

4200 W Russell Rd

4200 W Russell Rd, Las Vegas, NV 89118



Presented By:
Berkshire Sahara Office



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Property Details

4200 W Russell is an ideal location for light manufacturing, warehouse, office, and distribution. The building is just a short distance to the I-15 and 215 and offers easy ingress and egress. NNN leases offered for office and warehouse or office only occupancy. Big advantage for tenants, the landlord covers all HVAC maintenance, repair and replacement so you don't have to worry about the HVAC going out and a big expense during your lease term.

Price: \$16.80 - \$18.00 /SF/YR

- An ideal location for light manufacturing, warehouse, office, and distribution
- The building is just a short distance to the I-15 and 215 and offers easy ingress and egress
- NNN leases offered for office and warehouse or office only occupancy
- Signage above suite directly facing Russell Road!

View the full listing here: <https://www.loopnet.com/Listing/4200-W-Russell-Rd-Las-Vegas-NV/40355126/>

Rental Rate:	\$16.80 - \$18.00 /SF/YR
Property Type:	Flex
Property Subtype:	Light Manufacturing
Building Class:	B
Rentable Building Area	56,144 SF
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Year Built:	2001
Rental Rate Mo:	\$1.40 /SF/MO

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Listing spaces

1st Floor Ste 105

Space Available:	4,700 SF
Rental Rate:	\$16.80 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Office Size:	500 SF
Space Type:	Relet
Space Use:	Flex
Lease Term:	3 - 5 Years

Suite 105 offers a terrific flex opportunity with frontage and signage directly facing Russell Road. 500 sf office/retail showroom, private bathroom, and 4,200 sf warehouse with one dock and one industrial roll up door. Vinyl plank flooring throughout the office area. HVAC is maintained by the landlord on this lease!

1st Floor Ste 111

Space Available:	1,500 SF
Rental Rate:	\$18.00 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Built Out As:	Standard Office
Space Type:	Relet
Space Use:	Office
Lease Term:	3 Years

Suite 111 is office/retail. 1,500 sf. 500 sf of office/retail space on 1st floor. Slatted panel walls are excellent for retail product displays. 1,000 sf of office/retail space on the second floor. Private bathroom on second floor and one private office and open office area. The suite has just been remodeled to include new office flooring, baseboards and new paint. This suite offers a tankless water heater. The landlord covers all HVAC maintenance, repair and replacement so you don't have to worry about the HVAC going out and a big expense during your lease term. Signage above suite directly facing Russell Road! Ideal usage as office/retail.

1st Floor Ste 112

Space Available:	1,500 SF
Rental Rate:	\$18.00 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Office Size:	1,500 SF
Space Type:	Relet
Space Use:	Office
Lease Term:	3 - 5 Years

Suite 112 is office only. 1,500 sf. 500 sf of office space on 1st floor and 1,000 sf of office space on second floor. Private bathroom on second floor in office area. The suite has just been remodeled to include new office flooring, baseboards and new paint. This suite offers a tankless water heater. The landlord covers all HVAC maintenance, repair and replacement so you don't have to worry about the HVAC going out and a big expense during your lease term. Signage above suite directly facing Russell Road! Ideal usage as office/retail.

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Listing spaces

1st Floor Ste 114

Space Available:	5,770 SF
Rental Rate:	\$16.80 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Office Size:	1,500 SF
Space Type:	Relet
Space Use:	Flex
Lease Term:	3 - 5 Years

Warehouse with office - 5,770 sf. 3,600 sf of the space is warehouse with two industrial roll-up doors, one 14 ft in height and one 12 ft in height. 1,500 sf of the space is office, 500 sf on the first floor and 1,000 sf of office space on the second floor. Two private bathrooms, one in the warehouse and one on the second floor in the office area. Plus, 670 sf of mezzanine/storage! This is a corner unit with large windows on the east side of the building. The suite has just been remodeled to include new office flooring, baseboards and new paint. This suite offers a tankless water heater. The landlord covers all HVAC maintenance, repair and replacement so you don't have to worry about the HVAC going out and a big expense during your lease term. Signage above suite directly facing Russell Road!

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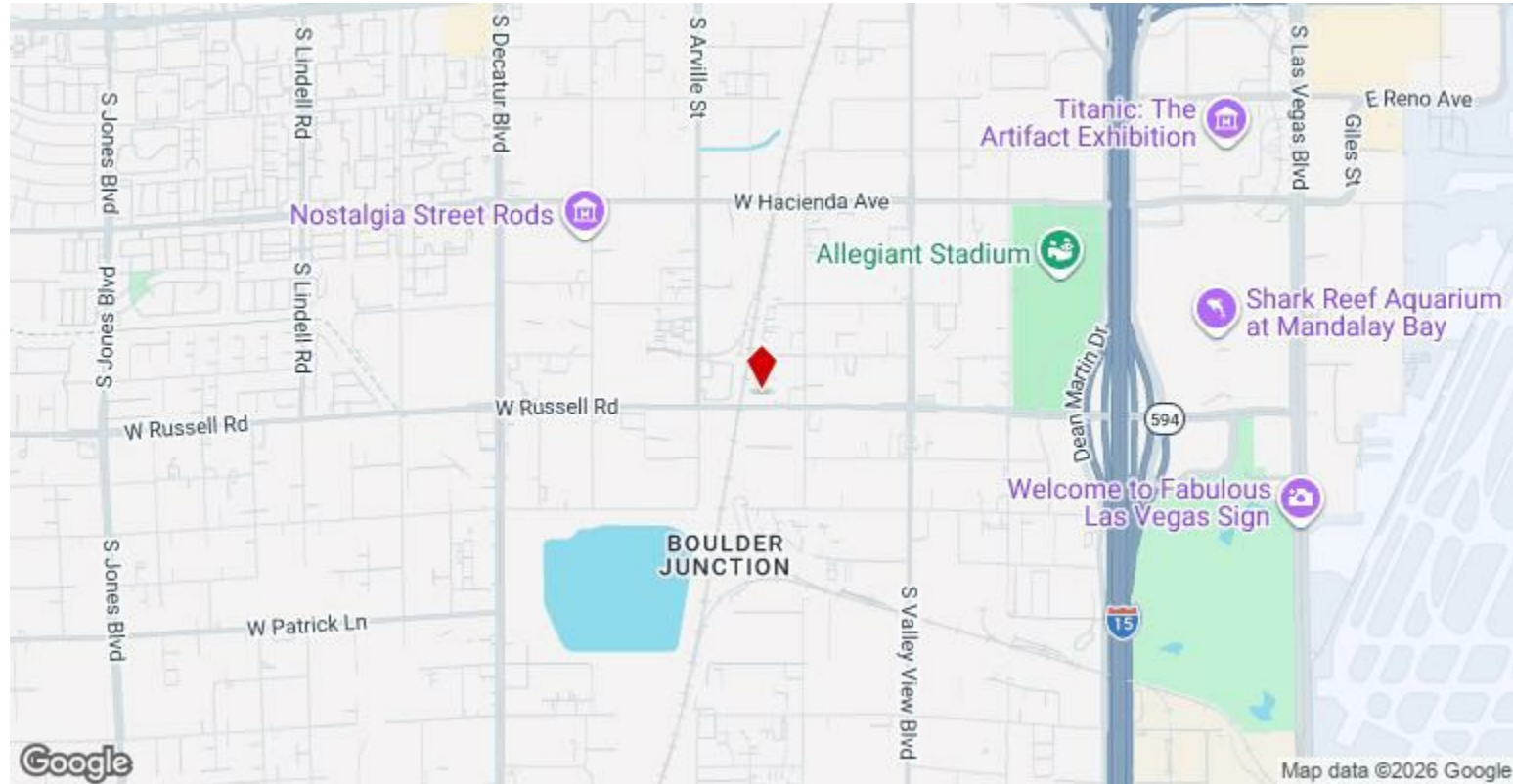
Major Tenant Information

Tenant	SF Occupied	Lease Expired
El Nopal Mexican Grill	-	
Heritage Distribution	-	
Reflectionz Detail	-	
Vegas Home Remodeling Llc	-	

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Location



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Property Photos



Building Photo



Primary Photo

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Property Photos



Building Photo



Building Photo

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Property Photos



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