

THOMPSON
NEON SIGN CO.
INDUSTRIAL CENTER

PAVED AND GATED YARD



FOR LEASE | ±5,120 SF

1901 LOSEE RD., SUITE 150

LAS VEGAS, NV 89030

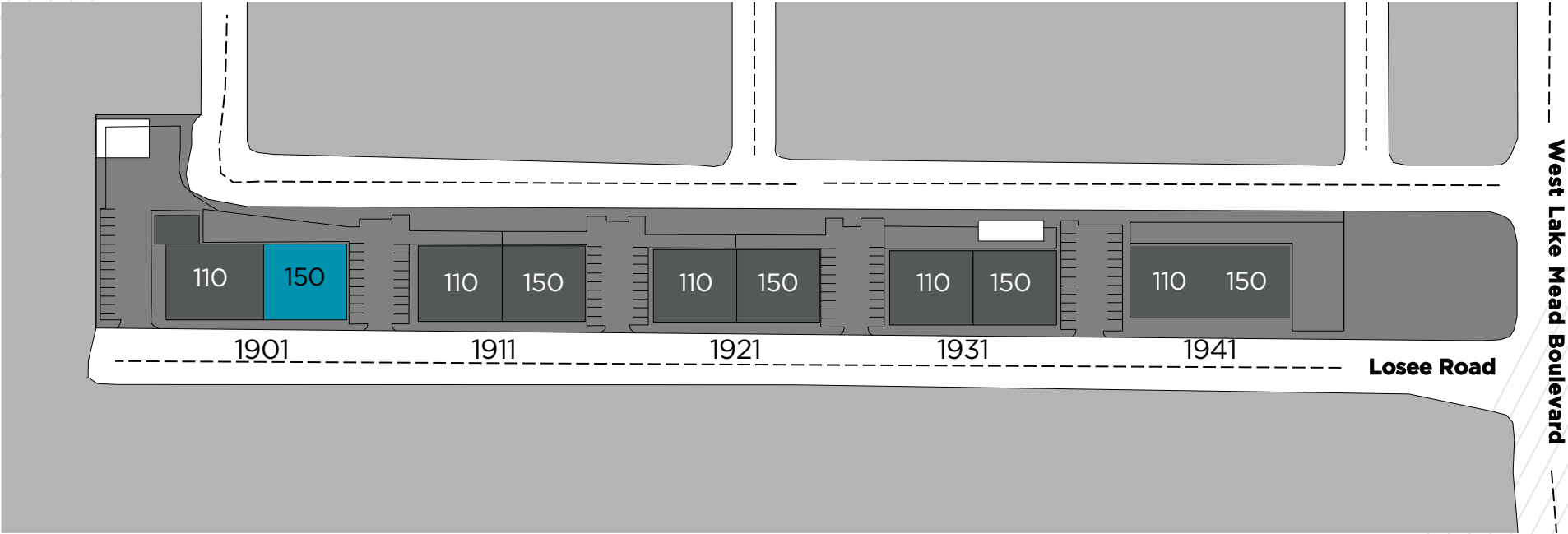


**CUSHMAN &
WAKEFIELD**

1901 LOSEE RD., SUITE 150

LAS VEGAS, NV 89030

SITE PLAN



Property Details

Address	Total SF	Lease Rate	NNN	Date Available:
1901 Losee Road Suite 150	±5,120 SF	\$1.15/PSF	\$0.20/PSF	Within 30 days

1901 LOSEE RD., SUITE 150

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±5,120 SF industrial suite located in the North Las Vegas submarket. The space features two grade-level loading doors, a fully paved and fenced yard, open office layout with a reception area, and two restrooms. The property is zoned M (Industrial) and is conveniently situated with close proximity to US-93.

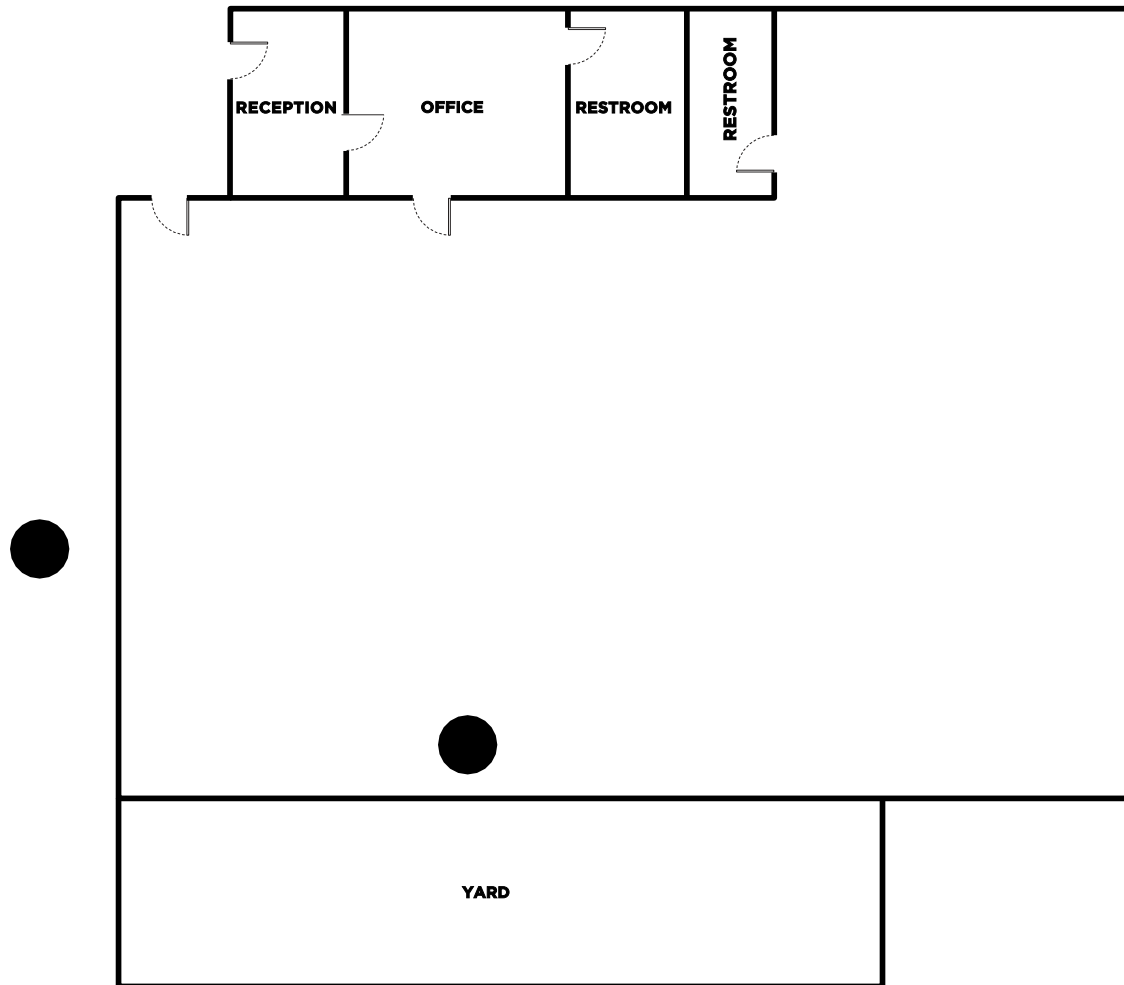
Unit SF:	±5,120
Zoning:	M (Industrial)
Year Built:	2003
Grade Doors:	Two (2) 14'x14' Grade Level Doors
Clear Height:	15'
Heating/Cooling:	HVAC (Office) Evaporative Cooler (Warehouse)
Power:	208/120V, 3-Phase Power (Power to be Verified by Tenant)
Yard:	Fully fenced/Paved
Date Available:	Within 30 days
Lease Rate:	\$1.15/PSF
NNN:	\$0.20/PSF
Monthly Total:	\$6,912



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FLOOR PLAN



● = Grade Level Doors

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FOR MORE INFORMATION, CONTACT:

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