

# DECATUR BELL COMMERCE CENTER

5010-5030 S.  
DECATUR BLVD  
LAS VEGAS, NV  
89118

FOR LEASE

±2,131 SF  
Flex Space Available

PRICE REDUCED!

**CBRE**

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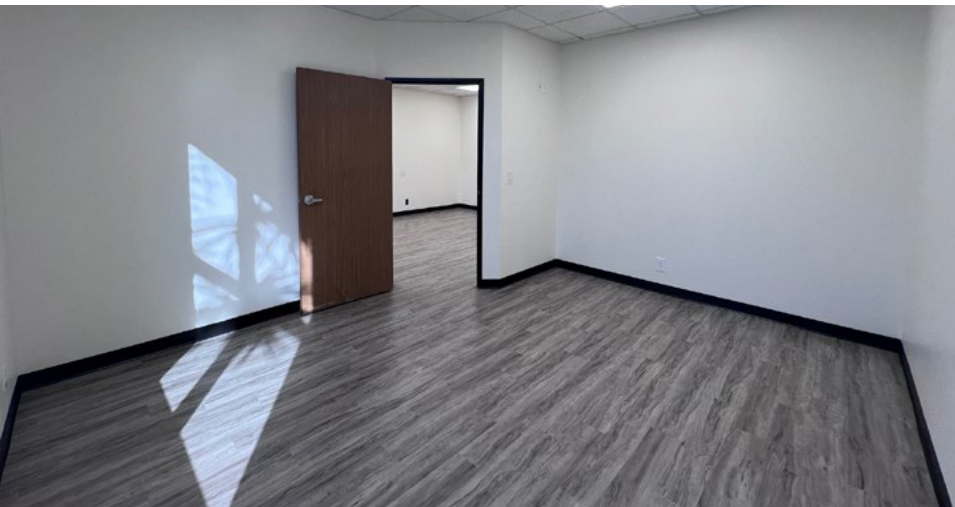
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CALL FOR SPECIAL INCENTIVES!





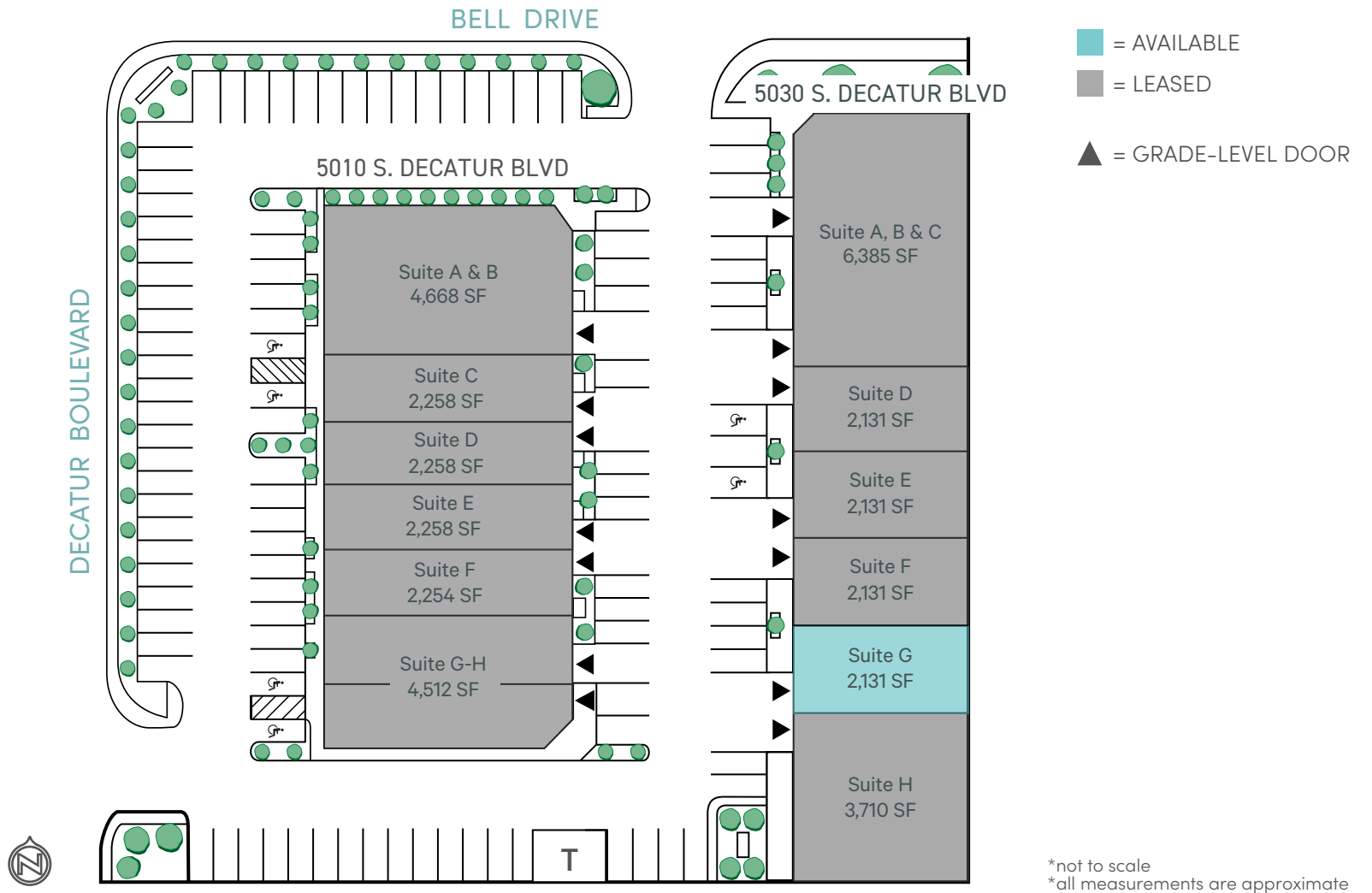
## DECATUR BELL COMMERCE CENTER

Offering office/warehouse/showroom space with frontage on Decatur Boulevard, Decatur Bell Commerce Center is located in the Southwest submarket, just South of the intersection at Decatur and Tropicana. The central location provides excellent access to the Strip, the I-15 via Tropicana and the I-215 Interchange and is surrounded by ample retail and service amenities. Frontage units provide excellent visibility on Decatur Boulevard, which has an Annual Average Daily Traffic Count of 23,500 vehicles. The Property features include grade level loading, HVAC office space and flexible floor plans. Ownership is pleasant to work with and eager to lease the space.

### PROPERTY HIGHLIGHTS

- ±36,827 SF project on ±2.21 Acres
- ±289' of frontage on Decatur Blvd
- 120/208, 3-phase power
- 16' minimum Clear Height
- Evaporative-Cooled Warehouse Space
- LED lighting
- Some units fully HVAC!
- Skylights
- IL - Industrial Light Zoning (Clark County)
- 12'x12' Grade-Level Roll-Up Doors
- Fire Sprinkler System
- Parking Ratio 2.74/1000 SF
- Built in 1998
- Natural Gas
- APN: 162-30-104-001

SITE PLAN



\*not to scale  
\*all measurements are approximate

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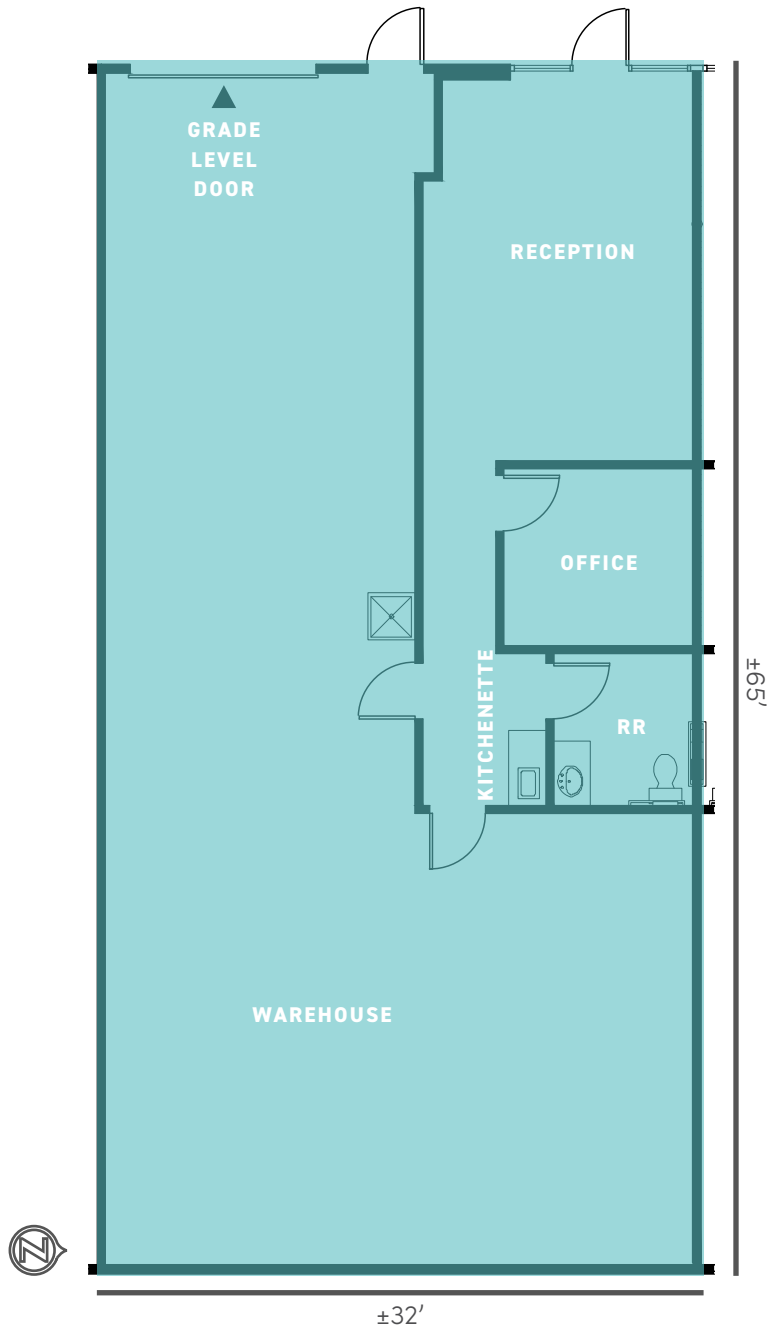
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## 5030 S. DECATUR BOULEVARD SUITE G - ±2,131 SF

### SUITE HIGHLIGHTS

- ±510 SF HVAC Office
- ±1,621 SF Evaporative-Cooled Warehouse Space
- Reception Area
- One (1) Private Office
- Kitchenette
- One (1) Restroom
- One (1) 12' x 12' Grade Level Roll-Up Door
- Move-In Ready!
- Contact Broker regarding Special Incentives!



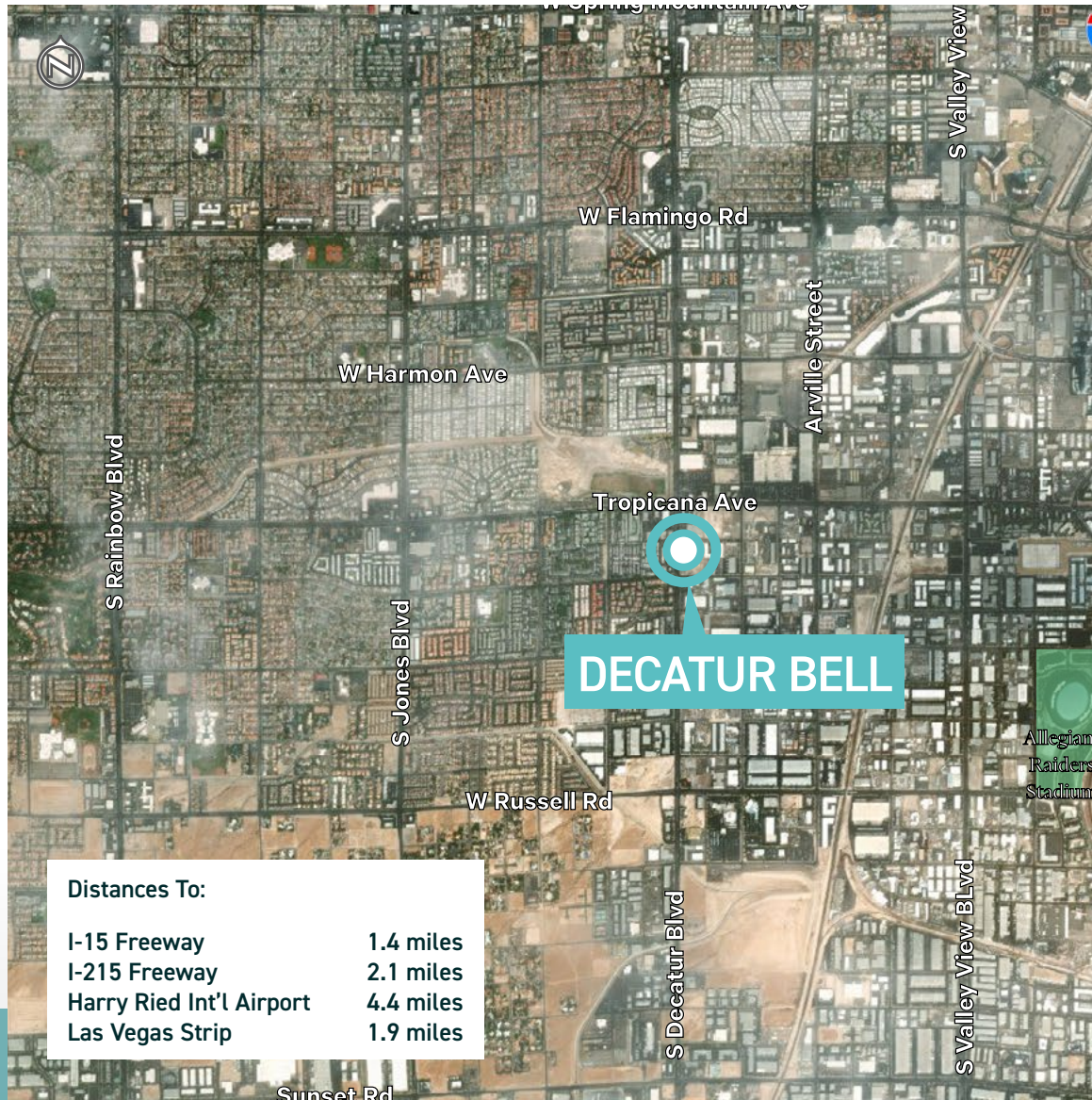
**LEASE RATE : \$1.45/SF (NNN)**

**2026 CAMS : \$0.376/SF (\*INCLUDES HVAC  
MAINTENANCE & TRASH REMOVAL)**

**TOTAL MONTHLY : \$3,891.21**

**AVAILABILITY : NOW AVAILABLE!**

AERIAL MAP



| Distances To:            |           |
|--------------------------|-----------|
| I-15 Freeway             | 1.4 miles |
| I-215 Freeway            | 2.1 miles |
| Harry Ried Int'l Airport | 4.4 miles |
| Las Vegas Strip          | 1.9 miles |

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