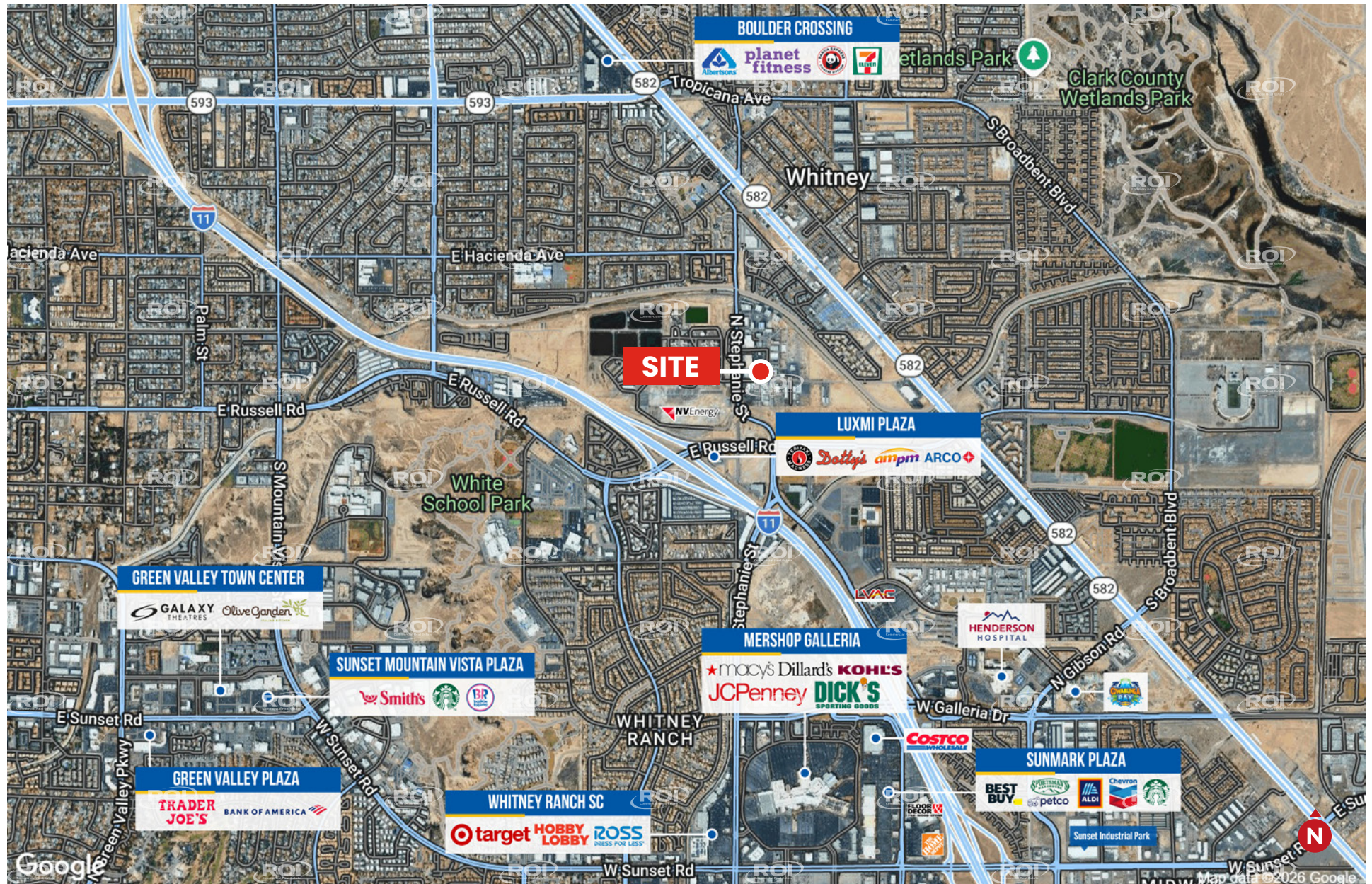
OBLIQUE AERIAL

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TRADE AREA **AERIAL**

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AREA DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
22,822	143,113	365,069



DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
4,559	38,202	106,630



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$70,289	\$76,675	\$145,550



TRAFFIC COUNTS

RUSSELL RD	STEPHANIE ST
29,400 VPD	16,700 VPD

DRIVE TIMES



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Sources:
SitesUSA 2026
TRINA, NV DOT 2025

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ROI Commercial Real Estate
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STE 111
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Contact our team today!

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