FOR LEASE
11,000-22,000 SF



INDUSTRIAL SPACE

4700 W. RUSSELL RD., LAS VEGAS, NV 89118

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CreTec, LLC

LEASE SUMMARY

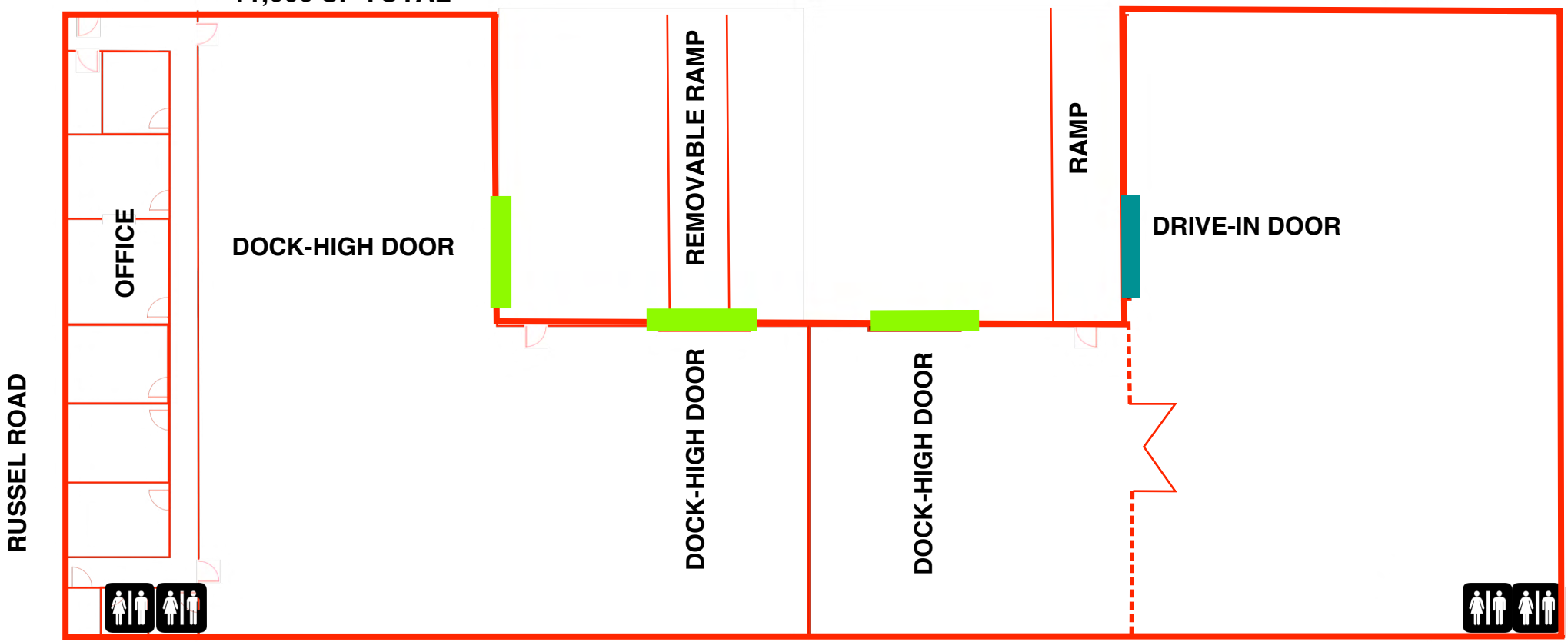
STARTING RENT	**$1.19/SF NNN**
LEASABLE UNITS	**11,000 - 22,000 SF** **Unit 300:** -9,000 SF Warehouse -2,000 SF Office **Unit 400:** -11,000 SF Warehouse
FLEXIBLE USES	**Industrial** **Warehouse** **Light Manufacturing** **R&D**
DOORS	**3 Dock-High Doors** **1 Drive-In Door**
CLEAR HEIGHT	**24’**
LIGHTS	**LED**
ZONING	**M-1**





UNIT 300:
-9,000 SF Warehouse
-2,000 SF Office
11,000 SF TOTAL

UNIT 400:
-10,847 SF Warehouse
11,000 SF TOTAL



LEASED





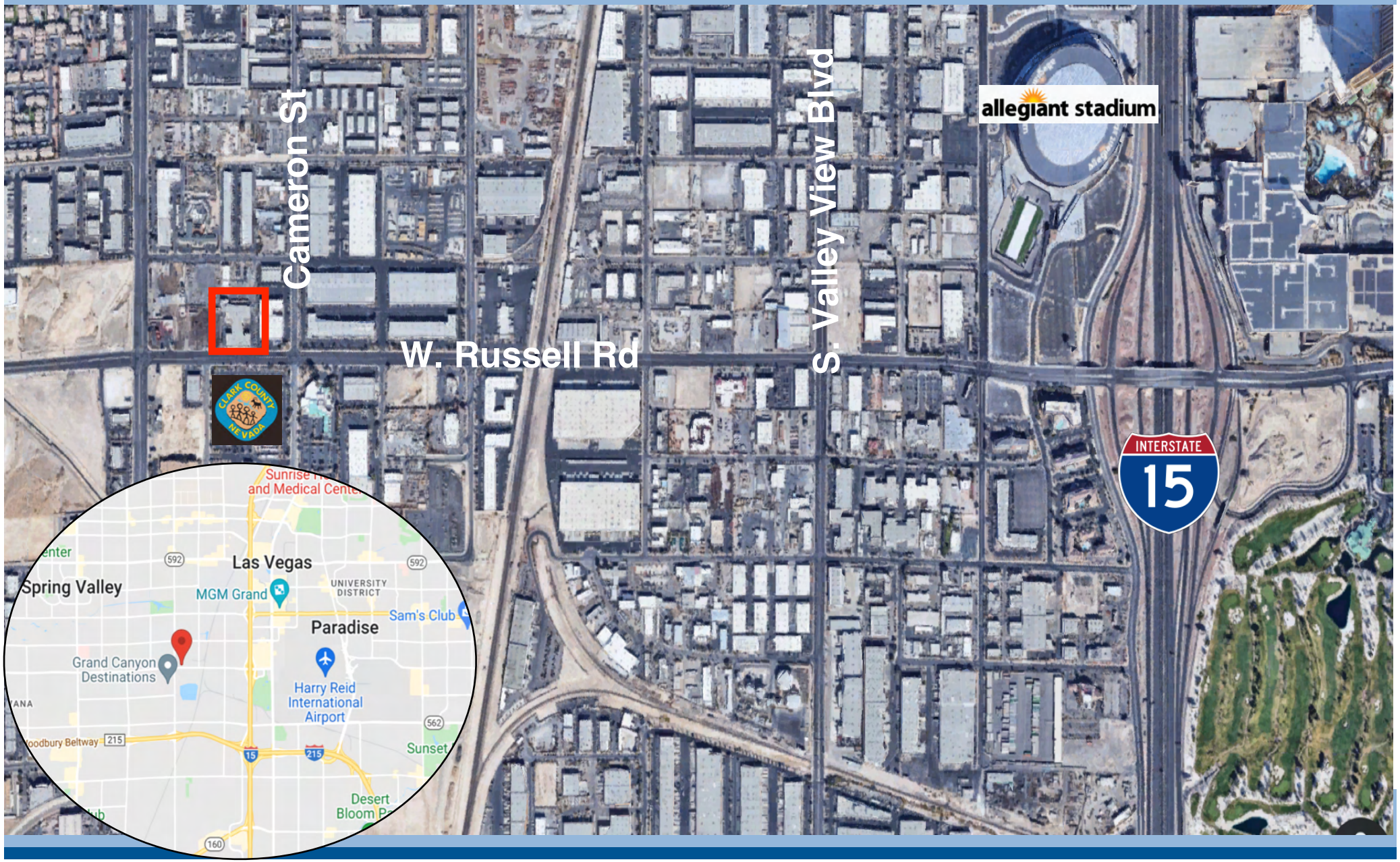
LEASE OVERVIEW

- ✔ 11,000 - 22,000 SF Industrial, Warehouse, Distribution
- ✔ 3 Dock-High and 1 Drive-In Doors
- ✔ HVAC in the Office
- ✔ 1 HVAC & 6 Swamp Coolers in the Warehouse
- ✔ Brand New LED Lights
- ✔ Fully Fire Sprinklered
- ✔ Signage Available Facing Russell Road
- ✔ Excellent Visibility on Russell Road
- ✔ Private Fenced Yard Available

IMPORTANT: The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice. Please do not provide any information deemed private or confidential.

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LOCATION



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