

Windy Road Warehouse with Yard

6472 Windy Rd B
Las Vegas, NV 89119

Industrial for Lease

2,600 SF



Leasing Information: 702.221.8226

Ali Roesener, SIOR
NRE:S.0172338
Senior Vice President
(702) 765-8894
Ali.Roesener@lpc.com

Tony Alvarez
NRE:S.0200369
Associate
(702) 765-8880
Tony.Alvarez@lpc.com

Lincoln

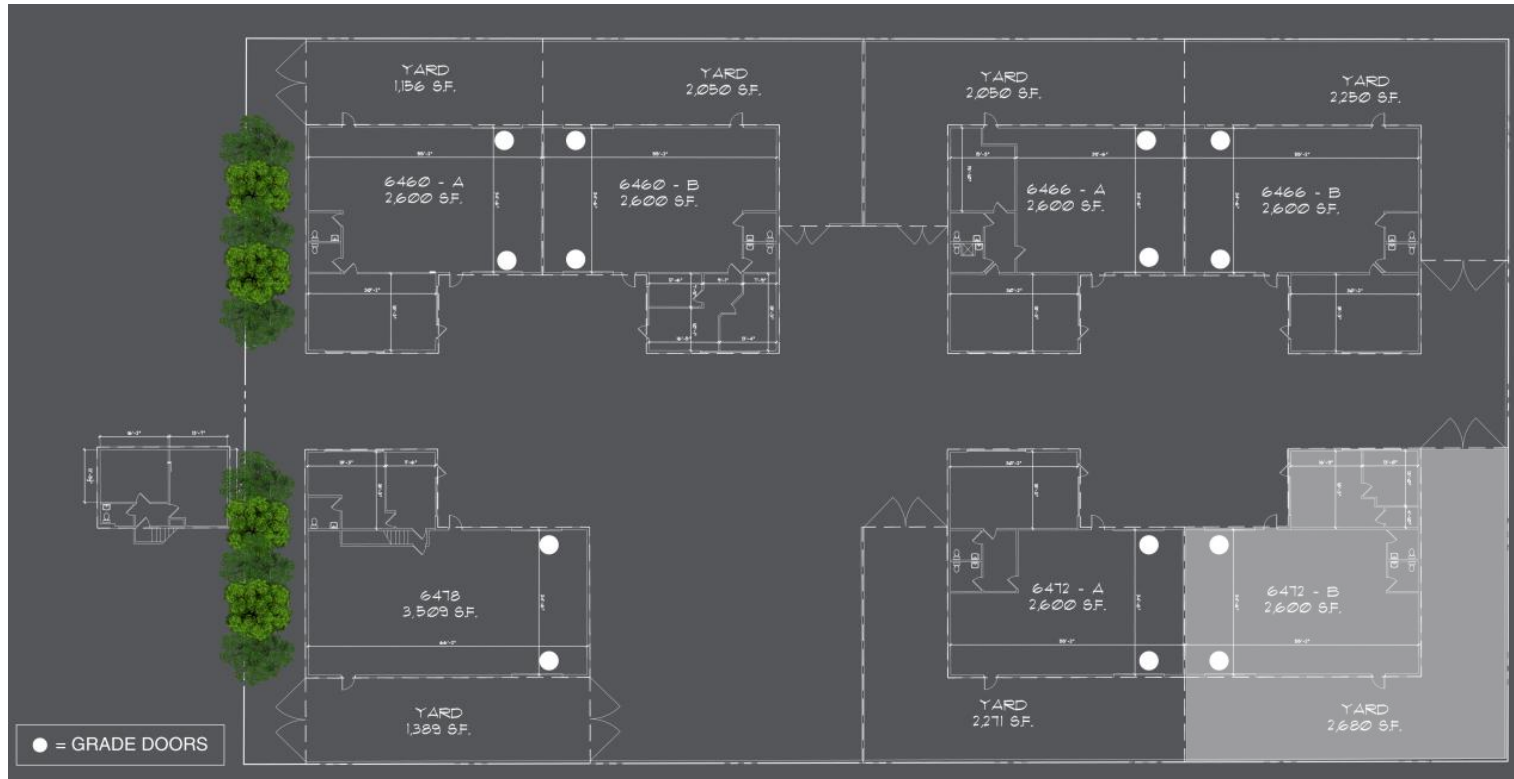
4755 Dean Martin Drive
Las Vegas, NV 89013

www.lpc.com

Windy Road Warehouse

6478 Windy Rd B | Las Vegas, NV 89119

Industrial for Lease



Availabilities	Total SF	Office SF	Warehouse SF	Grade Door	Lease Rate	CAM	Monthly Total	Date Available
6472 Windy B	2,600	600	2,000	2	\$1.55	\$0.35	\$4,940.00	June 2026

Ali Roesener, SIOR
 (702) 765-8894
 Ali.Roesener@lpc.com

Tony Alvarez
 (702) 765-8880
 Tony.Alvarez@lpc.com

Lincoln

Windy Road Warehouse

6478 Windy Rd B | Las Vegas, NV 89119

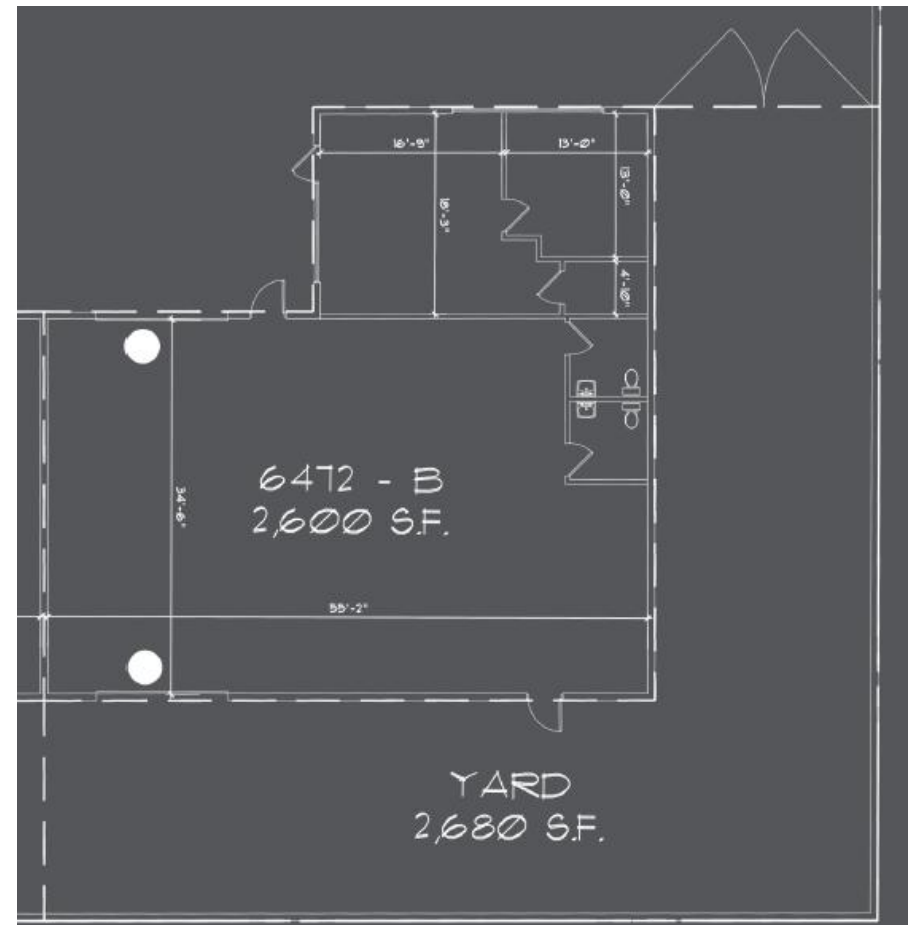
Industrial for Lease

BLDG. 6472 // SUITE B

- 2,600 SF
- +/- 600 SF Office
- +/- 2,000 SF Warehouse
- Private Yard

LEASING TERMS

- \$1.55 PSF Monthly NNN
- 4% Annual Increases
- \$0.35 PSF Monthly Operating Expenses



Ali Roesener, SIOR
(702) 765-8894
Ali.Roesener@lpc.com

Tony Alvarez
(702) 765-8880
Tony.Alvarez@lpc.com

Lincoln