

SPENCER AIRPORT PLAZA II

2057 EAST MAULE AVENUE

LAS VEGAS NV 89119

FOR LEASE

±16,987 SF

OFFICE / WAREHOUSE

UNIT AVAILABLE



SPK
REAL ESTATE

Bruno T Vick

Primary Contact;

+1 414 236 1056

bvick@vegasdiscountnutrition.net

Jose Hernandez

Secondary Contact;

+1 559 273 7526

jhernandez@vegasdiscountnutrition.net



AVAILABLE SUITE 101 ±16,987 SF

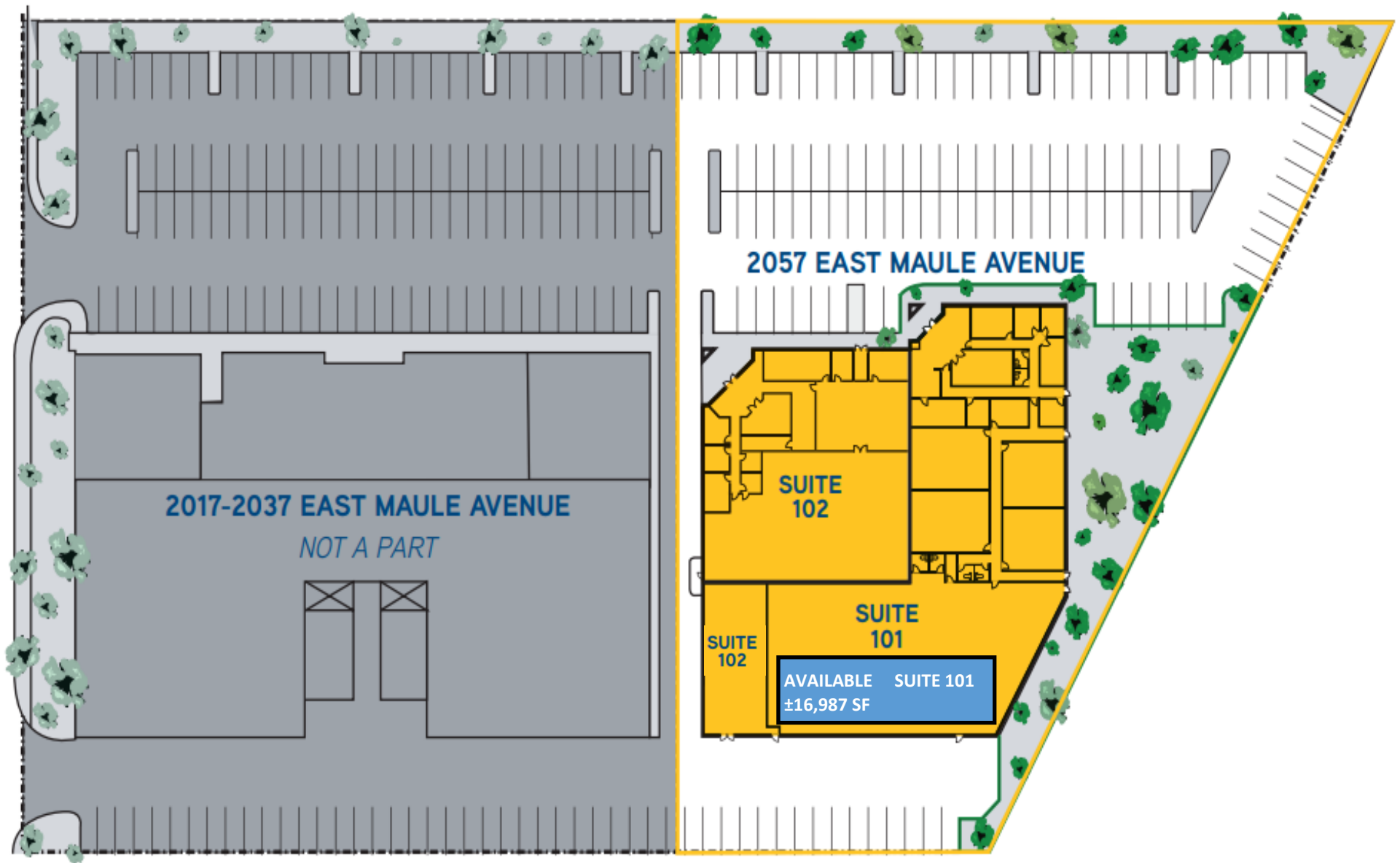
PROPERTY LOCATION



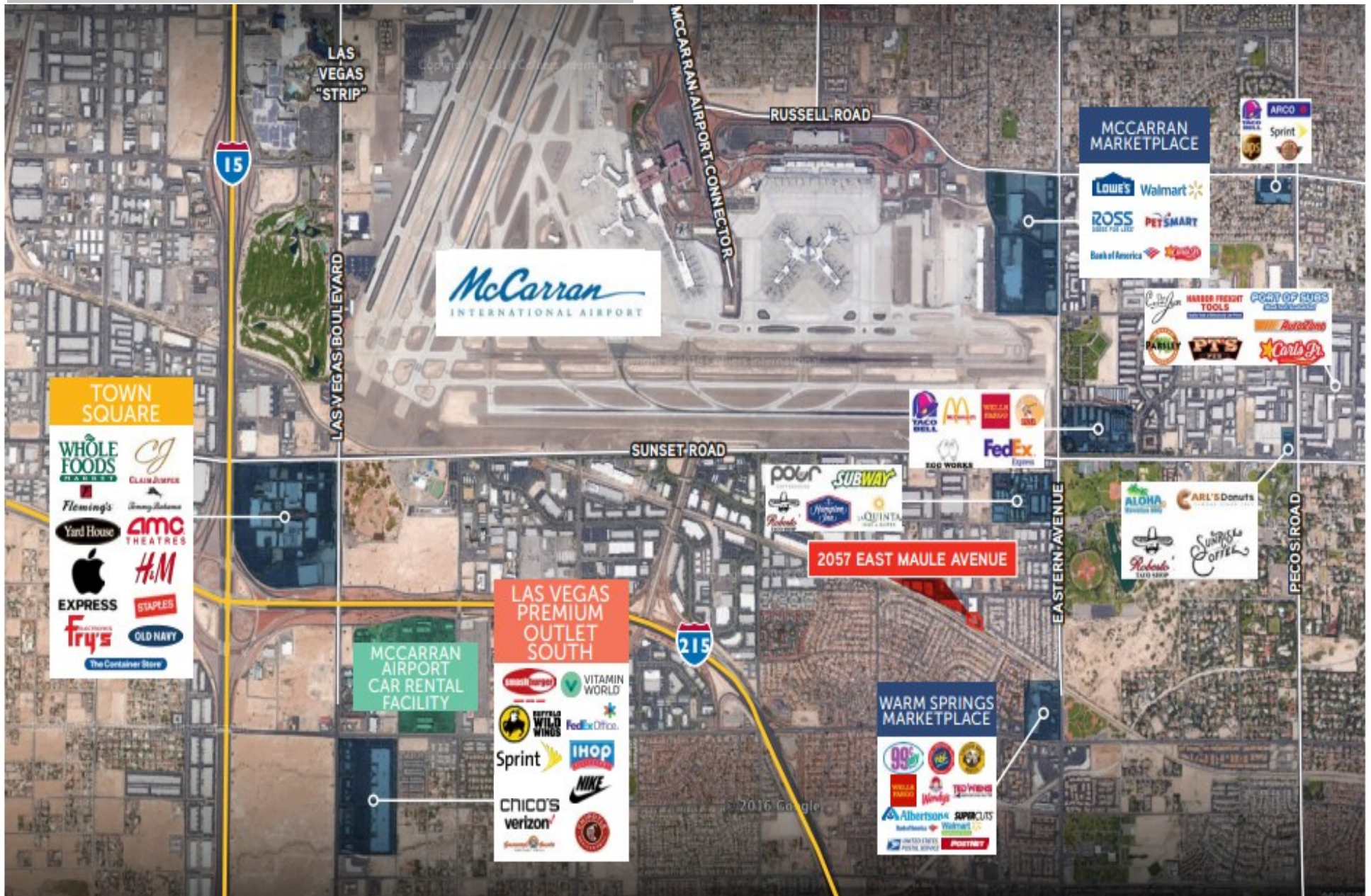
2057 East Maule Avenue is located in the Spencer Airport Plaza II. The improvements were built in 2003 and consist of one (1) ±28,910 SF concrete tilt-up, multi-tenant industrial building on ±1.9 acres. The building is demised into two (2) separate units. Suite 101 is approximately 16,987 SF (63% of the property) office and warehouse space and is currently available for lease. Suite 102 is ±11,923 SF of office and warehouse space is occupied by Vegas Discount Nutrition since 2019. The Property features include: 14' 10"ft clear-ance height, fire sprinklers, 1,200 amps of 277/480 Volt, 3-phase power, ninety-eight (98) total parking spaces, and grade level loading. The Property is zoned M-D (Clark County) Designed Manufacturing, which permits general industrial and manufacturing with accessory office uses, Building re painted in 2023 and parking lot slurry sealed + restriped in 2023

The Property is located near the intersection at Sunset Road and Eastern Avenue in the highly desirable Airport Submarket. The property is adjacent to McCarran International Airport with quick, easy access to the I-15 Freeway, I-215 Belt-

SITE PLAN



AERIAL MAP



FOR LEASE

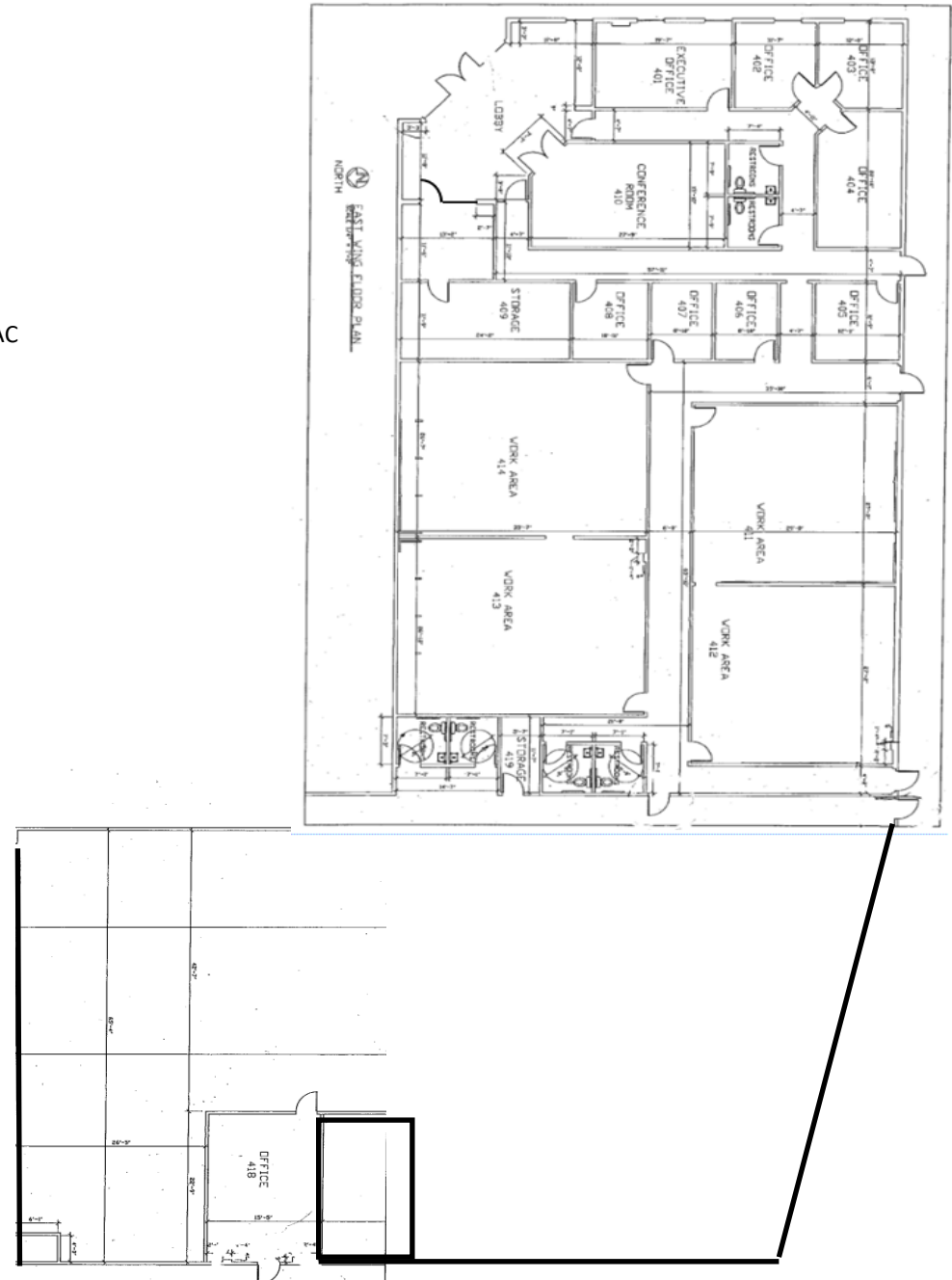
SUITE 101 - ±16,987 SF

2057 EAST MAULE AVENUE LAS VEGAS NV 89119

SUITE HIGHLIGHTS

- ±16,987 Total SF
- ±8,610 SF Office/Showroom Space with HVAC
- ±8,377 SF Warehouse Space with HVAC
- Reception Area, Conference Room , 4 Big work shops areas with HVAC
- Seven (7) Private Offices with HVAC
- Six (6) Restrooms
- 14' 10" Clear Height warehouse (option to 24' Height)
- Seven (7) High output HVAC units install at warehouse
- Backup Generator
- Formerly Use for Data Center
- Parking lot resurfaced 2023
- Building repainted 2023
- Security System Installed
- Cam Estimates

NOW AVAILABLE!





**High Output HVAC
6 Units Liebert and
1 Liebert DS
Precision Cooling
Suite formally used
for Data Center**



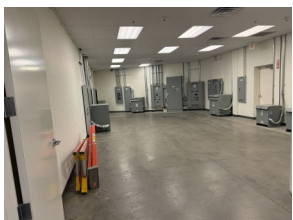
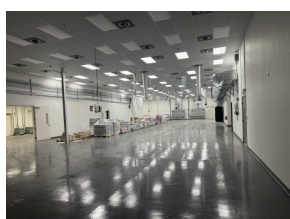
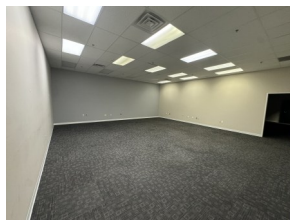
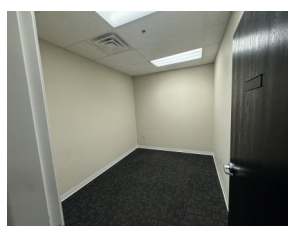
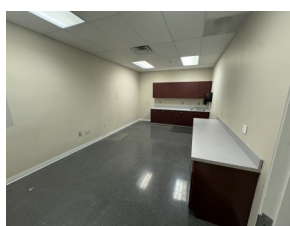
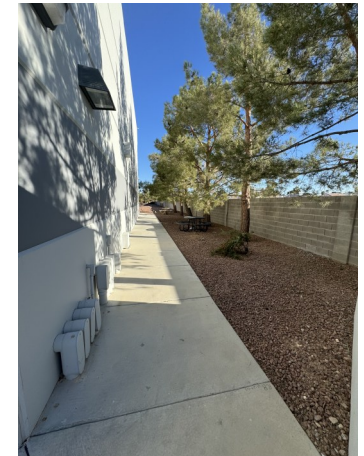
BACKUP GENERATOR INFO:

Brand : Cummins **Engine Model:** QST30-G1 **Manufacture Date:** 07/99 **Fuel Type:** Diesel **Governor:** Electronic
Engine Arrangement: 2276 **Air Cleaner:** Dry Type **Starter:** 24 Volt Electric Starter **Voltage:** 277/480
Alternator: None **Cooling:** Radiator Cooled **Tier Rating:** No Tier Rating **Horse Power:** 1135
Frequency: 60 Cycles/Hz **Phase:** Three Phase **Amps:** 1128 **Fuel Tank Size:** 1000 Gallons **RPM:** 1800



FOR LEASE

2057 EAST MAULE AVENUE LAS VEGAS NV 89119
SUITE 101 - ±16,987 SF



LEASE RATE : \$1.05/SF (NNN)
2025 CAM ESTIMATE : \$0.20/SF

NOW AVAILABLE!

CONTACT US

Bruno T Vick

Primary Contact;

+1 414 236 1056

bvick@vegasdiscountnutrition.net

Jose Hernandez

Secondary Contact;

+1 559 273 7526

jhernandez@vegasdiscountnutrition.net

SPENCER AIRPORT PLAZA II

2057 EAST MAULE AVENUE LAS VEGAS NV 89119

SPK REAL ESTATE LLC.

SPK REAL ESTATE, LLC. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. SPK Real Estate and the SPK logo are service marks of SPK Real Estate, Llc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of SPK Real Estate. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.