

±11,200 SF Freestanding Building on ±1.22 Acres

4560 Wynn Road, Las Vegas, NV 89103

Colliers

Las Vegas Strip

T-Mobile
ARENA

A's Future A's Stadium
& Bally's Hotel

I-15 Freeway // ± 300,000 VPD

S Valley View Boulevard

SITE

W Harmon Avenue

W Naples Drive

FOR LEASE

S Wynn Road

Property Overview

Colliers is pleased to present **4560 Wynn Road**, a ±11,200 SF freestanding industrial building. The property offers direct access to I-15 North and South, as well as the Las Vegas Resort Corridor, providing exceptional connectivity for a wide range of industrial and distribution users.



Asking Lease Rate: Contact Broker
NNNs Estimated At: \$1,350/per Month

Available Immediately



±11,200 Total SF



±1.22 Acres



Two (2) Grade Level Doors

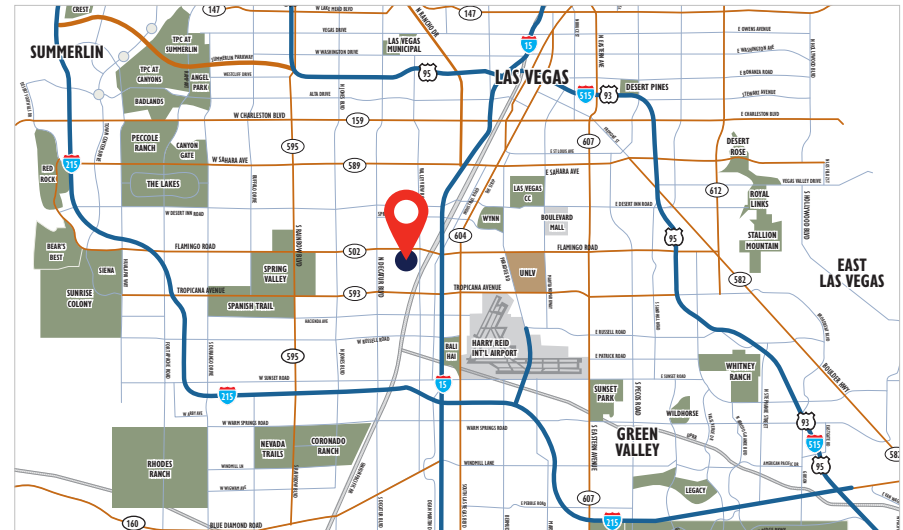


277/480V, 3-Phase Power

*Tenant to Verify Power



Fire Sprinklered



Property Highlights

- APN: 162-19-702-005
- FAR: 21%
- Construction Year: 1972/2026
- Septic Tank
- Paved Yard
- Newly Remodeled Office and Warehouse
- Industrial Light (I-L) zoning
- Secured Perimeter Fencing with Electric Gate Access
- Strategically located with Direct access to I-15 North and South and the Resort Corridor

CONTACT US

Zach McClenahan

Associate

Direct: +1 702 836 3780

zach.mcclenahan@colliers.com

License # NV-S.198177

Morgan Elson

Associate

Direct: +1 702 836 3710

morgan.elson@colliers.com

License # NV-S.0184877

Jerry Doty, SIOR

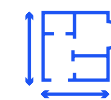
Vice Chair

Direct: +1 702 836 3735

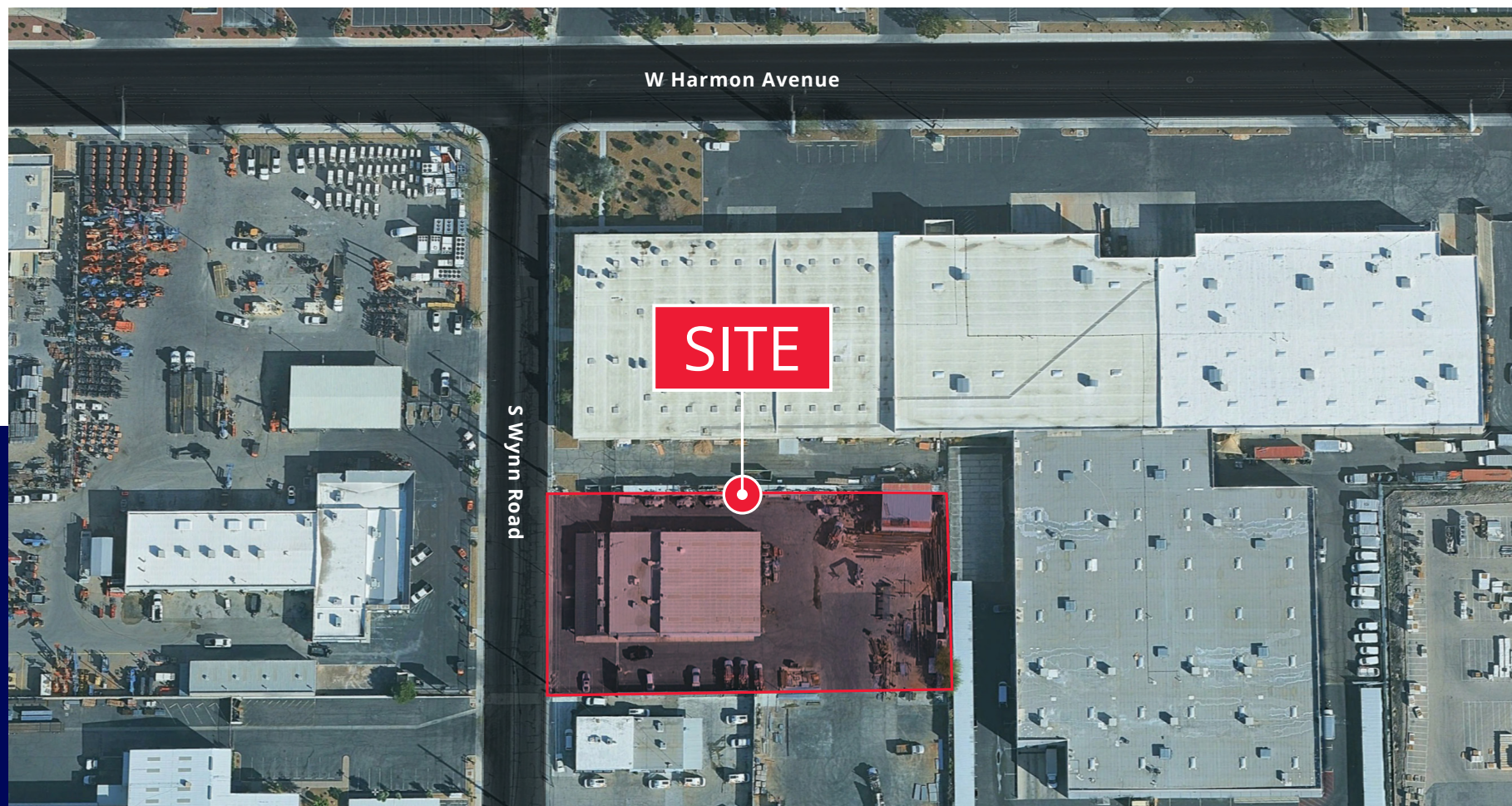
jerry.doty@colliers.com

License # NV-S.0172045

Site Aerial



±11,200 SF
Available Immediately



Zach McClenahan

Associate

Direct: +1 702 836 3780

zach.mcclenahan@colliers.com

License # NV-S.198177

Morgan Elson

Associate

Direct: +1 702 836 3710

morgan.elson@colliers.com

License # NV-S.0184877

Jerry Doty, SIOR

Vice Chair

Direct: +1 702 836 3735

jerry.doty@colliers.com

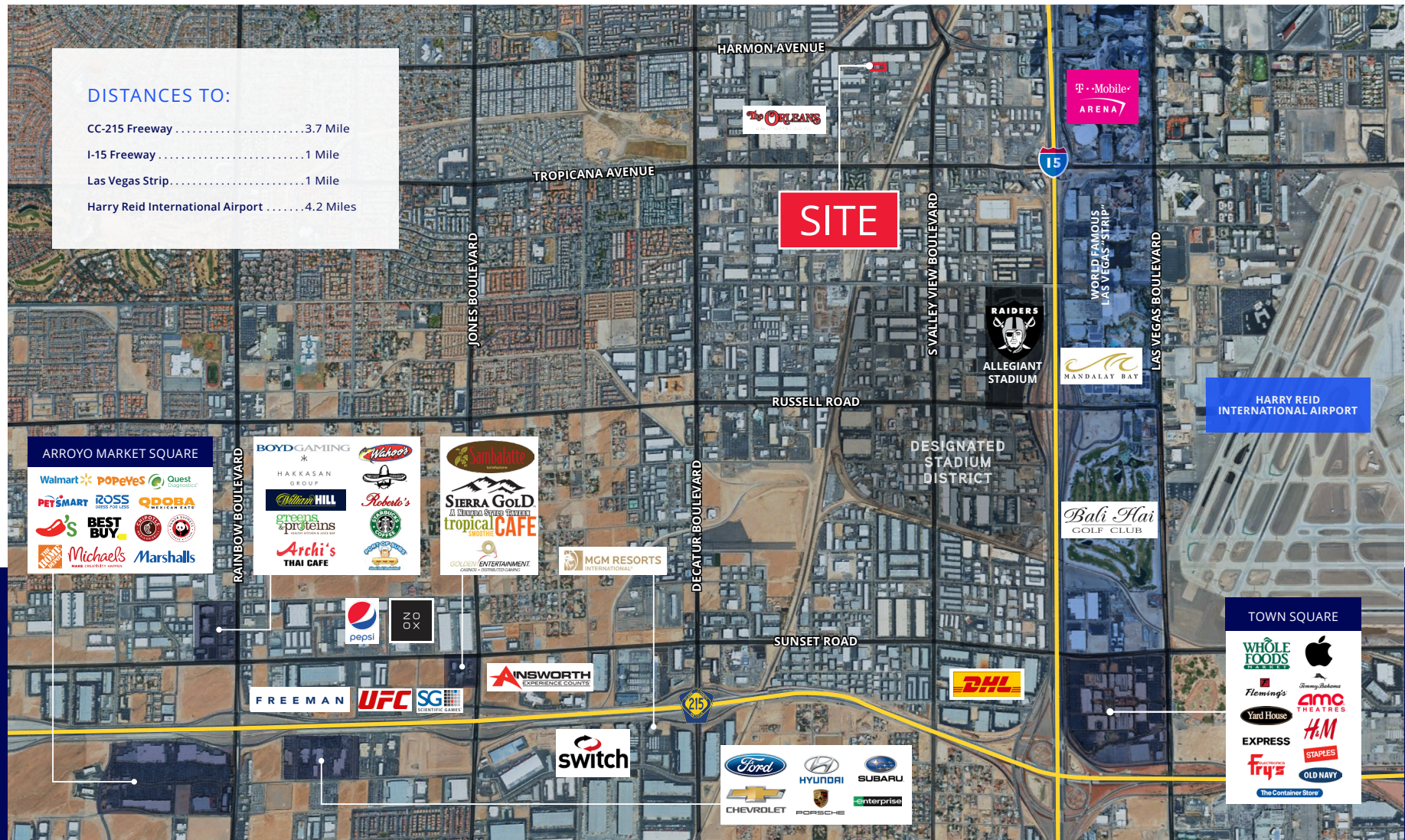
License # NV-S.0172045



Location Map

 For illustration purposes only. Not to scale.

Located in the Heart of the Southwest Submarket,
what is considered to be the premier submarket
in Southern Nevada.



Property Images



Call For Pricing



ABOUT COLLIERS

\$6B Annual revenue

70+ Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$110B Assets under management

28,000 Professionals



Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$6 billion in annual revenues, 28,000 professionals, and \$110 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com.

©2026 Colliers Las Vegas. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

CONTACT US

Zach McClenahan

Associate

Direct: +1 702 836 3780

zach.mcclenahan@colliers.com

License # NV-S.198177

Morgan Elson

Associate

Direct: +1 702 836 3710

morgan.elson@colliers.com

License # NV-S.0184877

Jerry Doty, SIOR

Vice Chair

Direct: +1 702 836 3735

jerry.doty@colliers.com

License # NV-S.0172045