

Hacienda Industrial Park

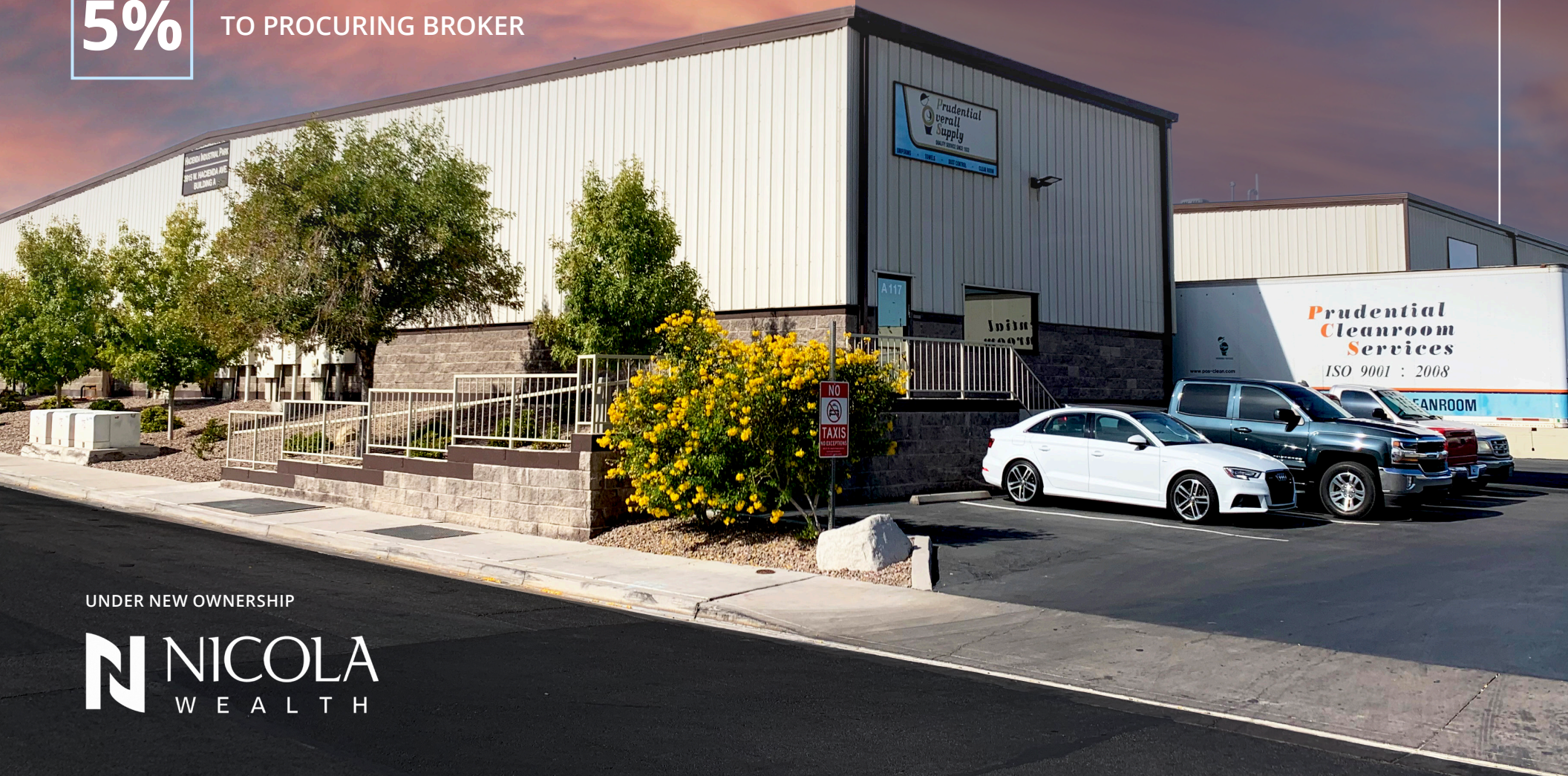
3915 & 3925 West Hacienda Avenue, Las Vegas, NV | For Lease

Colliers

5%

TO PROCURING BROKER

±104,664 SF
Office / Warehouse



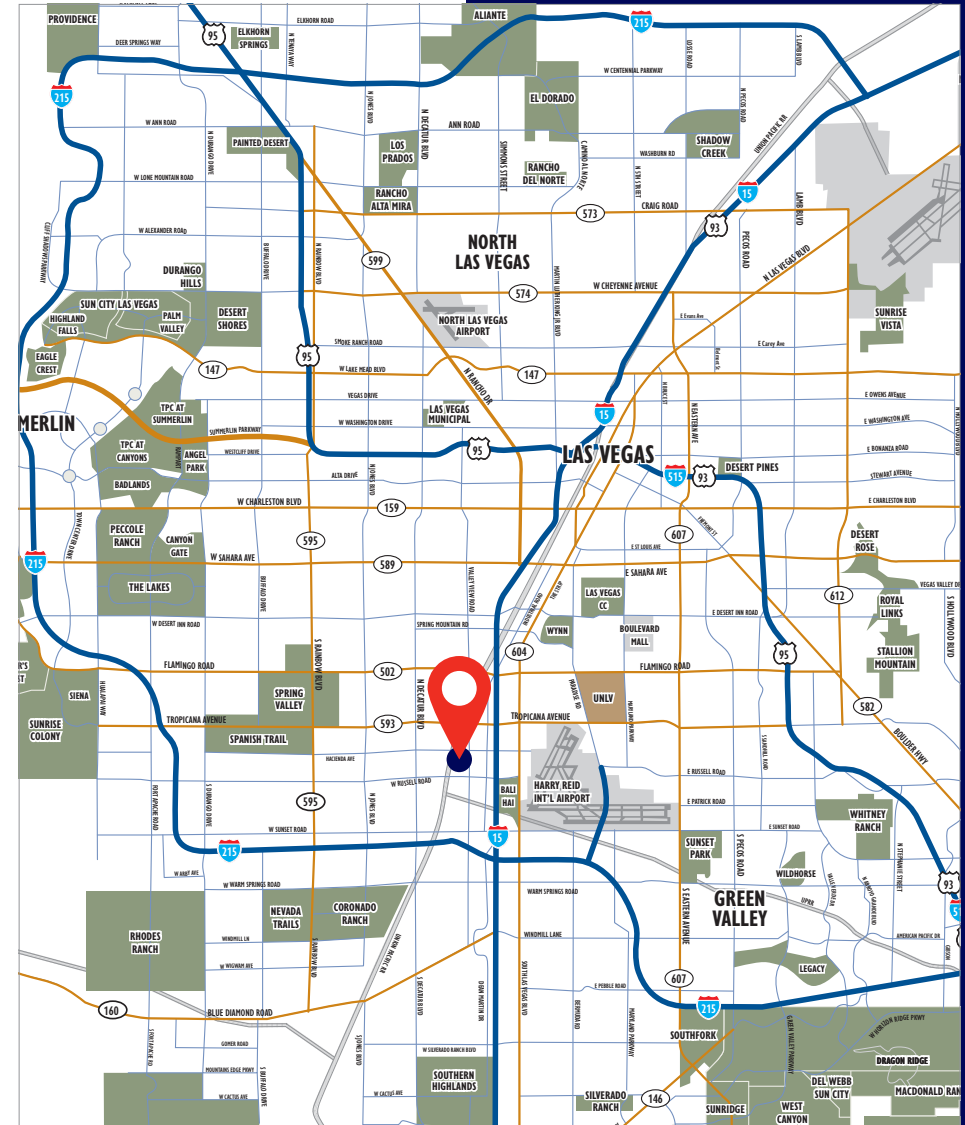
UNDER NEW OWNERSHIP

N NICOLA
WEALTH

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Hacienda Industrial Park

- Grade Level & Dock High Loading
- ±19' Clear Height
- High Efficiency "Cell Deck" Cooled Warehouse
- Air Conditioned Offices
- Fully Sprinklered throughout
- 120/208 3-Phase Power to each unit
- I-15 access via Tropicana Avenue & Russell Road interchange
- Immediate access to the Las Vegas "Strip"
- Close proximity to Harry Reid International Airport



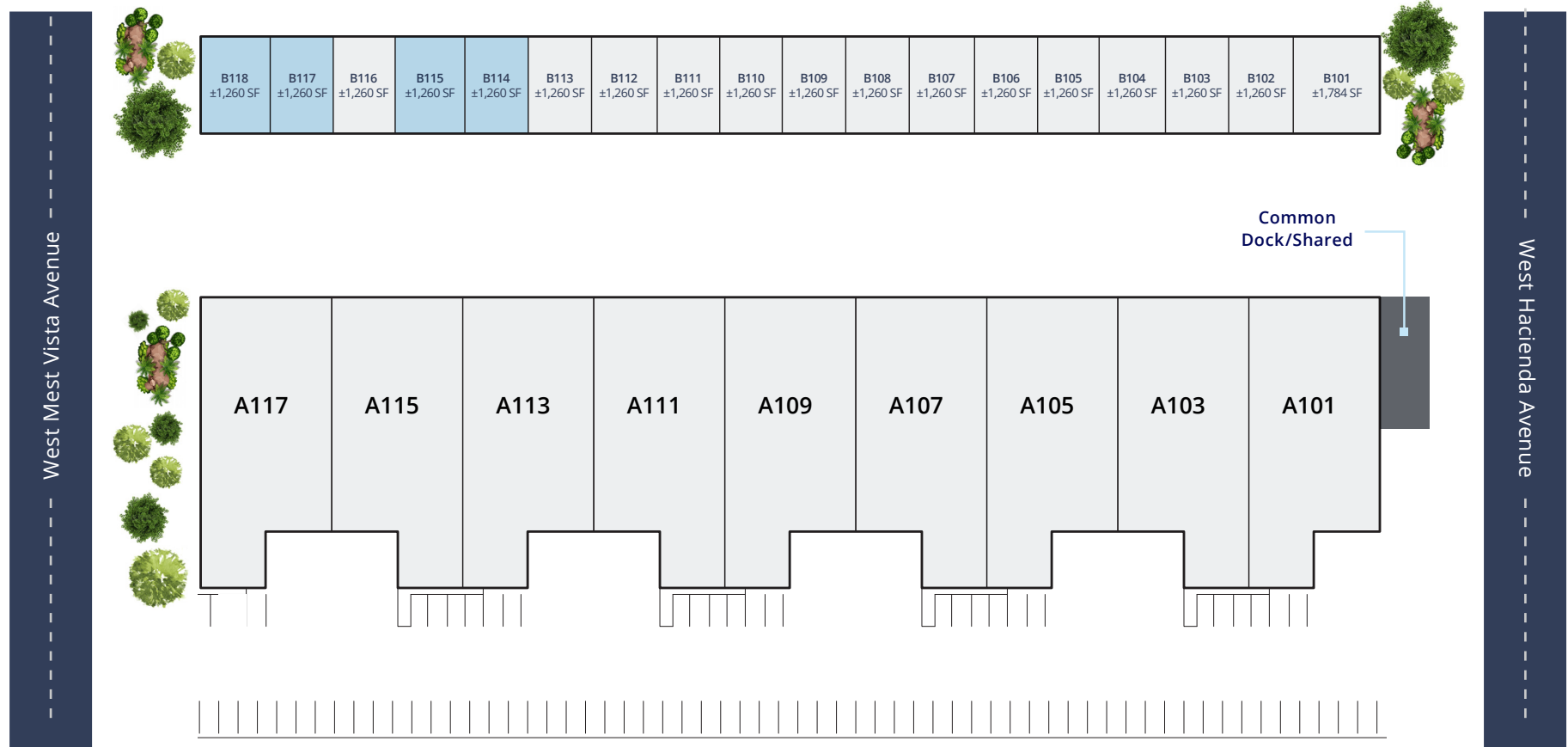
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Hacienda Industrial Park

AVAILABLE SUITES

Building	Suite	SF	Office SF	WH SF	Base Rent	Mo. Total	NNN	Mo. Total
B	114	±1,260 SF	±120 SF	±1,140 SF	\$1.20 PSF	\$1,512.00	\$0.23 PSF	\$289.80
B	115	± 1,260 SF	±120 SF	±1,140 SF	\$1.20 PSF	\$1,512.00	\$0.23 PSF	\$289.80
B	117	±1,260 SF	-	-	\$1.20 PSF	\$1,512.00	\$0.23 PSF	\$289.80
B	118	±1,260 SF	-	-	\$1.20 PSF	\$1,512.00	\$0.23 PSF	\$289.80



■ = Available ▲ = Dock Loading Door ● = Grade Loading Door

Drawings not to scale. For illustration purposes only.

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BUILDING B, SUITE 114

- ±1,260 Total SF
- ±120 Office SF
- ±1,140 Warehouse SF
- One (1) Grade Level Door



BASE RENT
\$1.20 PSF

MONTHLY TOTAL
\$1,512.00

NNN
\$0.23 PSF

MONTHLY TOTAL
\$289.80

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● = Grade Level Door

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BUILDING B, SUITE 115

- ±1,260 Total SF
- ±120 Office SF
- ±1,140 Warehouse SF
- One (1) Grade Level Door



BASE RENT
\$1.20 PSF

MONTHLY TOTAL
\$1,512.00

NNN
\$0.23 PSF

MONTHLY TOTAL
\$289.80

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● = Grade Level Door

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BUILDING B, SUITE 117

- ±1,260 Total SF
- One (1) Grade Level Door



BASE RENT
\$1.20 PSF

MONTHLY TOTAL
\$1,512.00

NNN
\$0.23 PSF

MONTHLY TOTAL
\$289.80

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● = Grade Level Door

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BUILDING B, SUITE 118

- ±1,260 Total SF
- One (1) Grade Level Door



BASE RENT
\$1.20 PSF

MONTHLY TOTAL
\$1,512.00

NNN
\$0.23 PSF

MONTHLY TOTAL
\$289.80

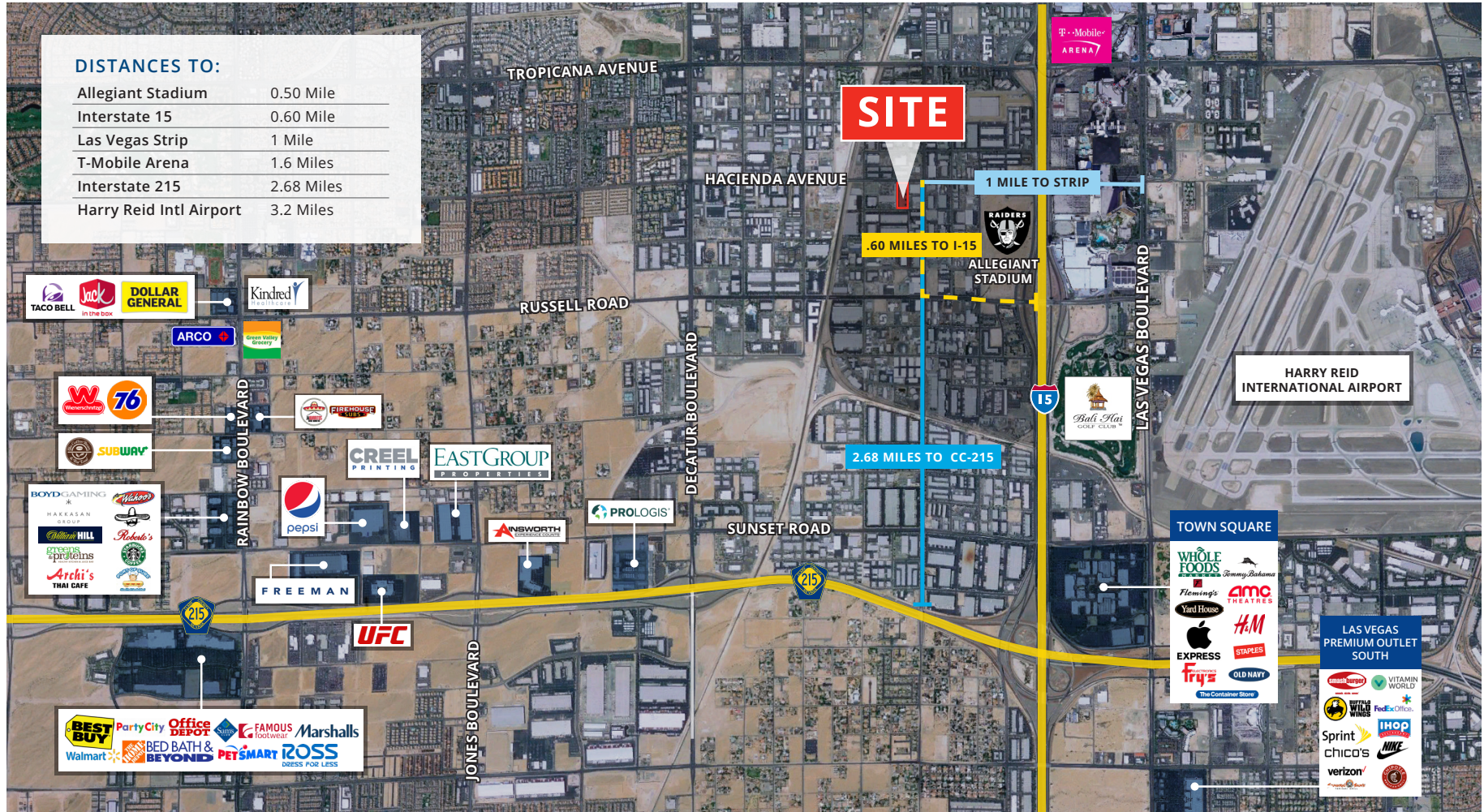
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Located in the designated Stadium District