



FOR LEASE

4120 W Patrick Ln
Las Vegas, NV 89118

- $\pm 3,800$ SF Two (2) Story Office
 $\pm 1,900$ SF Down and $\pm 1,900$ SF Up
- $\pm 2,260$ SF Warehouse Storage
- $\pm 16,857$ SF or ± 0.387 Acres of Secured Outside Storage

$\pm 6,060$ SF AVAILABLE
WAREHOUSE / OFFICE / SECURE YARD

Property Specs

TRIPLE NET LEASE RATE **\$2.475/SF**

CAM RATE **\$0.23/SF/NNN**

TOTAL AVAILABLE **Bldg 6 | ±6,060 SF on ±0.6 Acres**

ZONING **IL (Industrial Light)**

TYPE **Warehouse/Office/Yard**

- Office Consists of
 - 1st Floor: Lobby, Two (2) Private Offices, Under Stairway Storage and Two (2) Restrooms with Showers
 - 2nd Floor: (4) Offices, Break Area, (1) Restroom and Storage
- Warehouse
 - Three (3) 14x12 Grade Level Doors
 - One (1) 14x16 Grade Level Door
 - 20' Clear Height
- Secured Yard
 - Keypad Entry Gate
 - CMU Wall securing perimeter
 - Concrete Surface inside storage yard
- 3 Phase 4 Wire 800 Amps 120/208v Power



OR TEXT 23606 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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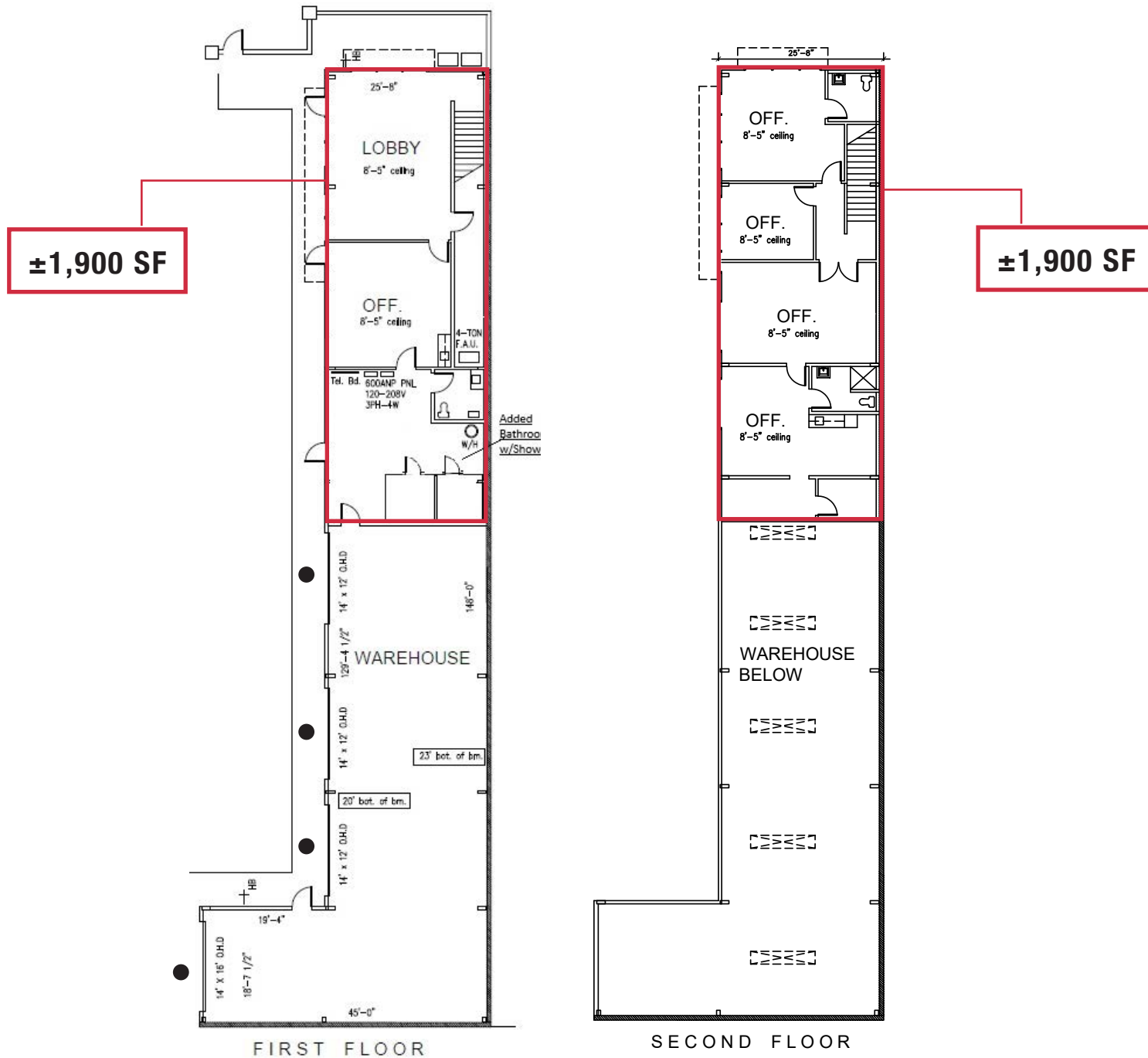
SUMMARY



PATRICK LN

HINSON ST

FLOOR PLAN



● GRADE LEVEL DOOR







PHOTOS





PHOTOS





AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	437	88,902	364,759
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	41	37,570	152,669
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$124,924	\$92,630	\$96,271

Traffic Counts

STREET	AADT
South Valley View Boulevard	19,600
West Sunset Road	37,500

Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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1.1 BIL

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