

3448 & 3430 S Decatur Blvd, Las Vegas, NV 89102

FOR LEASE



Decatur & Spring Mountain | 4,667 SF (Warehouse/Showroom/Office) on 0.9 AC Lot

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KW

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Property Highlights

- Property features a fenced and secured outdoor yard, offering a valuable functional extension of the building
- Located in Chinatown, just off of the NEC of S. Decatur Blvd and W. Spring Mountain Road
- 4,667 SF total office/flex building
± 1,912 SF warehouse
± 2,755 SF office/retail
- Easy access to I-15 (± 246,000 CPD) and CC-215 (± 118,000 CPD)
- Three (3) roll-up doors
Doors 1 & 2: 14' H
Door 3: 10' H
20' 8" clear height, 225 amps,
120/240 Volt, 3-Phase Power Panel
- Prominent pylon signage on S. Decatur Boulevard



LISTING SUMMARY

| | |
|---------------|--|
| Address | 3448 & 3430 S Decatur Blvd, Las Vegas, NV 89117 |
| APN | 162-18-110-028 162-18-110-029 |
| Building Size | 4,667 SF |
| Lot Size | 0.9 AC (with potential to expand into the residential lot with SUP) |
| Lease Type | Modified Gross Lease |
| Lease Rate | \$13,500/mo |
| Available On | June 1, 2026 |

LOCATION | CLARK COUNTY



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PARCELS



W. Pioneer Ave.

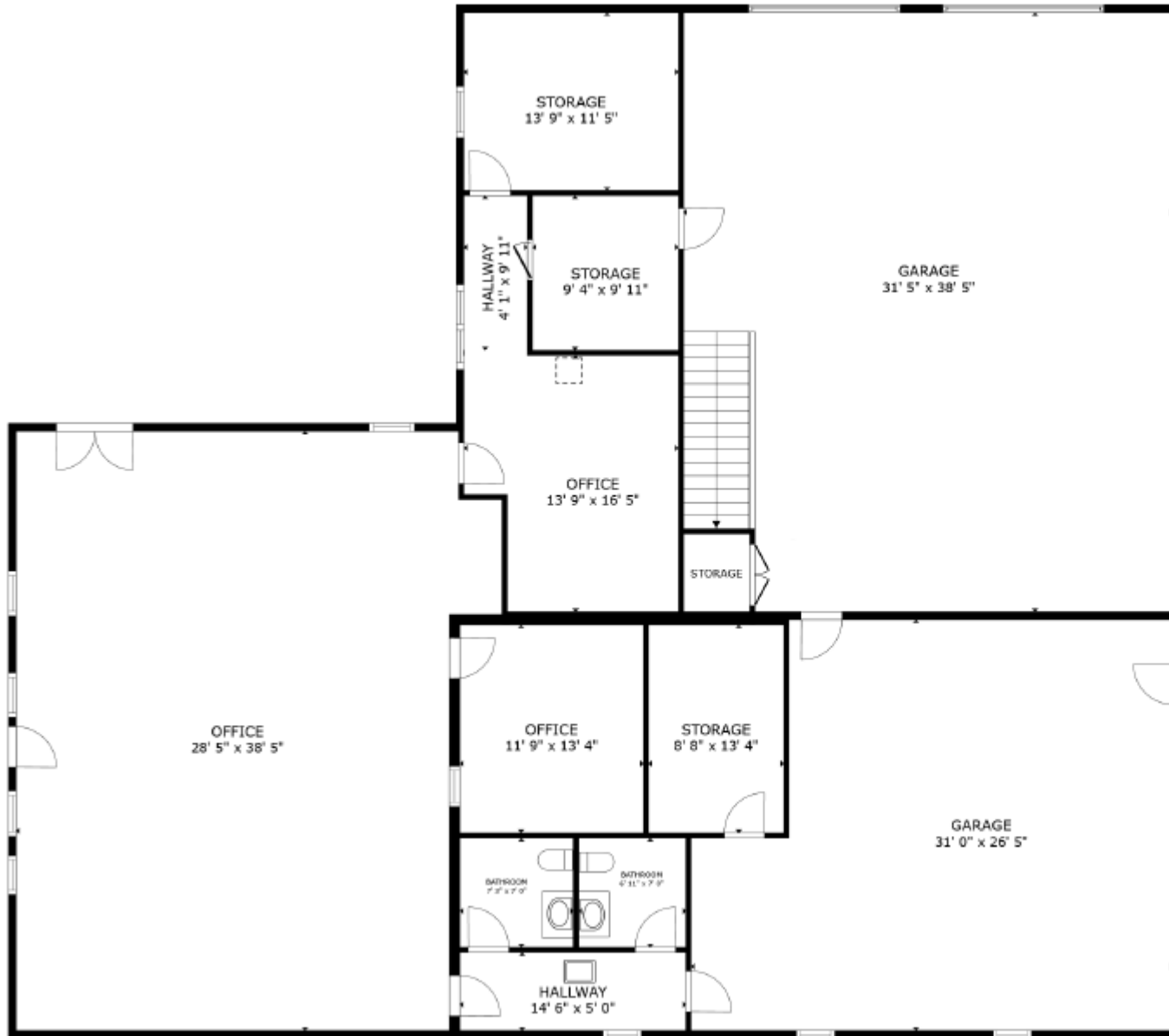
W. Spring Mountain Rd. // 32,000 CPD

S. Decatur Blvd. // 37,500 CPD

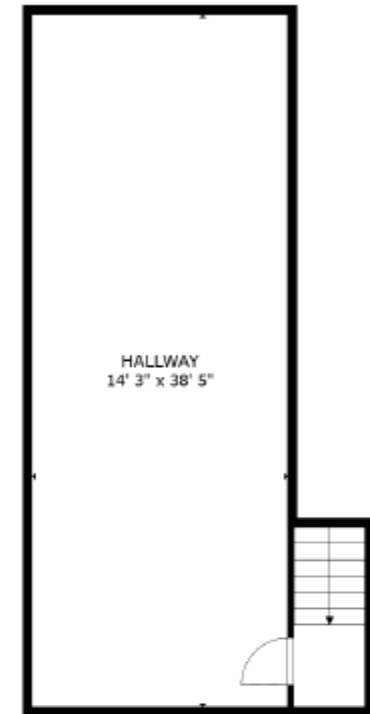
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FLOORPLAN



FLOOR 1



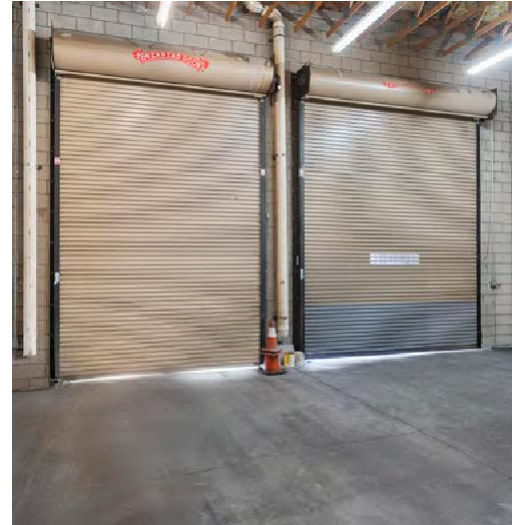
FLOOR 2



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PHOTOS



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