



±1,620 SF Office/Warehouse Space Available | For Lease

Cameron Business Center

5329 Cameron Street, Las Vegas, NV 89109

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Accelerating success.

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5329 Cameron Street is situated in the heart of the Southwest Submarket in a high-traffic area less than five miles from the Las Vegas Strip, the I-15 & 215 Beltway, Allegiant Stadium and T-Mobile Arena.

HIGHLIGHTS

- Well Maintained Industrial Property
- Glass Storefront Entries
- Fully Sprinklered
- Zoned M-1
- Flexible Lease Rates
- Units From ±1,620 Total SF
- Grade Level Loading Doors
- 18' Clear Height
- Front Loaded

Contact Agent for Details

Brian Riffel, SIOR

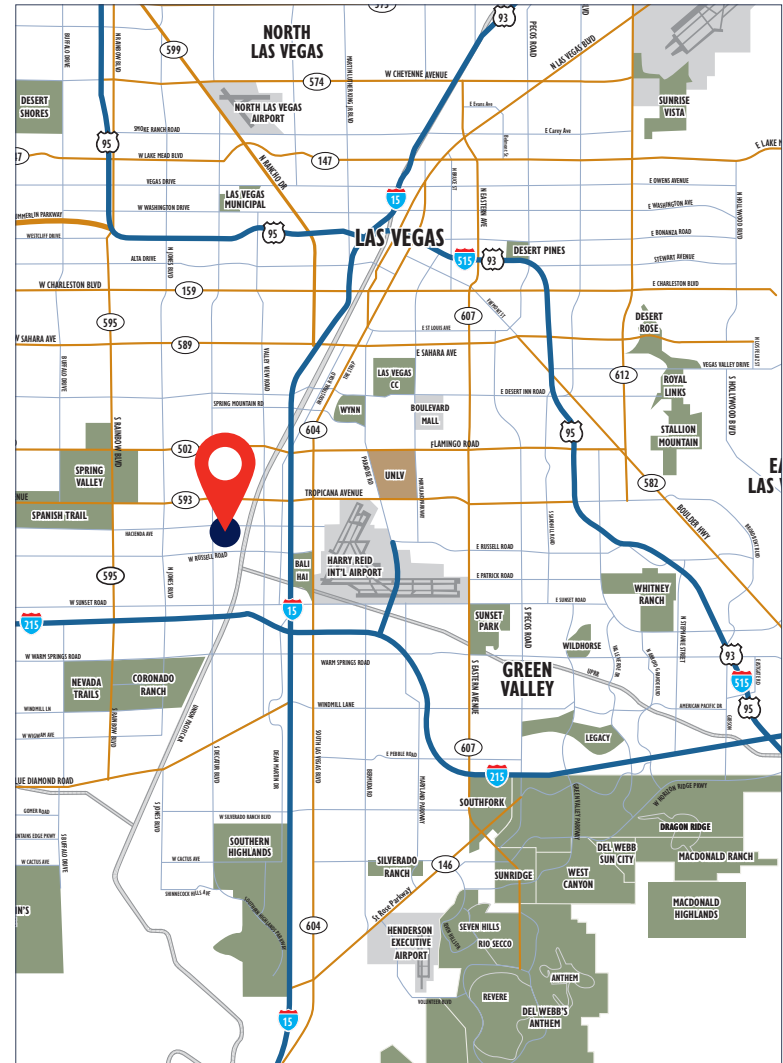
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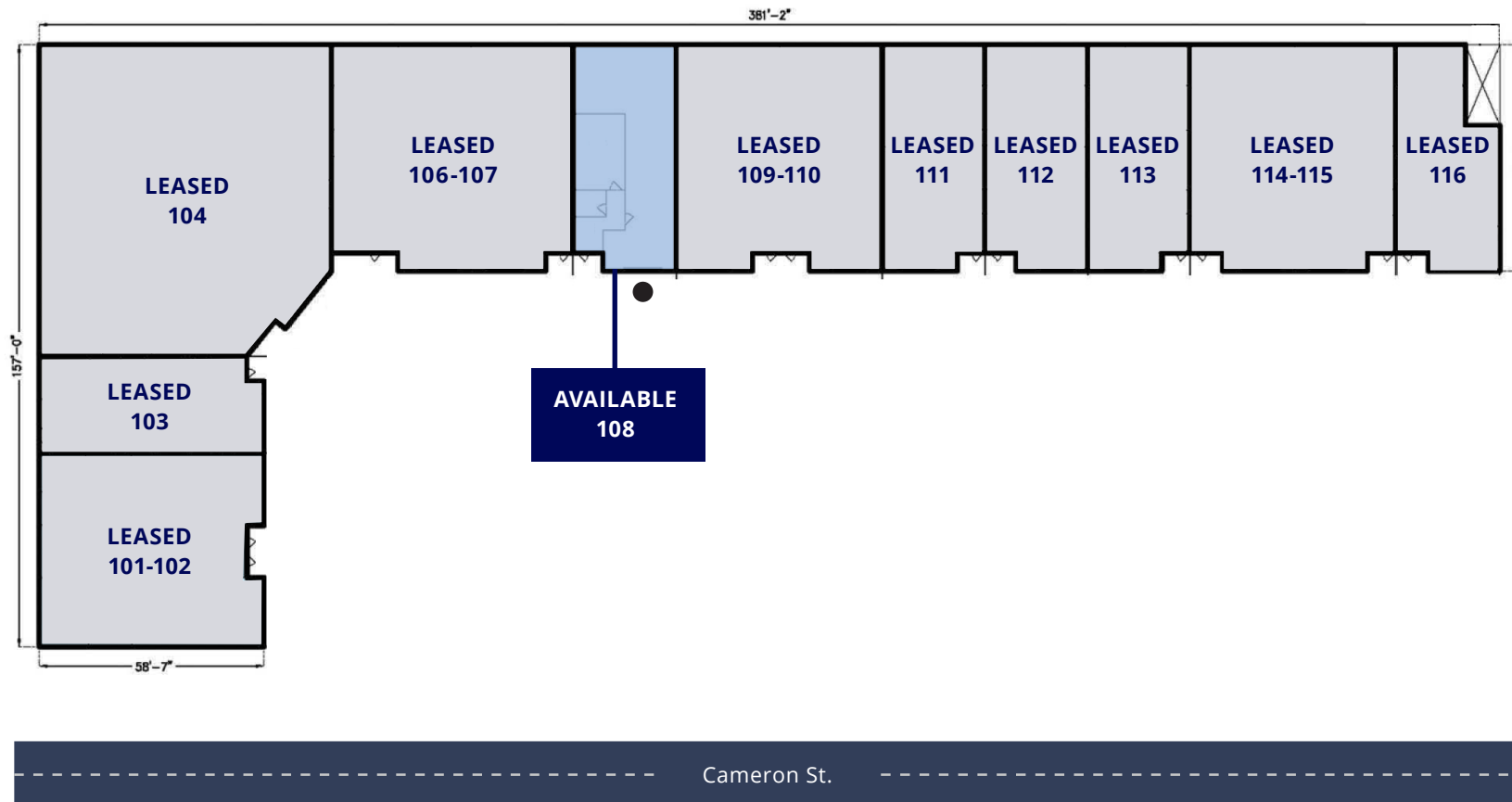
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Site Plan

■ = Available ■ = Leased

● = Grade Level Door

For illustration purposes only. Not to scale. ▶



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Suite 108

Unit Features

- ±1,620 Total SF
- One (1) Grade Level Door
- Zoned M-1



Lease Rate

\$1.20 PSF, Mo

NNN Fees

\$0.27 PSF, Mo

Total Monthly Amount: \$2,381.40

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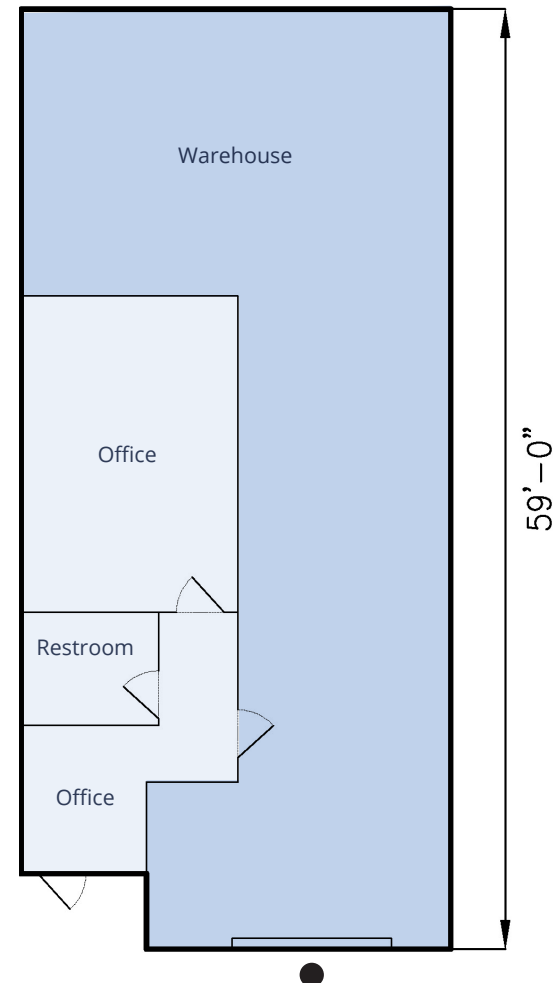
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DISTANCES TO:

- CC-215 Freeway 2.5 Miles
- I-15 Freeway 1.5 Miles
- Las Vegas Strip 3.0 Miles
- Harry Reid International Airport 4 Miles

Map Labels:

- Streets:** TROPICANA AVENUE, W. RENO AVENUE, W. HACIENDA AVENUE, ARVILLE ST., SCHIRRLIS ST., RUSSELL ROAD, JONES BOULEVARD, DECATUR BOULEVARD, SUNSET ROAD, VALLEY VIEW BLVD, RAINBOW BOULEVARD, LAS VEGAS BOULEVARD.
- Landmarks:** RAIDERS ALLEGiant STADIUM, DESIGNATED STADIUM DISTRICT, HARRY REID INTERNATIONAL AIRPORT, WORLD FAMOUS LAS VEGAS "STRIP", MANDALAY BAY.
- Businesses:** BOYD GAMING, HAKKASAN GROUP, William HILL, Roberto's, greens & proteins, Archi's THAI CAFE, Sambilatte, SIERRA GOLD, tropical CAFE, GOLDEN ENTERTAINMENT, ANSWORTH, switch, MGM RESORTS INTERNATIONAL, Ford, HYUNDAI, SUBARU, CHEVROLET, PORSCHE, enterprise, Walmart, popeyes, Quest Diagnostics, PETSMART, ROSS, QDOBA, 3's, BEST BUY, Michaels, Marshalls, FREEMAN, NOX, pepsi, UFC, SG, DHL, Town Square, WHOLE FOODS, Apple, Fleming's, Yard House, EXPRESS, Fry's, Staples, H&M, AMC THEATRES, Old Navy, The Container Store, Bali Hai GOLF CLUB.
- Other:** SITE (red pin), 119,000 VPD (blue car icon), 215 (yellow road marker), 15 (blue road marker).

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\$5.6B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$108B Assets under management

24,000 Professionals

Exclusive Listing Agents:

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ABOUT COLLIERS

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