



**GRAHAM TEAM**  
COMMERCIAL REAL ESTATE

# FOR LEASE

4890 Cecile Ave, Las Vegas NV 89115





# PROPERTY HIGHLIGHTS



Graham Team Commercial Real Estate is proud to present an opportunity to **4890 Ceceil Ave, Las Vegas NV**. This industrial building is comprised of +/- 3550 rsf with a large fully fenced yard. The property is zone M-1. Quick access to I-15 at Cheyenne Ave, about

AUTO REPAIR USES: OWNER PREFERS NO AUTO USES, MAY CONSIDER WITH STRONG FINANCIALS AND STRONG BUSINESS HISTORY, WITH RESTRICTIONS ON PARKING AND ONSITE STORAGE. MAY ALSO REQUIRE AN INCREASE IN INSURANCE COVERAGE AND PREMIUMS.

- +/-3,550sf
  - +/- 3250 sf Warehouse (incl) 350
  - sf Mezz.
  - +/-300 sf Office
- 2 Grade (12'x14')
- Large Yard
- Power:
  - 200 Amps | 3 ph
- Rate: NNN Lease
  - Base Rent \$1.05sf/ \$3728 mo
  - CAM Rate: \$.27sf / \$951.17
- Zoning: M-1
- Restrooms (1)
- Office - HVAC | Warehouse - Evap.

## ABOUT THE BUILDING

- Built-in 2004:
- CMU Construction
- Access to I-15 \_ +/- 3 mi
- Sprinkler: None







Warehouse



Office

Warehouse



Yard





# LOCATION





# ABOUT US



## Gidget Graham

Broker / Owner

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Graham Team Real Estate Advisors

[www.GTCommercialre.com](http://www.GTCommercialre.com)

NV LIC. # B.0143551.LLC

Graham Team Commercial Real Estate is committed to giving you an **EXTRAordinary real estate experience**. We are a local and privately owned firm, led by Gidget Graham – Broker/Owner, that specializes in knowing the local market inside and out. As a Las Vegas and Henderson developer, Gidget saw the need in the commercial real estate market for something different. To meet that need, she developed a firm that is experienced enough to go head to head against the larger national firms for our client's best interest, yet remains small enough to know the finer details that make our client's business unique, as well as the intricacies that make our clients successful in their industry. Gidget was able to build this firm through the experience she gained from buying and selling over \$1.3 billion of real estate assets as a developer, in addition to her ownership and leasing of multi-family complexes, retail, industrial and office complexes. She knew that using this knowledge to serve others who were looking to expand, liquidate, lease, or start up their real estate portfolio was a perfect fit for her.

