

# 2267 W. Gowan Rd

North Las Vegas, NV 89032

## Industrial for Lease

1,279 – 1,282 SF



Leasing Information: 702.221.8226

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# Lincoln

4755 Dean Martin Drive  
Las Vegas, NV 89013

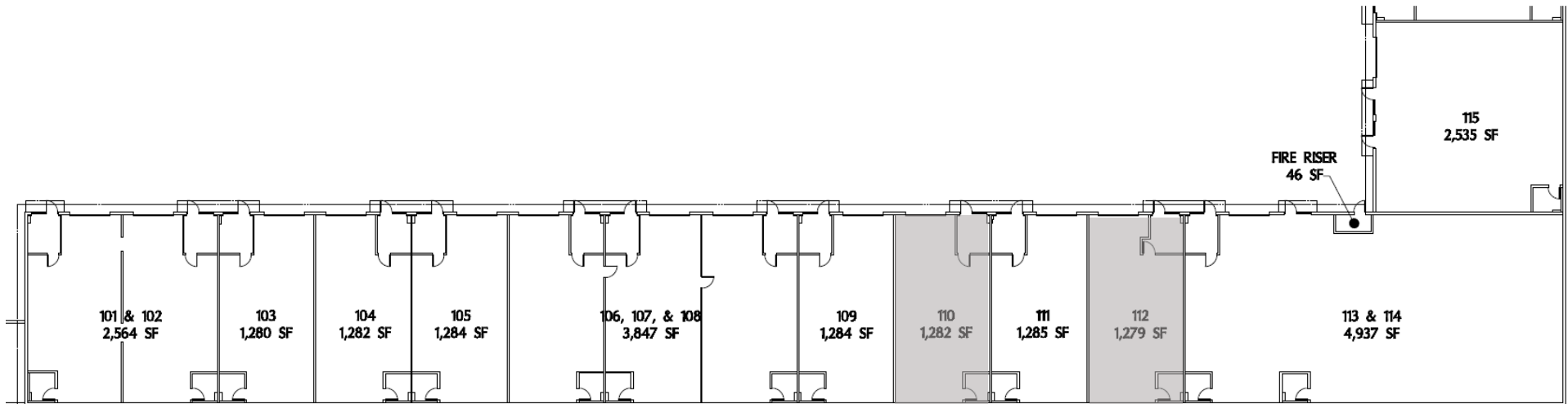
[www.lpc.com](http://www.lpc.com)

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Suite	Total SF	Office SF	Warehouse SF	Dock	Grade	Rate	CAM	Monthly Total
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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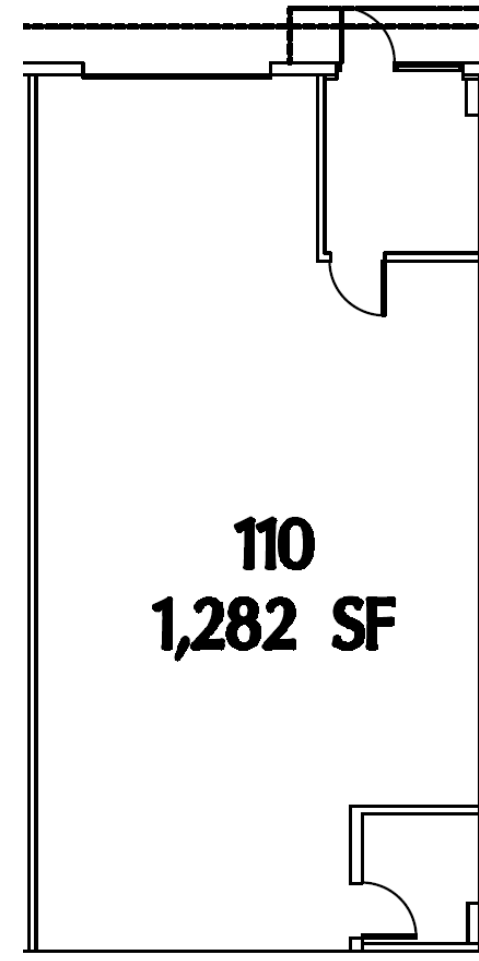
1,279 – 1,282 SF

## SUITE 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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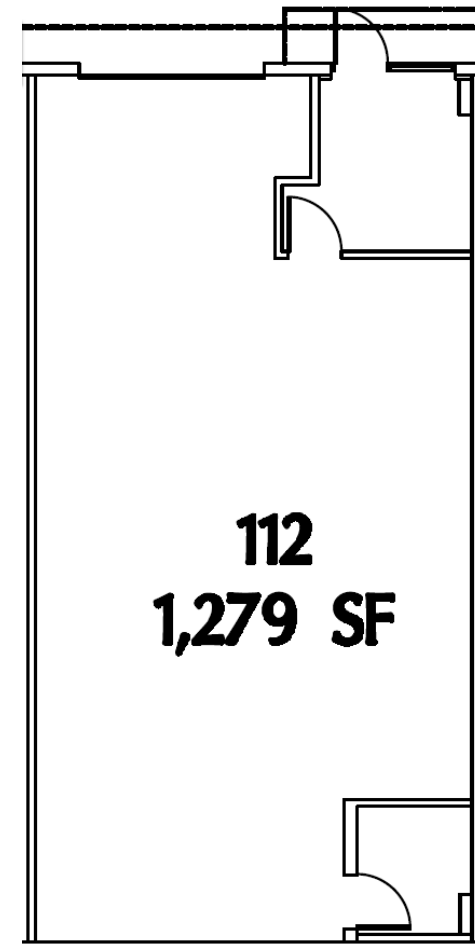
1,279 – 1,282 SF

## 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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