

2908 Highland Drive Las Vegas, NV 89109



**HVAC Warehouses with
Large Gated Yard Area**



**LEASE RATE: \$1.70 per sqft MG
Zoned M | LAS VEGAS, NV 89109**

12 'x 10' GRADE-LEVEL ROLL-UP DOORS

PROPERTY DESCRIPTION

WOW!! HVAC warehouses available FOR LEASE!! Centrally located 1 block west of the iconic Las Vegas Strip off Sahara Avenue and Highland Drive! Close to freeways, Las Vegas Blvd., shops, restaurants and everything Las Vegas has to offer. WILL NOT LAST!! City of Las Vegas Zoned Industrial (M). Only (4) 5,000 square foot flex spaces available! Can and will combine the Suites for as big as you need! \$1.70 per square foot MG (Modified Gross) with 12'x10' grade level roll up doors, reception, bathrooms, offices, conference rooms, kitchenettes and BTS available! 3 phase power! 20' clearance with ceiling grids, new LED lighting, fresh paint, new flooring and ready for your business!! 5,000 square feet of gated yard space available!!

FOR MORE INFORMATION CONTACT:

MATT FEUSTEL | Broker

(702) 480-2403 | matt@AreiCommercial.com | NV Lic # B.0145204

4955 S Durango Drive, STE 214 | Las Vegas, NV 89113

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believed to be reliable.



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Patio Area

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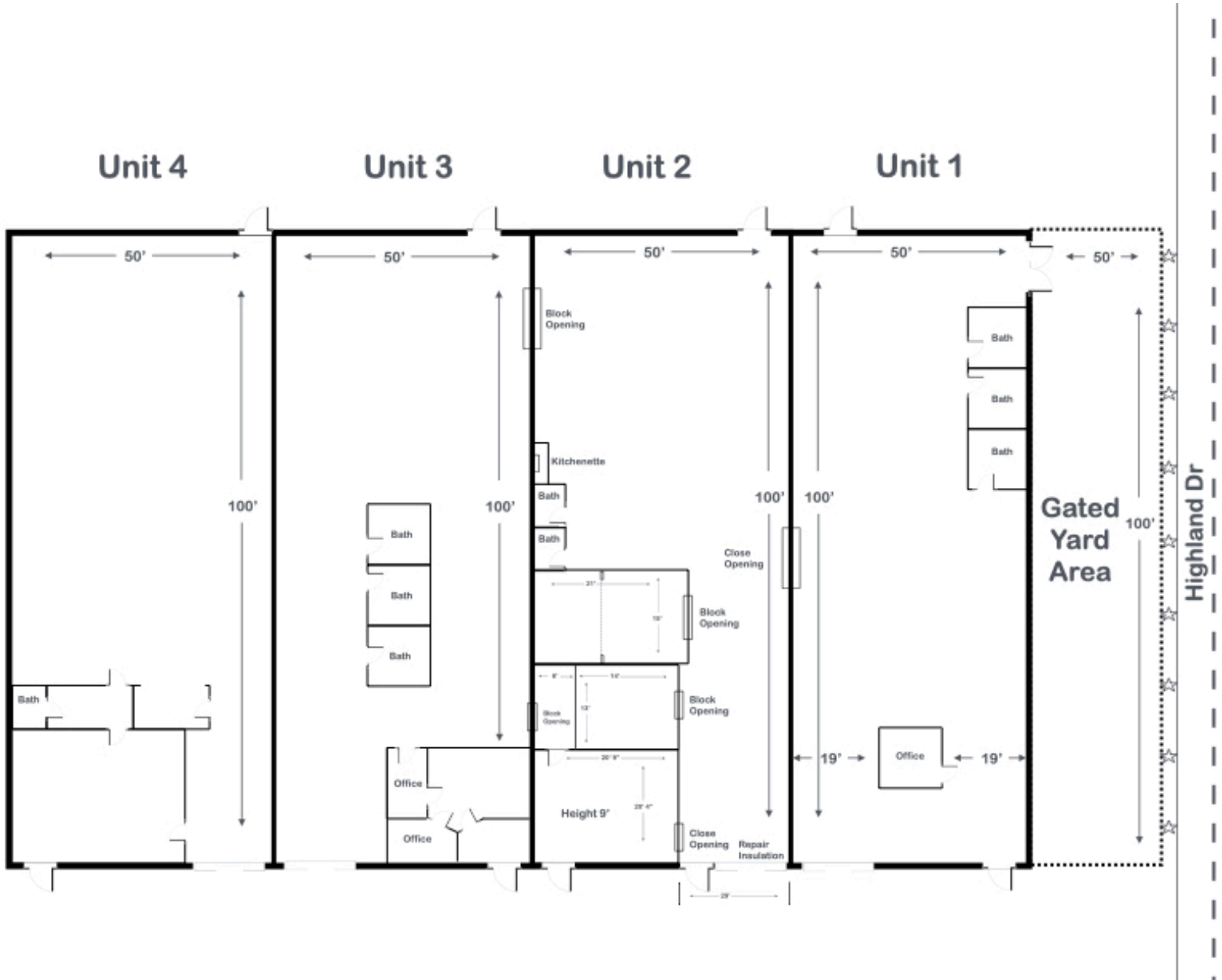
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