

# 2267 W. Gowan Rd

North Las Vegas, NV 89032

## Industrial for Lease

1,279 – 1,282 SF



Yard Available

Leasing Information: 702.221.8226

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# Lincoln

4755 Dean Martin Drive  
Las Vegas, NV 89013

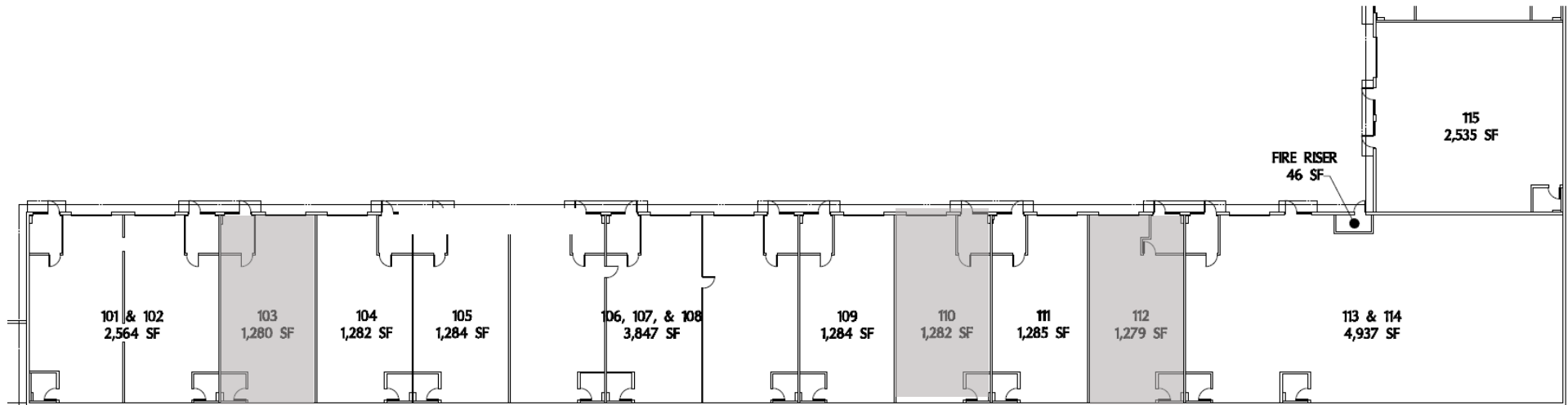
[www.lpc.com](http://www.lpc.com)

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Suite	Total SF	Office SF	Warehouse SF	Dock	Grade	Rate	CAM	Monthly Total
103	1,280	190	1,090	0	1	\$0.98	\$0.34	\$1,689.60
110	1,282	189	1,093	0	1	\$0.98	\$0.34	\$1,692.24
112	1,279	198	1,081	0	1	\$0.98	\$0.34	\$1,688.28

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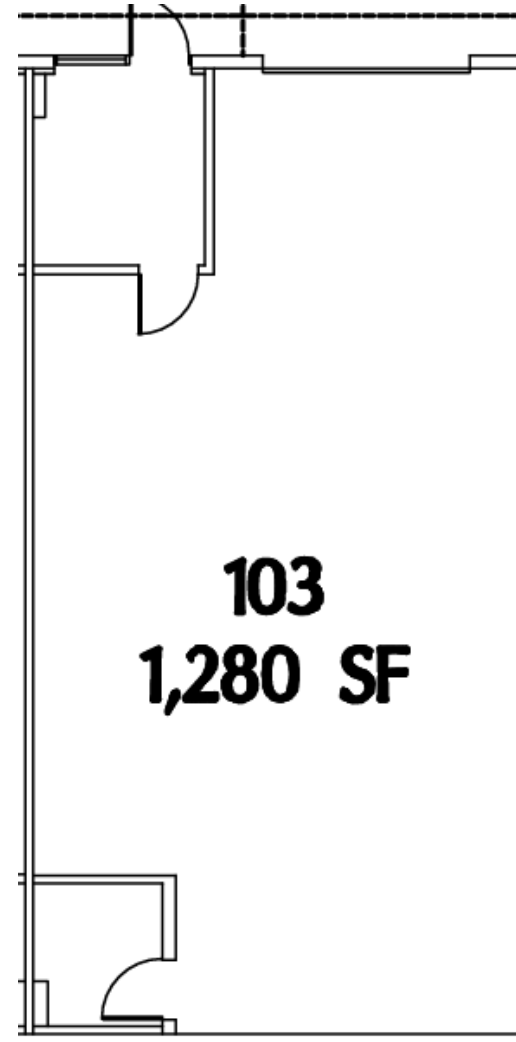
1,279 – 1,282 SF

### SUITE 103

- 1,280 SF
- +/- 190 SF Office
- +/- 1,090 SF Warehouse
- 1 Grade Door 10' x 12'

### LEASING TERMS

- \$0.98 PSF Monthly NNN
- 5% Annual Increases
- \$0.34 PSF Monthly Operating Expenses



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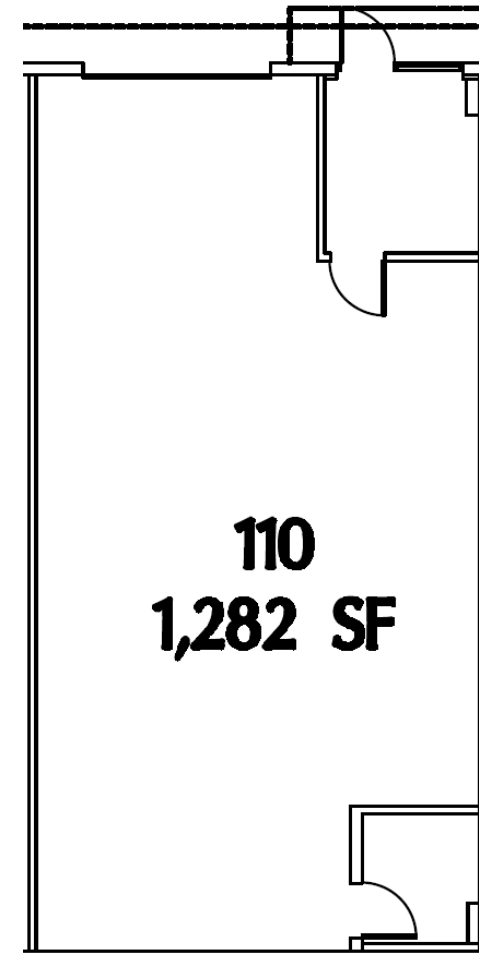
1,279 – 1,282 SF

### SUITE 110

- 1,282 SF
- +/- 189 SF Office
- +/- 1,093 SF Warehouse
- 1 Grade Door 10' x 12'

### LEASING TERMS

- \$0.98 PSF Monthly NNN
- 5% Annual Increases
- \$0.34 PSF Monthly Operating Expenses



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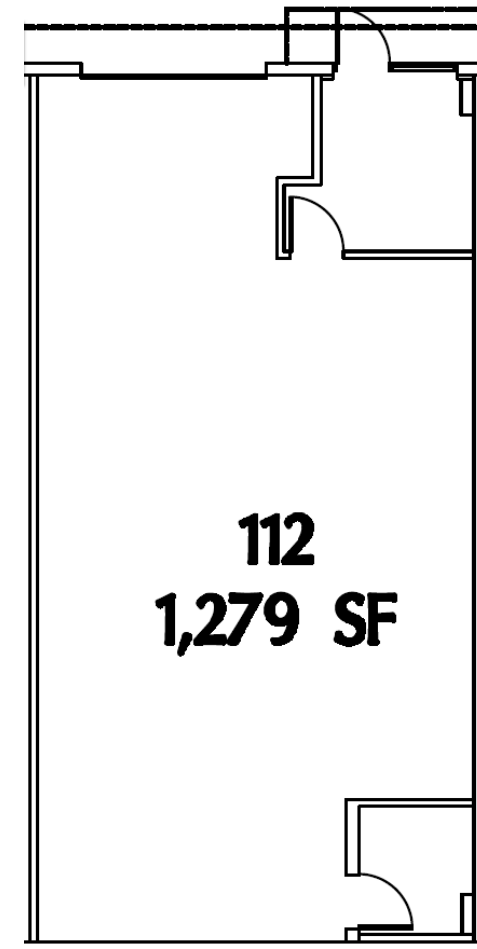
1,279 – 1,282 SF

### SUITE 112

- 1,279 SF
- +/- 198 SF Office
- +/- 1,081 SF Warehouse
- 1 Grade Door 10' x 12'

### LEASING TERMS

- \$0.98 PSF Monthly NNN
- 5% Annual Increases
- \$0.34 PSF Monthly Operating Expenses



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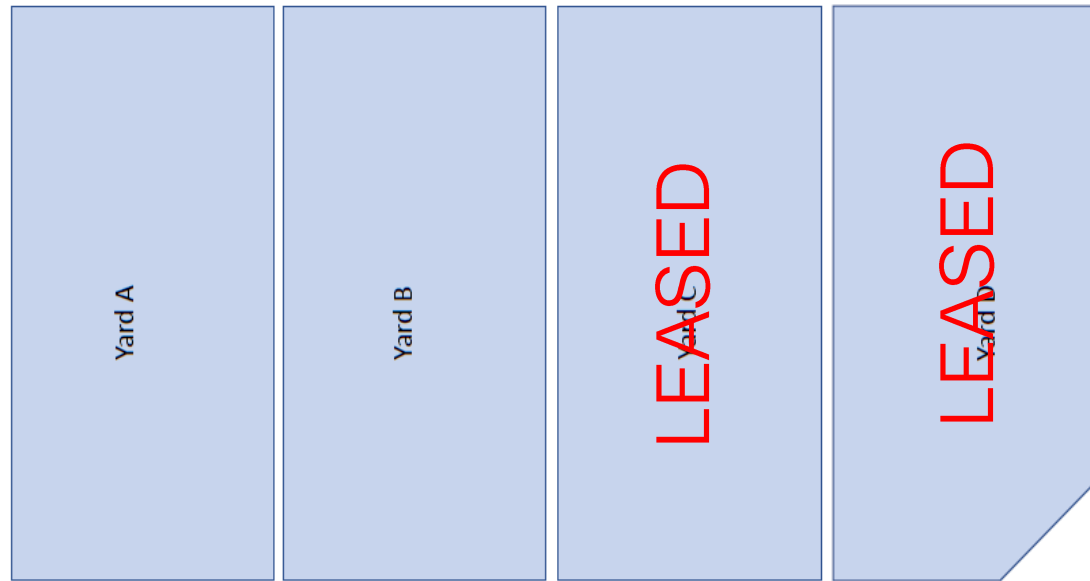
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Yard	Square Feet	Asking	Total Monthly
A & B	3,744	\$0.45	\$1,684.80

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