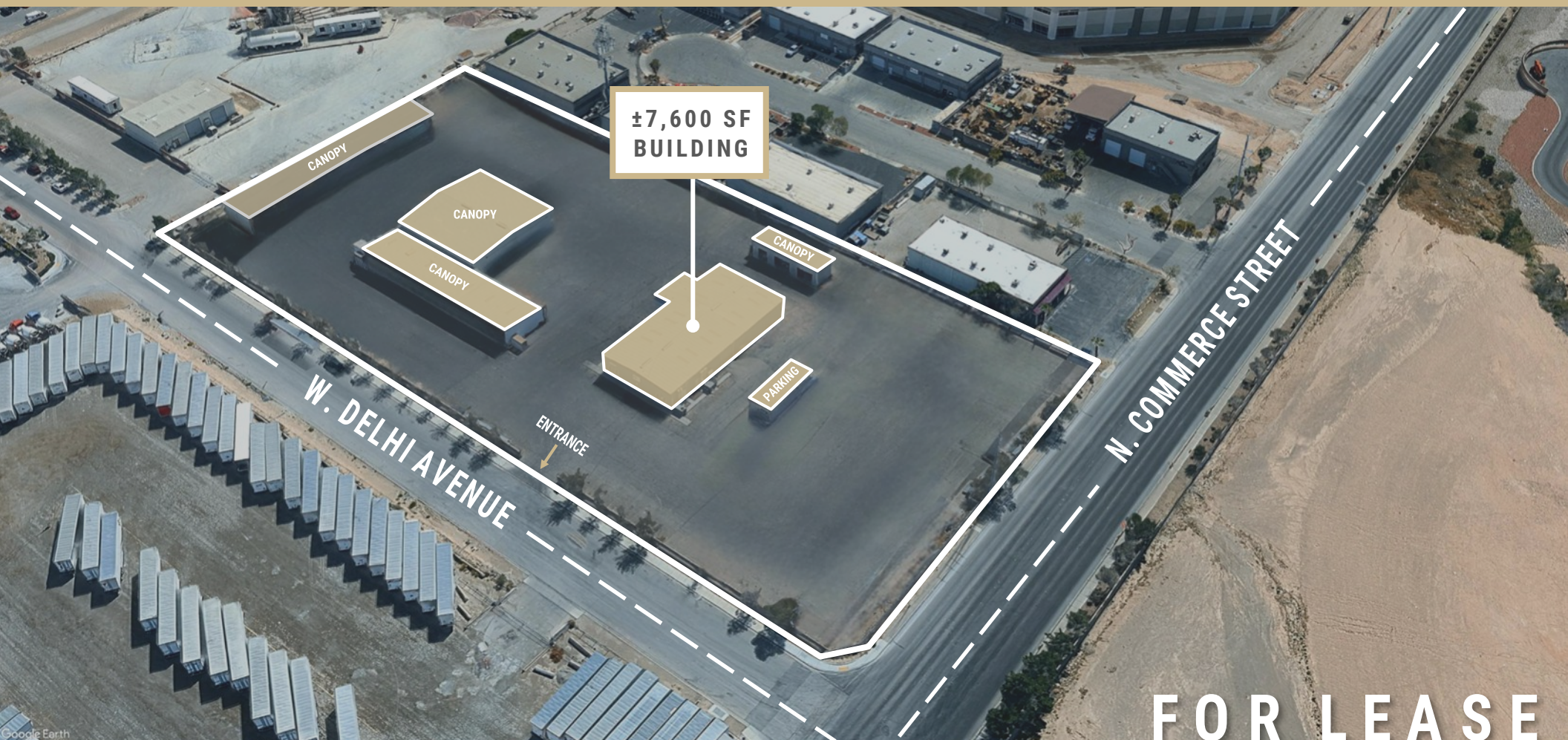


IOS ON ±4.54 ACRES W/A FULLY PAVED & WALLED YARD



203 W. DELHI AVENUE

NORTH LAS VEGAS, NV 89032

FOR LEASE

JENNIFER LEVINE, CCIM

(702) 318-1400

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NV-RE License: B.0145723

ELIZABETH MOORE

(702) 506-2586

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NV-RE License: S.0062500

LISTING LEAD



203 W. DELHI AVENUE | NORTH LAS VEGAS, NV 89032

FOR LEASE

- ±3,600 SF Evaporative Cooled Metal Warehouse
- ±4,000 SF HVAC Office
 - ⇒ Open Office / Showroom / Bull-Pen Area, Conference Room, Eight (8) Private Offices, Three (3) Restrooms, Storage Closet, Break Room off Warehouse & IT Room
- ±12' - ±14' Clear Height
- Two (2) - 12' x 12' Grade Level Loading Doors
- Fully Paved & Walled Yard Area
- Multiple Metal Canopies & Covered Parking (Removal of Structures - Negotiable)
- No Fire Sprinklers
- Skylights
- 400 Amps, 277/480 Volt, 3-Phase Power Panel
- Zoned: M-2 (General Industrial - North Las Vegas)
- APN: 139-10-703-004

TOTAL MONTHLY: ~~\$56,000~~ \$49,000 (INCLUDES NNN FEE)

(Based on ±\$0.23/Land SF + ±0.02/SF CAM)

BRAND NEW AC, SWAMP COOLERS, GRADE DOORS, LED LIGHTING, RESTROOM FIXTURES, HOT WATER HEATERS & PAINT & FLOORING!

FULLY RENOVATED!

±7,600 SF METAL BUILDING
SITUATED ON ±4.54 ACRES

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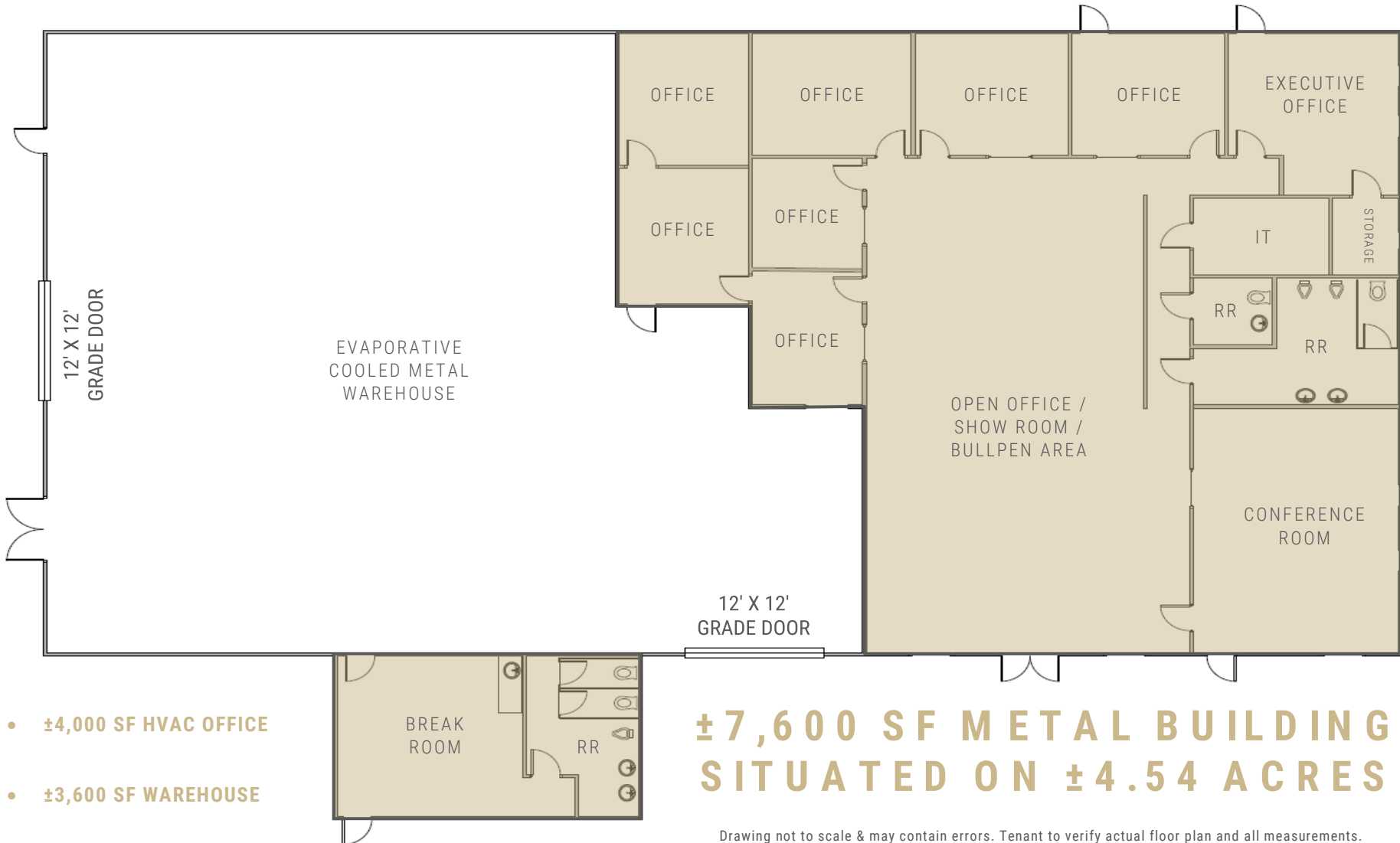
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203 W. DELHI AVENUE | NORTH LAS VEGAS, NV 89032

FOR LEASE



Drawing not to scale & may contain errors. Tenant to verify actual floor plan and all measurements.

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