

Additional Yard Space Available



4275 West Bell Drive, Las Vegas, NV 89118 | For Lease

±1,800 & ±2,800 SF Office/Warehouse Suites

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Accelerating success.

# ±1,800 & ±2,800 SF Office/Warehouse Suites

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## HIGHLIGHTS

- Storefront Entries
- Grade Level Loading
- Excellent SW Location with convenient access to the I-15 at Tropicana Avenue
- Zoned M-1
- Units from ±1,800 SF to ±2,800 SF
- 3 Phase available in some units
- Additional Yard Space Available
  - ±0.161 AC (±7,013 SF)
  - ±0.162 AC (±7,056 SF)

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## Suite 4 – ±1,800 SF

4275 West Bell Drive

### Unit Features

- ±1,800 Total SF
- One (1) Grade Level Loading Door



#### Lease Rate

\$1.20 PSF, Mo

#### NNN Fees

\$0.38 PSF, Mo

**Total Gross Rent: \$2,844.00**

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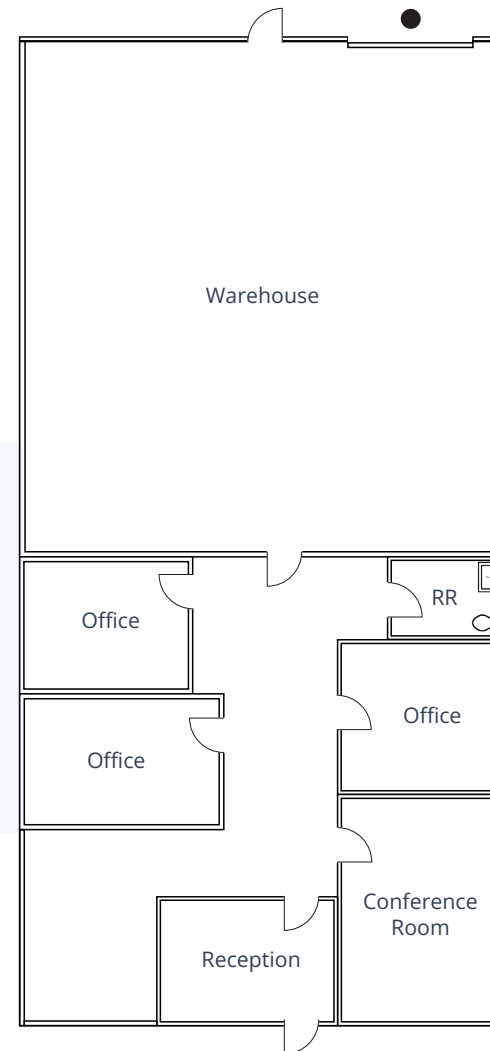
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● = Grade Level Loading Door

For illustration purposes only. Not to scale.



# ±1,800 & ±2,800 SF Office/Warehouse Suites



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## Suite 5 – ±1,800 SF

4275 West Bell Drive

### Unit Features

- ±1,800 Total SF
- One (1) Grade Level Loading Door



#### Lease Rate

\$1.20 PSF, Mo

#### NNN Fees

\$0.38 PSF, Mo

**Total Gross Rent: \$2,844.00**

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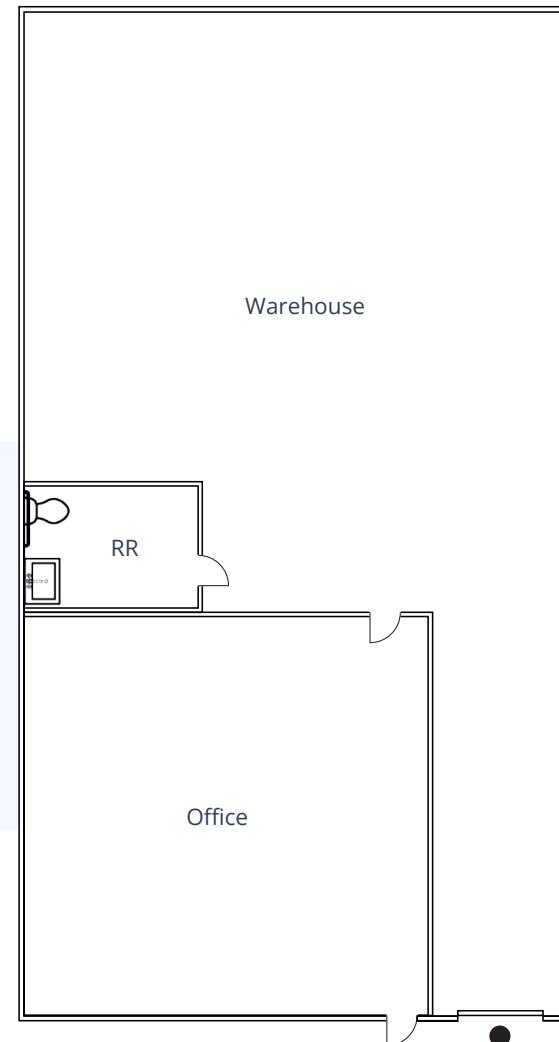
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# ±1,800 & ±2,800 SF Office/Warehouse Suites



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## Suite 10 – ±2,800 SF

4275 West Bell Drive

### Unit Features

- ±2,800 Total SF
- One (1) Grade Level Loading Door
- Storefront Entry
- Zoned M-1



#### Lease Rate

**\$1.20 PSF, Mo**

#### NNN Fees

**\$0.38 PSF, Mo**

**Total Gross Rent: \$4,424.00**

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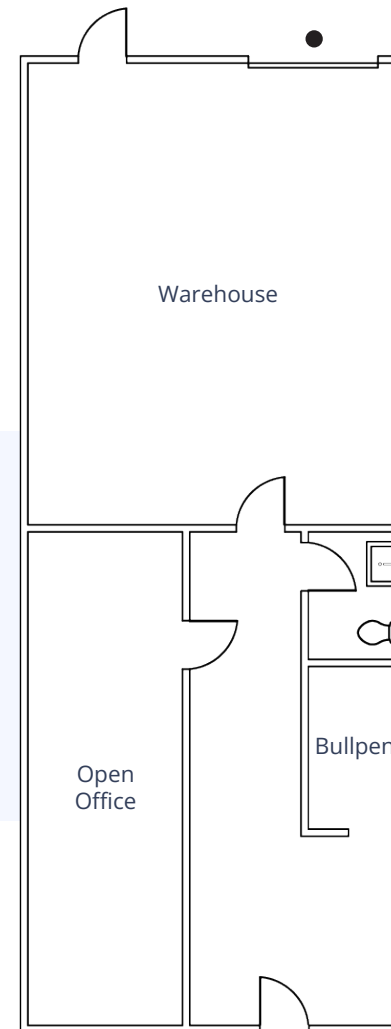
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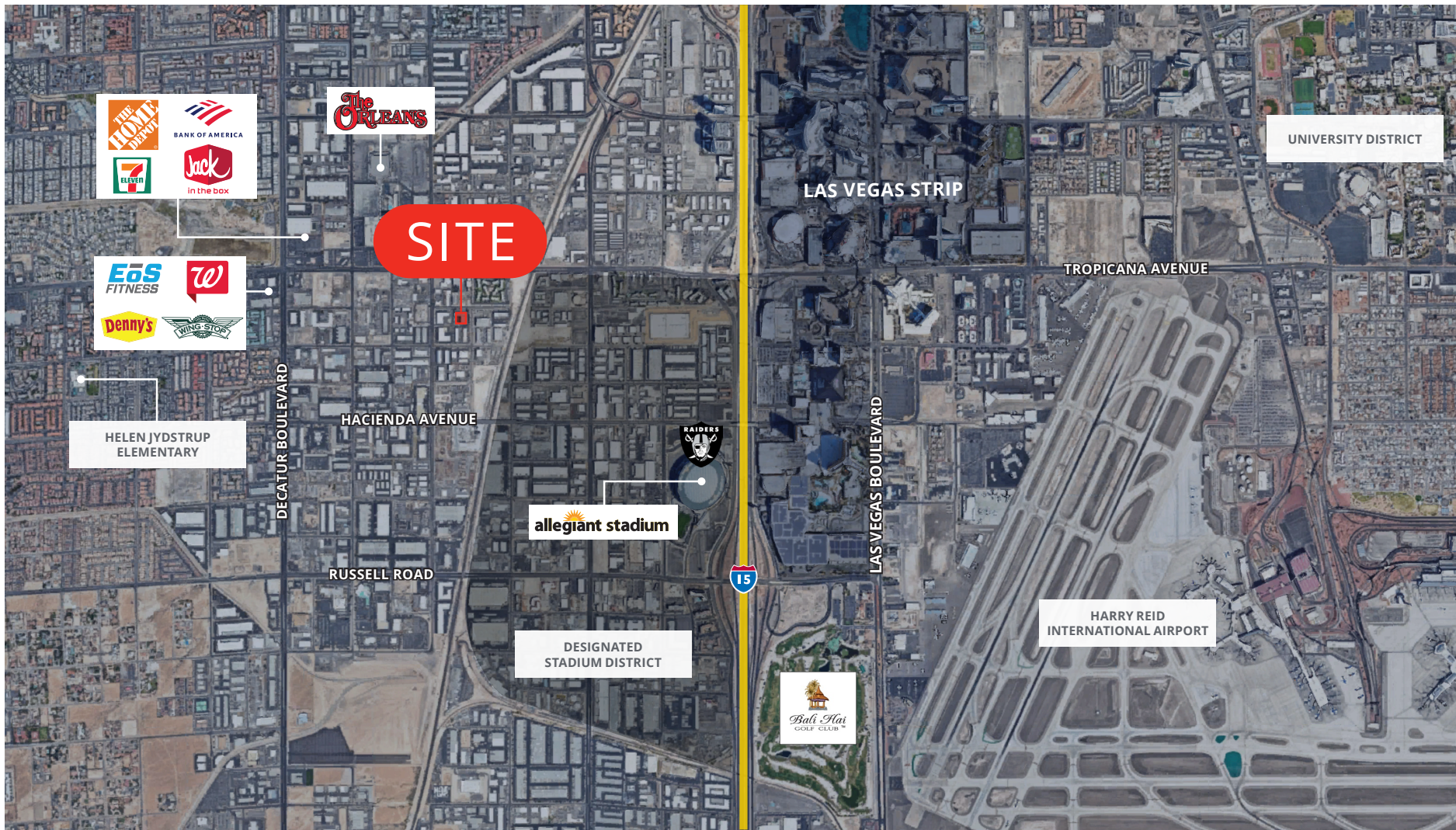
Contact Agents for Details



# ±1,800 & ±2,800 SF Office/Warehouse Suites



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\$5.6B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$108B Assets under management

24,000 Professionals

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Exclusive Listing Agents:

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## ABOUT COLLIERS

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