

FOR SUBLEASE

± **29,228 SF Available**

1945 East Russell Road, Suite 201-204, Las Vegas, NV 89119

**Convenient
access**

to the Harry Reid
Airport connector
via E. Russell Rd.

**Rare sublease
opportunity**

within the airport submarket,
one of the premier
locations in the valley

**100% HVAC
facility
and natural gas
to the site**

Rear-loaded
facility with
**ample
loading
docks**

Master
Lease
expires:
09/30/2028



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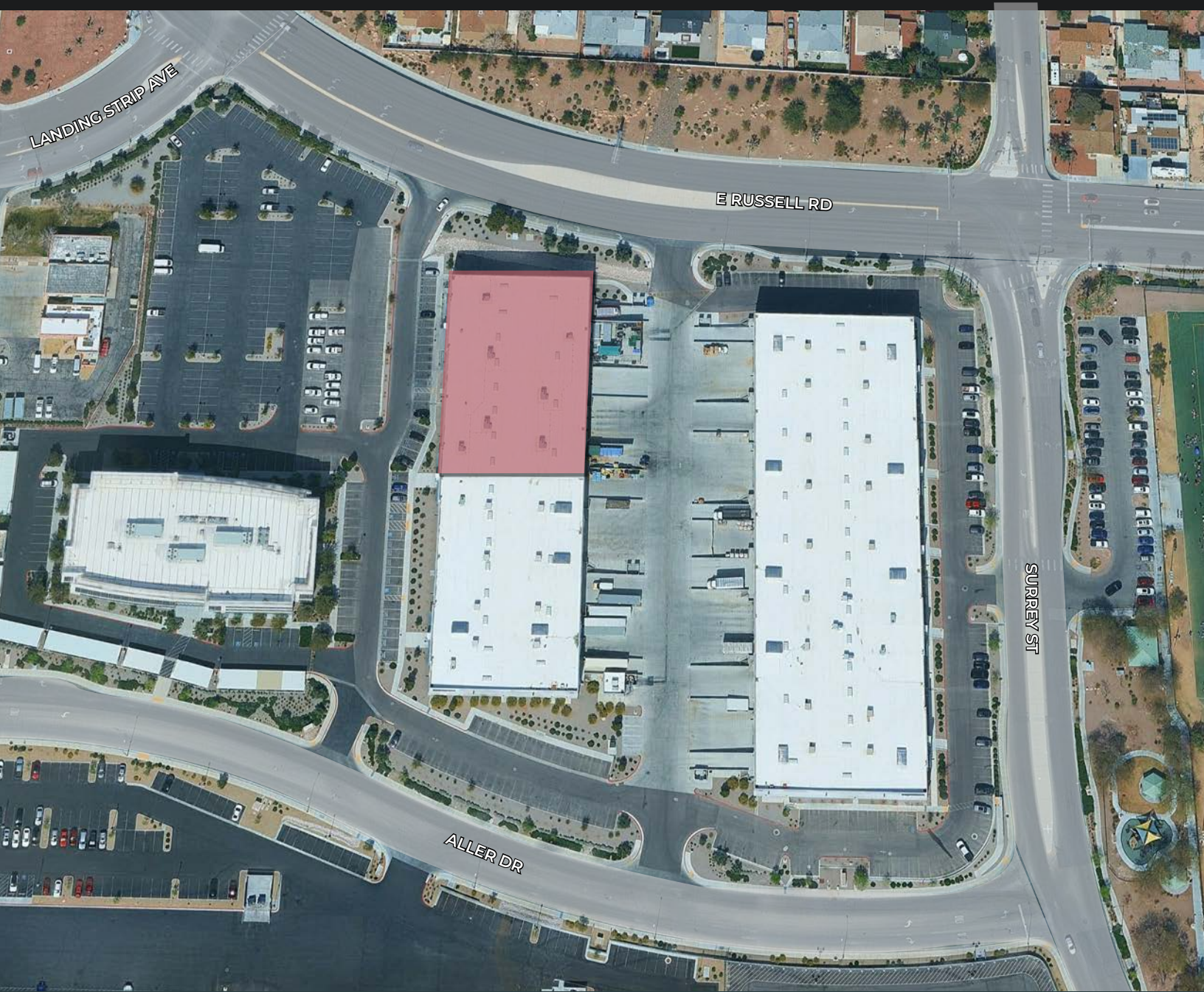
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1945 EAST RUSSELL ROAD

Property Specs



±29,228 SF
Available

±1,755 SF
Built Out Office

28'
Clear Height

40' x 52'
Column Spacing

(4) 9' x 10'
Dock Doors

(4) 12' x 14'
Grade Level Doors

POWER
277/480 V 3 Phase

ESFR
Sprinklers

ZONING
Clark County-
Industrial Park (IP)

84
Parking Count
(Total Building)

1945 EAST RUSSELL ROAD

Floor Plan

● Grade Level Door ▲ Dock Door

±29,228 SF
Available

Warehouse

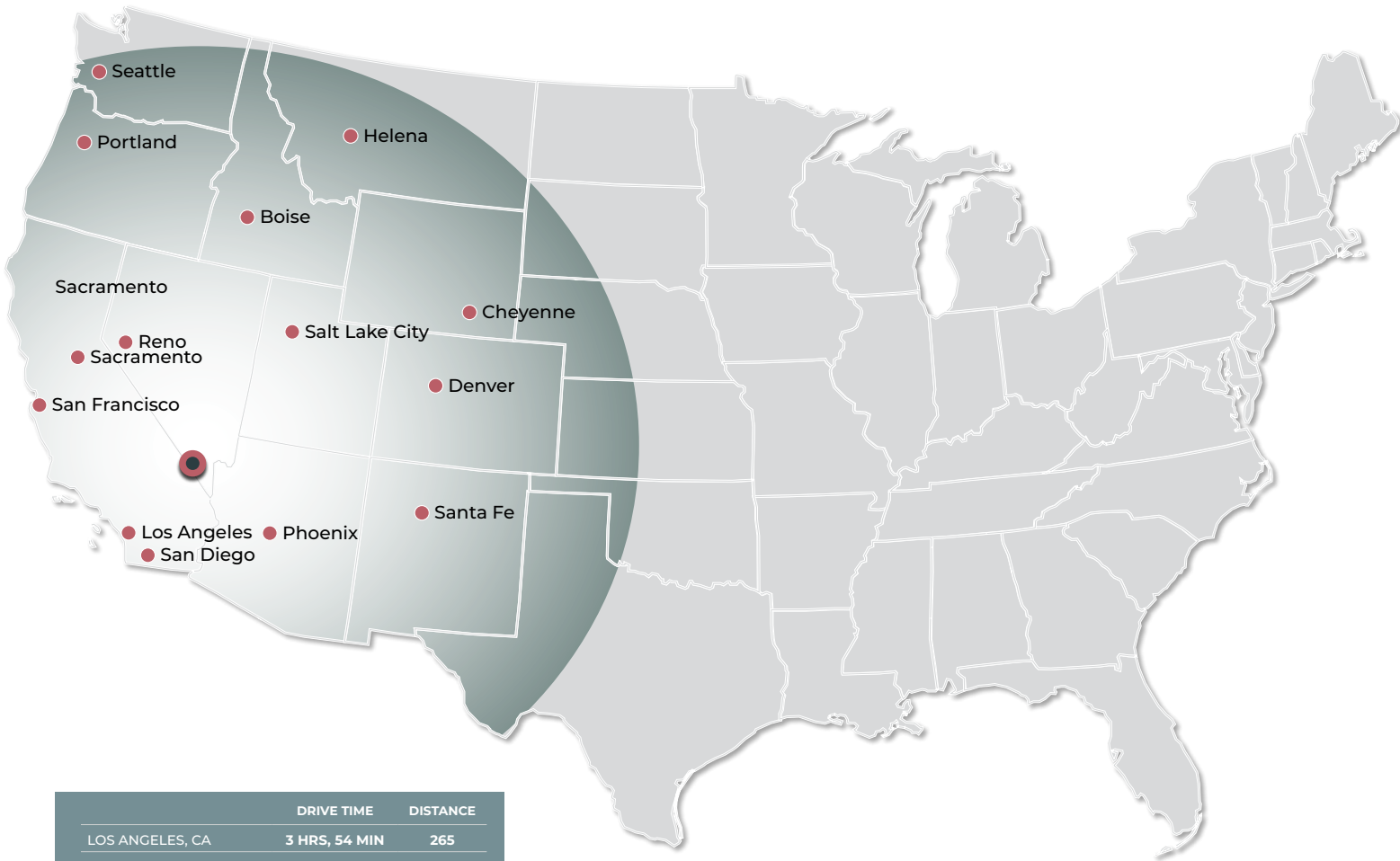


Local Access





Distribution Reach



	DRIVE TIME	DISTANCE
LOS ANGELES, CA	3 HRS, 54 MIN	265
PHOENIX, AZ	4 HRS, 39 MIN	300
SAN DIEGO, CA	4 HRS, 46 MIN	327
SALT LAKE CITY, UT	5 HRS, 50 MIN	424
RENO, NV	8 HRS, 55 MIN	452
SAN FRANCISCO, CA	8 HRS, 20 MIN	562
SACRAMENTO, CA	8 HRS, 14 MIN	565
BOISE, ID	9 HRS, 31 MIN	630
SANTA FE, NM	9 HRS, 8 MIN	634
DENVER, CO	10 HRS, 45 MIN	752
CHEYENNE, WY	11 HRS, 52 MIN	837
HELENA, MT	12 HRS, 35 MIN	907
PORTLAND, OR	15 HRS, 44 MIN	962
SEATTLE, WA	16 HRS, 52 MIN	1,129

Business Friendly Nevada



±0.60%
Population growth
projected for 2027



3.2 M
Residents



\$375K
Median Home Price
more affordable
housing than other
western states

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