

FOR SUBLEASE

2970 Lincoln Road

Las Vegas, NV 89115



PROPERTY FEATURES

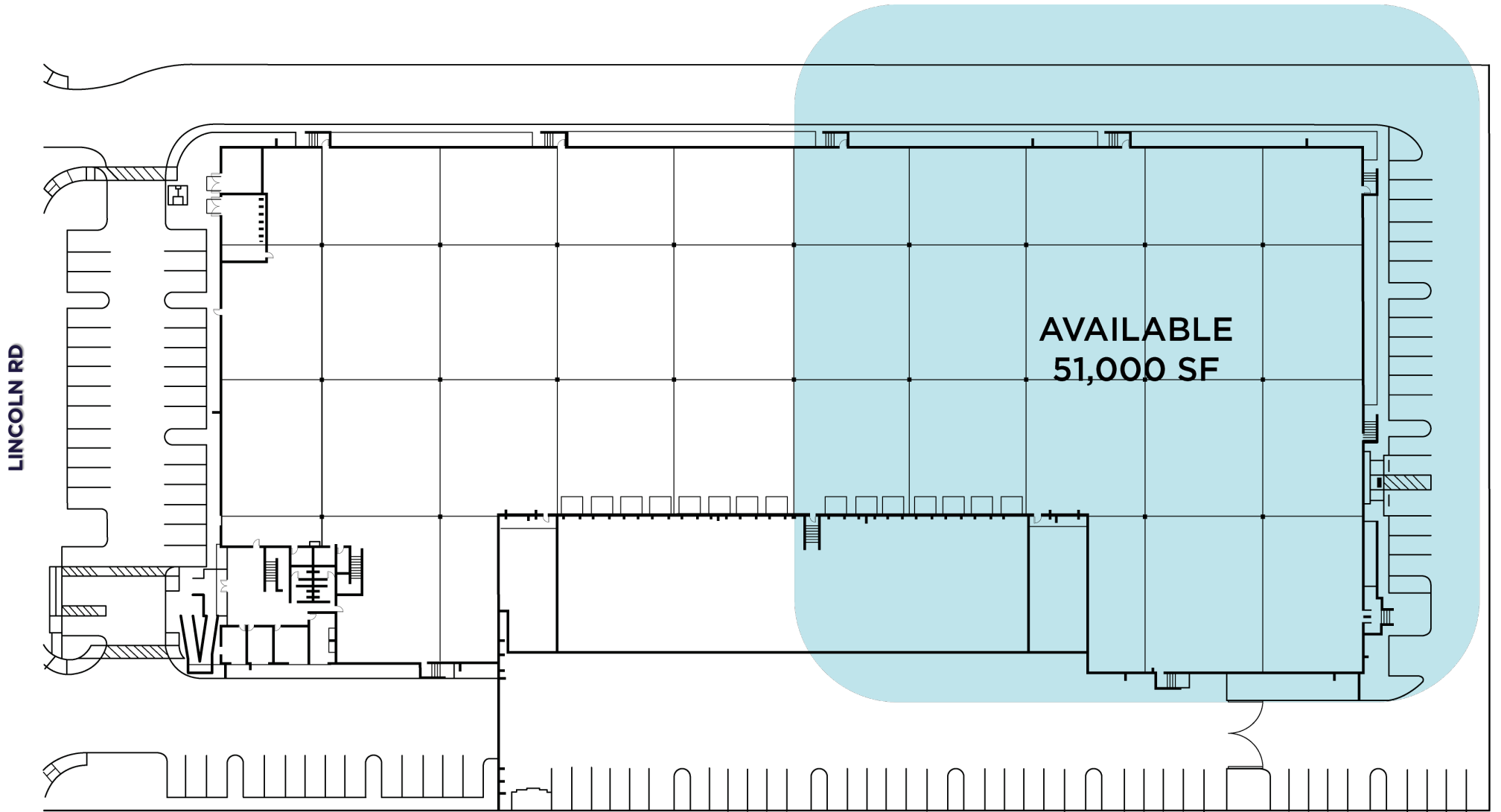
Lincoln Commerce Center is a 102,168 SF modern Class A industrial building featuring approximately 51,000 SF available for sublease. The building includes upgraded warehouse cooling, efficient lighting, ample parking and functional for storage.



SPACE AVAILABLE

Total Building SF	102,168 SF
Available SF for Sublease	51,000 SF dead storage
Lease Type	NNN Lease
Lease Rate	\$0.80
OPEX	\$0.16
Clear Height	32'
Column Spacing	60' x 52'
Sprinkler	ESFR
Dock Doors	7 (9' x 10')
Grade Doors	1 (12' x 14')
Truck Court	130'
Floor Slab	6" concrete slab
Warehouse (%)	100%
Sublease Exp	February 29, 2028

SITE PLAN



AERIAL MAP





CONTACT

ALMA CUEVAS, SIOR
Managing Director
+1 702 303 4412
alma.cuevas@cushwake.com
S.0180089.LLC

