

The Spectrum of Las Vegas



NEC of N. Mojave Road & E. Charleston Boulevard, Las Vegas, NV 89104

A PROJECT BY:  **Schnitzer**
PROPERTIES



FOR LEASE

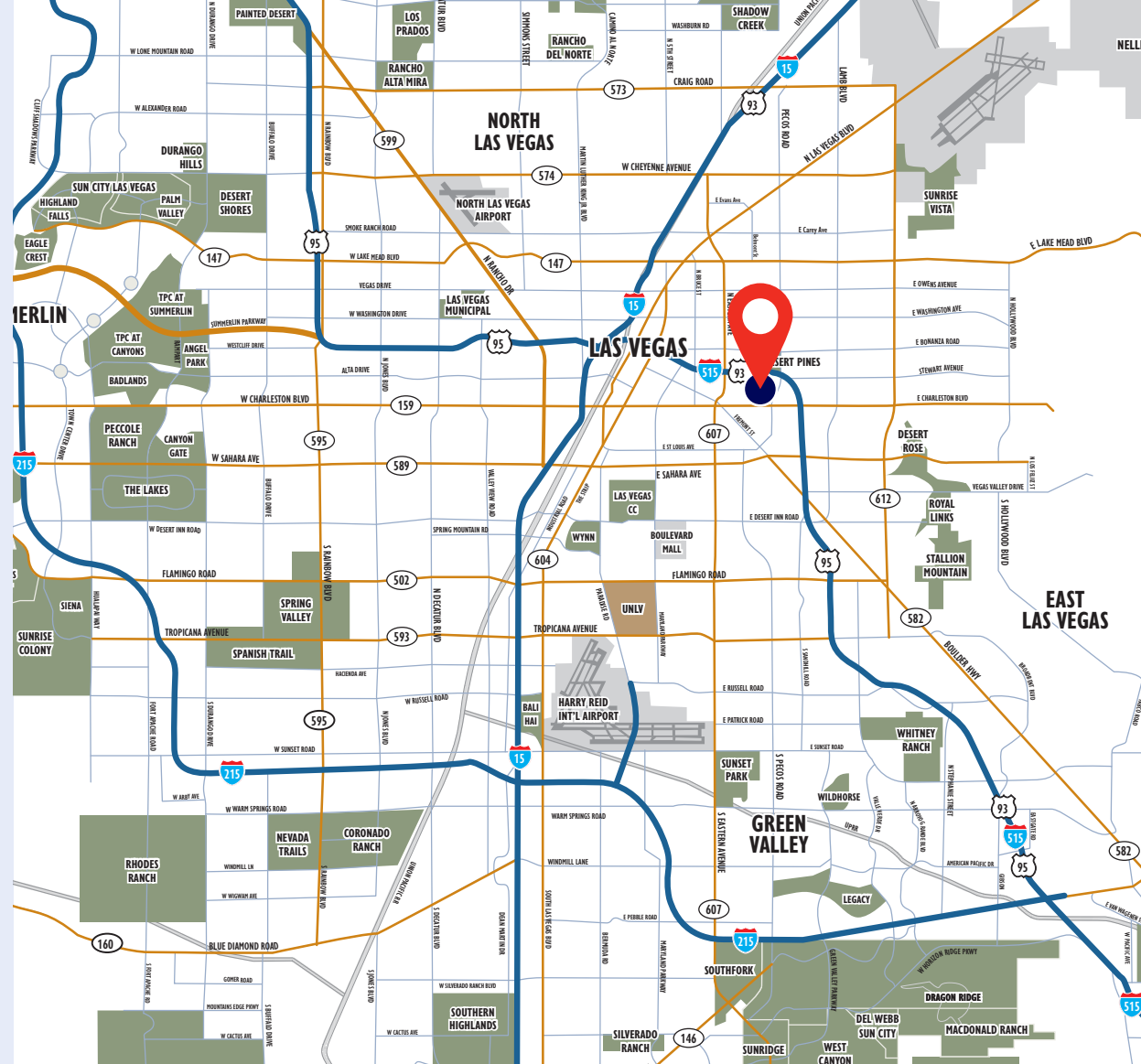
Property Overview

The Spectrum of Las Vegas, located on the northwest corner of Charleston Boulevard and North Pecos Road, offers a central location for business servicing Downtown, Henderson, the Strip, Las Vegas and North Las Vegas. The combination of flexible M-Zoning and close proximity to Downtown and the US-95 & I-15 freeways makes this location ideal for a wide range of businesses.

±9,727 SF

Warehouse/Office Space

- Centrally Located for Easy Access to the Entire Las Vegas Valley
- High Visibility; Frontage on Charleston Boulevard and Pecos Road
- Flex, Office, Industrial and Distribution Warehouse Space
- 3 Phase Power
- Dock and/or Grade Loading Doors
- Excellent Access to the US-95 & I-15
- CAM Includes HVAC/Evaporative Cooler Maintenance



CONTACT US

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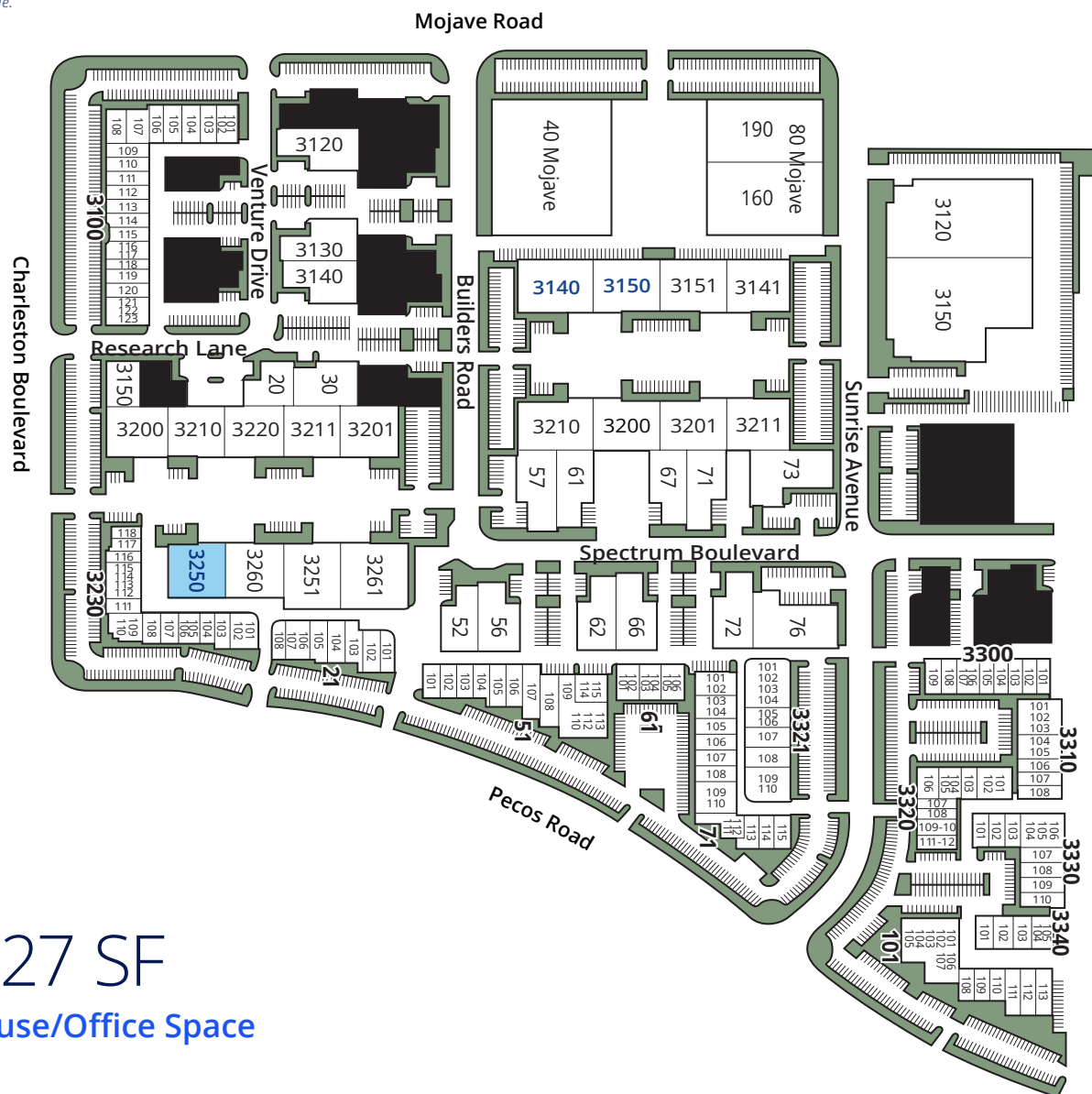
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±9,727 SF
Warehouse/Office Space

 = Available

■ = Not Part of Property

Floor Plan

3250 East Charleston Boulevard



±9,727 Total SF
±8,078 SF Warehouse
±1,649 SF Office



Two (2) (±9' x ±10')
Dock Loading Doors



One (1) (±14' x ±14')
Grade Level Door



±22' 7" Clear Height

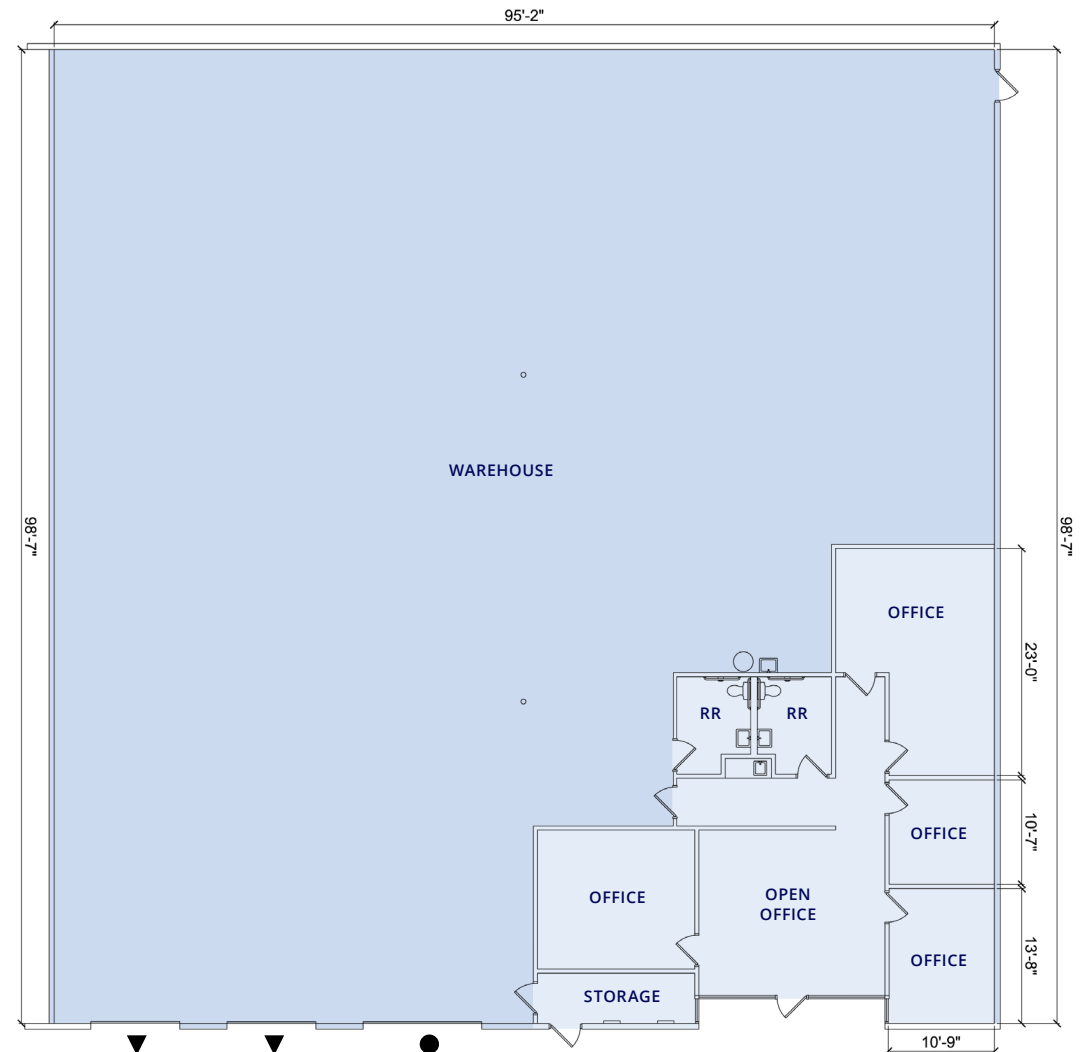


±400 amps, 277/480 volt,
3-Phase with 100 amp
subpanel of 208/120



Availability Date To
Be Determined

For illustration purposes only. Not to scale.



▲ = Dock Door ● = Grade Door

Lease Rate

Contact Broker

Location Map

Colliers

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