



FOR LEASE

4500 - 4512 Andrews St
North Las Vegas, NV 89081

- One (1) 12'x14' Grade Level Loading Door
- One (1) 10'x14' Dock High Loading Doors
- Clear Height: 21'
- Power: Single Phase, 200 Amps

±7,200 SF WAREHOUSE

Property Specs

LEASE RATE	\$0.99 PSF/Mo
CAMS	\$0.18 PSF/NNN
TOTAL AVAILABLE	Suite F ±7,200 SF
TOTAL BUILDING SQFT	±89,821 SF
LOT SIZE	±4.6 AC
YEAR BUILT	1984
ZONING	M-2 (Heavy Industrial)

Suite Elements

- One (1) Grade Roll-Up Door (12'x14')
- One (1) Dock High Door (10'x14')
- 21' Clear Height (Per NLV Stacking Limit 12 FT)
- Sprinklers
- 200 Amps; Single Phase Power
- Unit F fronts Andrews Street



OR TEXT 20812 TO 39200

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

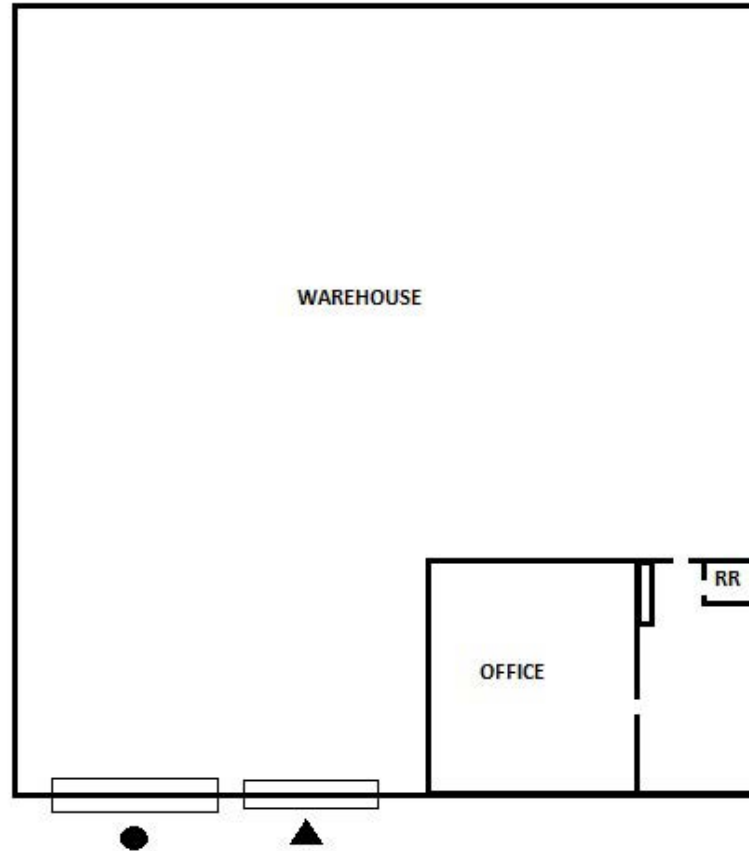
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FLOOR PLAN

Property Details

Address	4512 Andrews St Suite F
Total SF	±7,200 SF
Lease Rate	\$0.99/SF/Mo
CAM Charges (Includes HVAC/EVAP Maintenance)	\$0.18/SF NNN
Grade Door	(1) One 12'x 14'
Dock Door	(1) One 10'x14'
Power	200 Amps; Single Phase
Additional Features	Fronting Andrews Street
Total Rent	\$8,424.00/Mo



- GRADE LEVEL DOOR
- ▲ DOCK DOOR

AREA MAP



FANATICS
amazon

LAS VEGAS
MOTOR SPEEDWAY

SHADOW CREEK
GOLF COURSE

LifeStorage
Carl's Jr.
Sams Club
LOWE'S
CHIPOTLE
T-Mobile
FIVE GUYS
7-ELEVEN
SONIC
Coca-Cola
Habit
ROCKY MOUNTAIN
Enterprise

amazon
BED BATH &
BEYOND
SEPHORA

SITE

N LAMB BLVD

E CRAIG RD

N LAS VEGAS BLVD

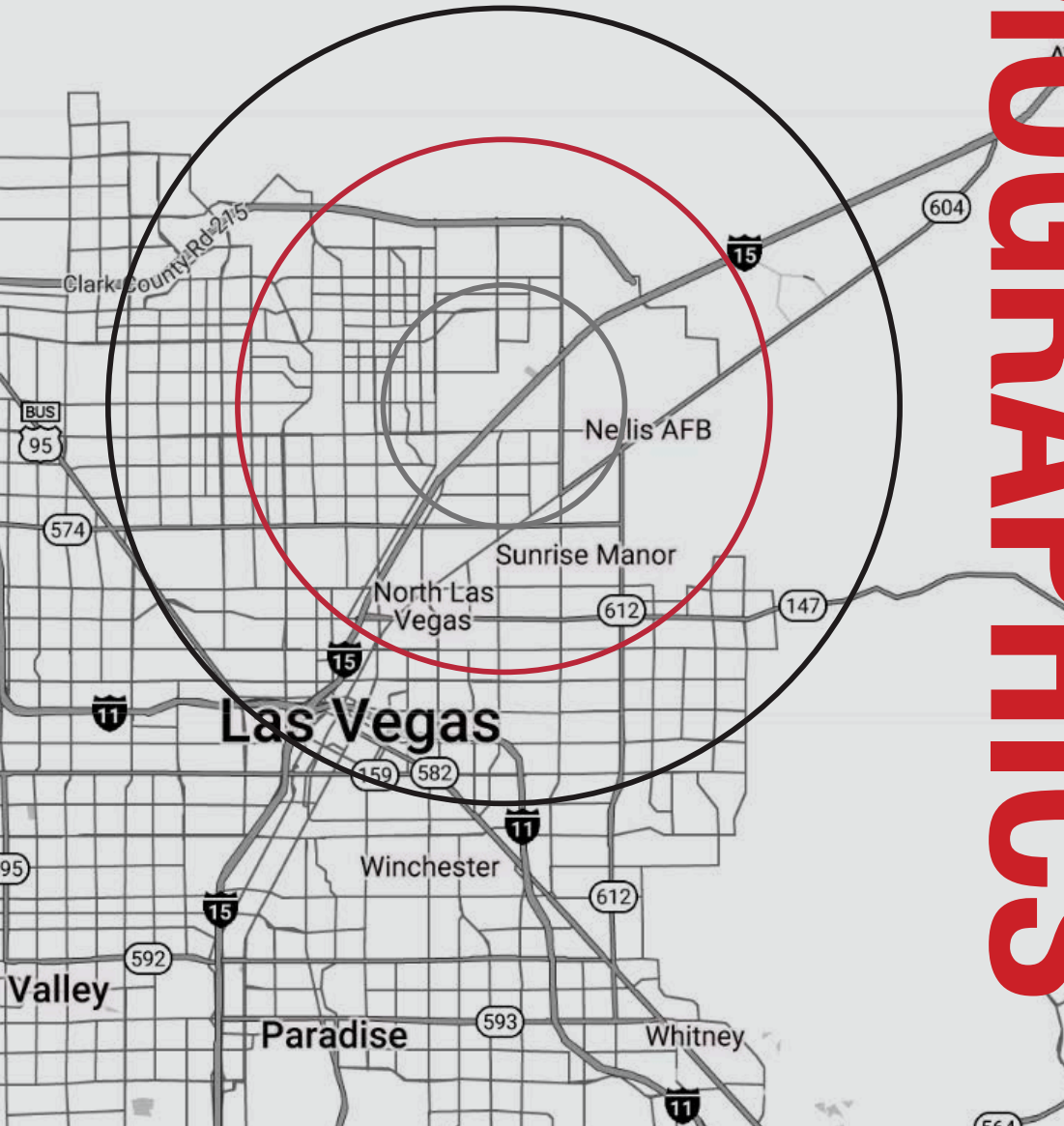
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AIR FORCE
BASE

W CHEYENNE AVE

STANDARD NAVISTAR
Sun Delivery, LLC
DUNSTON
WALKER
FURNITURE & MATTRESS
ELEVEN
Fellowes
J.B. HUNT
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Get the Best Treatment
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COMPANY

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

DEMOGRAPHICS



POPULATION

2024 Population

1-mile

10,803

3-mile

119,473

5-mile

336,525

HOUSEHOLDS

2024 Households

1-mile

3,115

3-mile

36,890

5-mile

104,367

INCOME

2024 Average HH Income

1-mile

\$74,932

3-mile

\$79,295

5-mile

\$78,993

Traffic Counts

STREET

Andrews St

AADT

36,700

E Craig Rd

34,000

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

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Summary Documents

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