

FOR LEASE

±5,669 – ±17,654 SF Industrial Space Available

Walnut Business Park

3020 North Walnut Road, Las Vegas, NV 89115

Zach McClenahan

Direct: +1 702 836 3780
zach.mcclenahan@colliers.com
License # NV-S.198177

Jennifer Kelley

Direct: +1 702 425 8418
jennifer.kelley@colliers.com
License # NV-S.0202853

Paul Sweetland, SIOR

Direct: +1 702 836 3750
paul.sweetland@colliers.com
License # NV-S.0043604

Jerry Doty, SIOR

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jerry.doty@colliers.com
License # NV-S.0172045



Accelerating success.

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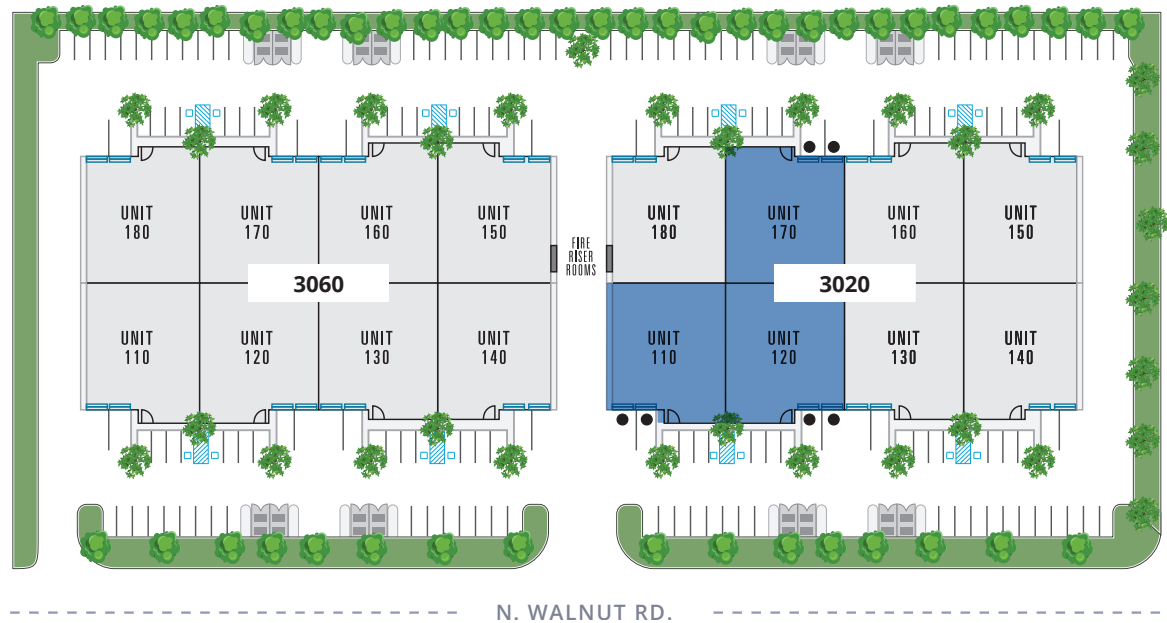
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Project Details

- Industrial Park (IP) Zoning
- APN(s): 140-18-512-007 through 140-18-512-020
- Built in 2008
- Excellent Access to the I-15 Freeway at Cheyenne Avenue
- Evaporative Cooled Warehouses
- 120/208V, 3-Phase Power Per Unit (*Tenant to verify)
- Exterior Lighting
- Grade Door Dimensions ±12' W x ±14' L

● = Grade Door Not To Scale. For Illustration Purposes Only.



Building	Unit	Available SF	Warehouse SF	Office SF	Mezzanine SF	Clear Height	Grade Doors	NNN EXP (PSF)
3020	110	±5,718 SF	±3,984 SF	±867 SF	±867 SF	±24'	Two (2)	\$0.24
3020	120	±5,669 SF	±3,957 SF	±856 SF	±856 SF	±24'	Two (2)	\$0.24
3020	170	±5,731 SF	±3,985 SF	±873 SF	±873 SF	±24'	Two (2)	\$0.24
3020	110/120	±11,387 SF	±7,941 SF	±1,723 SF	±1,723 SF	±24'	Four (4)	\$0.24
3020	120/170	±11,400 SF	±7,942 SF	±1,729 SF	±1,729 SF	±24'	Four (4)	\$0.24
3020	110/120/170	±17,118 SF	±11,926 SF	±2,596 SF	±2,596 SF	±24'	Six (6)	\$0.24

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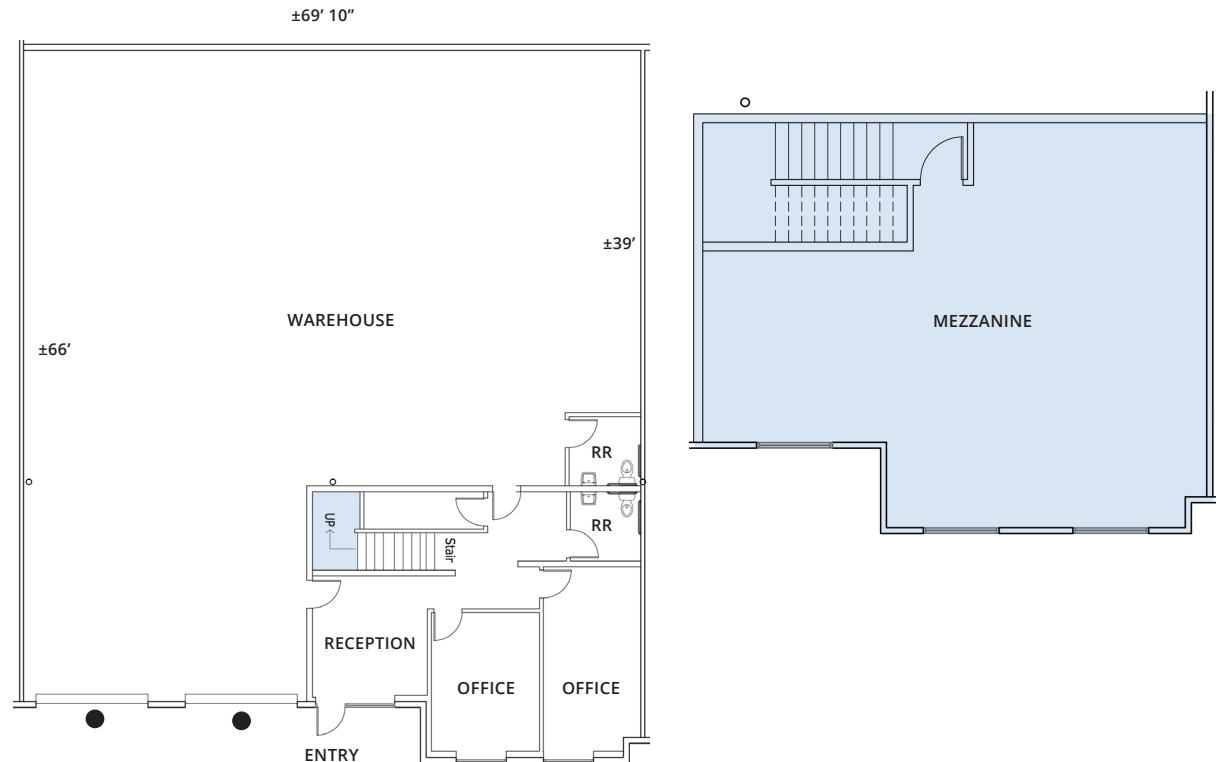
3020 North Walnut Road Suite 110

- ±5,718 Total SF
- ±867 Office SF
- ±3,984 Warehouse SF
- ±867 Mezzanine SF
- Two (2) Grade Loading Doors
- Available Now



NNN Fees

\$0.24/SF



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Colliers Las Vegas

6795 Agilysys Way, Suite 210
Las Vegas, NV 89113
www.colliers.com/lasvegas

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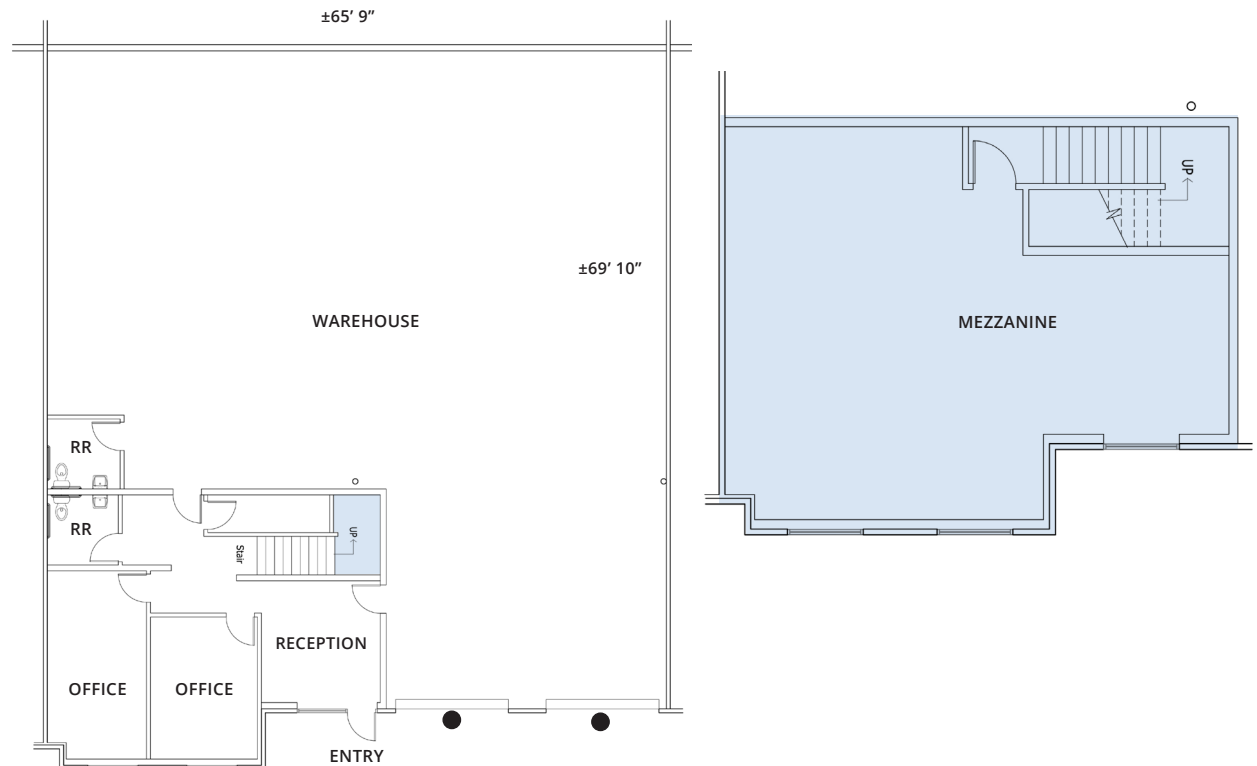
3020 North Walnut Road Suite 120

- ±5,669 Total SF
- ±856 Office SF
- ±3,957 Warehouse SF
- ±856 Mezzanine SF
- Two (2) Grade Loading Doors
- Available Now



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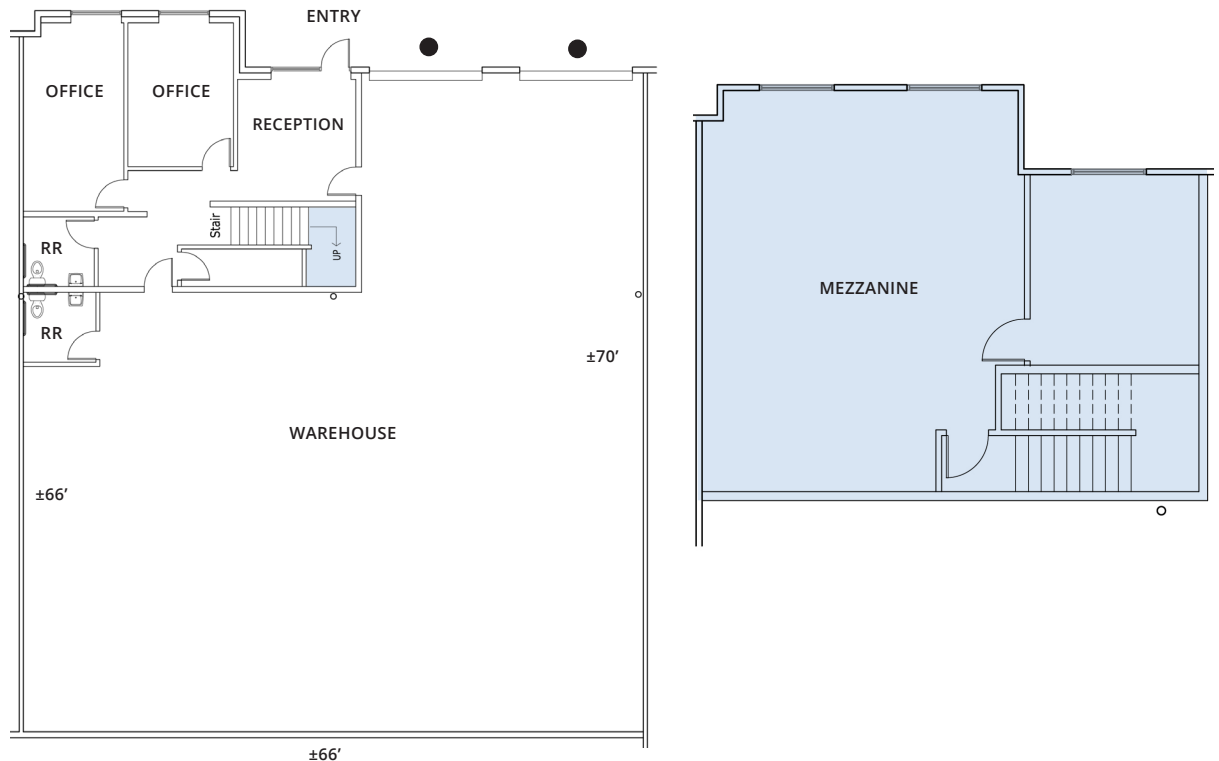
3020 North Walnut Road Suite 170

- ±5,731 Total SF
- ±873 Office SF
- ±3,985 Warehouse SF
- ±873 Mezzanine SF
- Two (2) Grade Loading Doors
- Available Now



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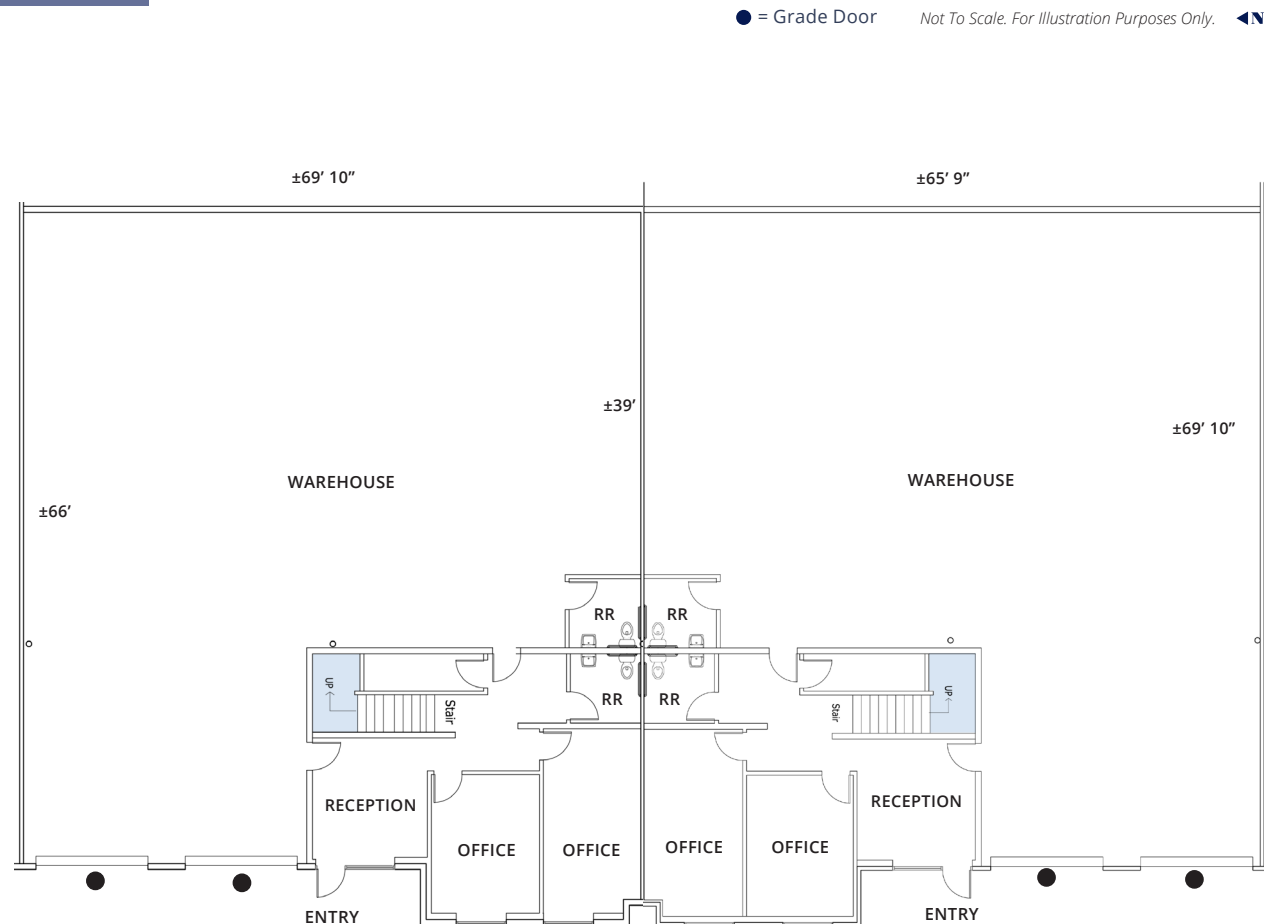
3020 North Walnut Road Suite 110/120

- ±11,387 Total SF
- ±1,723 Office SF
- ±7,941 Warehouse SF
- ±1,723 Mezzanine SF
- Four (4) Grade Loading Doors
- Available Now



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3020 North Walnut Road Suite 120/170

- ±11,400 Total SF
- ±1,729 Office SF
- ±7,942 Warehouse SF
- ±1,729 Mezzanine SF
- Four (4) Grade Loading Doors
- Available Now

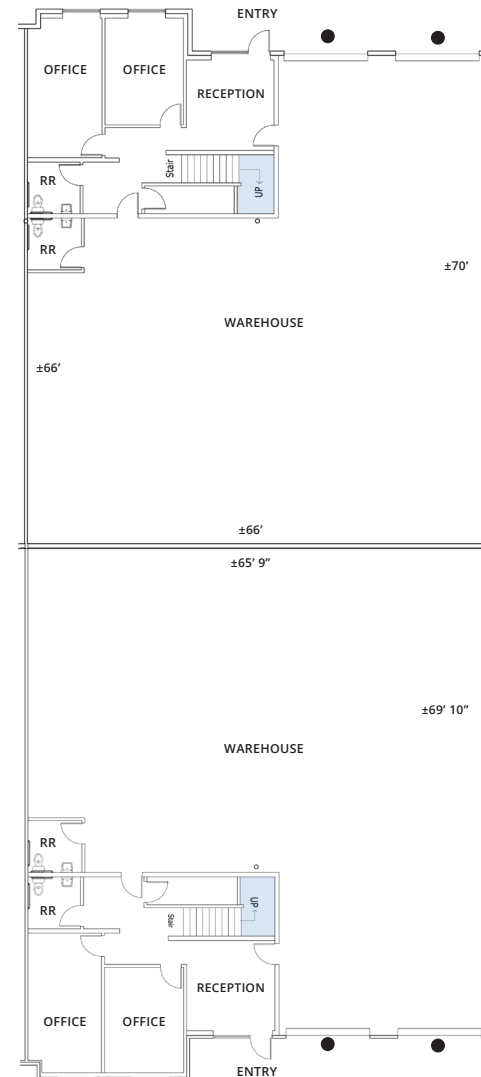


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3020 North Walnut Road Suite 110/120/170

- ±17,118 Total SF
- ±2,596 Office SF
- ±11,926 Warehouse SF
- ±2,596 Mezzanine SF
- Six (6) Grade Loading Doors
- Available Now



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Aerial Map ↗



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Property Images



\$5.0B+ Annual revenue
70 Countries we operate in
2B Square feet managed
46,000 Lease/Sale transactions
\$100B+ Assets under management
24,000 Professionals

Exclusive Listing Agents:

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ABOUT COLLIERS

Colliers is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With over \$5.0 billion in annual revenues, a team of 24,000 professionals, and more than \$100 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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