



FOR SUBLEASE
595 E BROOKS AVENUE
NORTH LAS VEGAS, NV 89030



SUBLEASE OPPORTUNITY THROUGH OCTOBER 31, 2027!

LISA HAUGER

Senior Vice President

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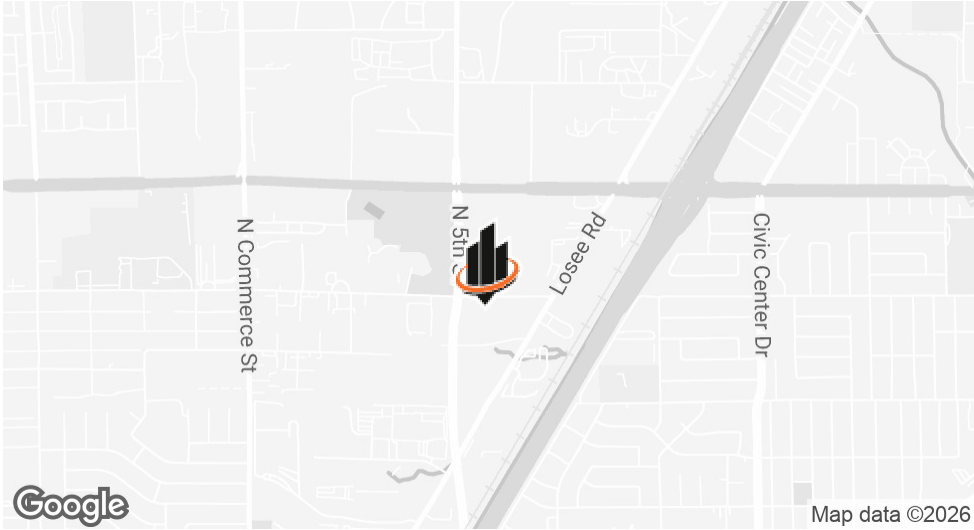
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NV #BS.37600.LLC

All SVN® offices are independently
owned and operated.

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2,009 per month (NNN)
AVAILABLE SF:	1,610 SF
LOT SIZE:	10.61 Acres
BUILDING SIZE:	1,610 SF

PROPERTY DESCRIPTION

Sublease Opportunity through October 31, 2027! 1610 SF comprised of a reception area, 2 offices, a restroom, and 1,132 SF of warehouse. The current rental rate is \$2,009 plus \$584 CAM. Effective Oct.1, 2026 the base rent increases to \$2,090 per month through September 20, 2027 and \$2,173 for the last month of Oct 2027. A longer lease term is possible, if needed.

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	72	591	4,358
TOTAL POPULATION	207	2,041	15,548
AVERAGE HH INCOME	\$58,399	\$61,560	\$63,089

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PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	Trident Industrial Park
PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Flex Space
APN	139-14-210-001
BUILDING SIZE	1,610 SF
SUITE:	305
LOT SIZE	10.61 Acres
YEAR BUILT	2001

Sublease Opportunity through October 31, 2027! 1610 SF comprised of a reception area, 2 offices, a restroom, and 1132 SF of warehouse. The current rental rate is \$2,009 plus \$584 CAM. Effective Oct.1, 2026 the base rent increases to \$2,090 per month through September 20, 2027 and \$2,173 for the last month of Oct 2027. A longer lease term is possible, if needed.

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- Sublease Opportunity through October 31, 2027
- Longer lease term possible
- 1,610 SF Total
- 478 SF Office
- 1,132 SF Warehouse
- Clear Height 21'
- One (1) 12' x 14' grade door
- 200 amps, 120/208 volt 3-phase, 4-wire
- Property located just south of Cheyenne Blvd allowing for easy access to I-15 Freeway

ADDITIONAL PHOTOS



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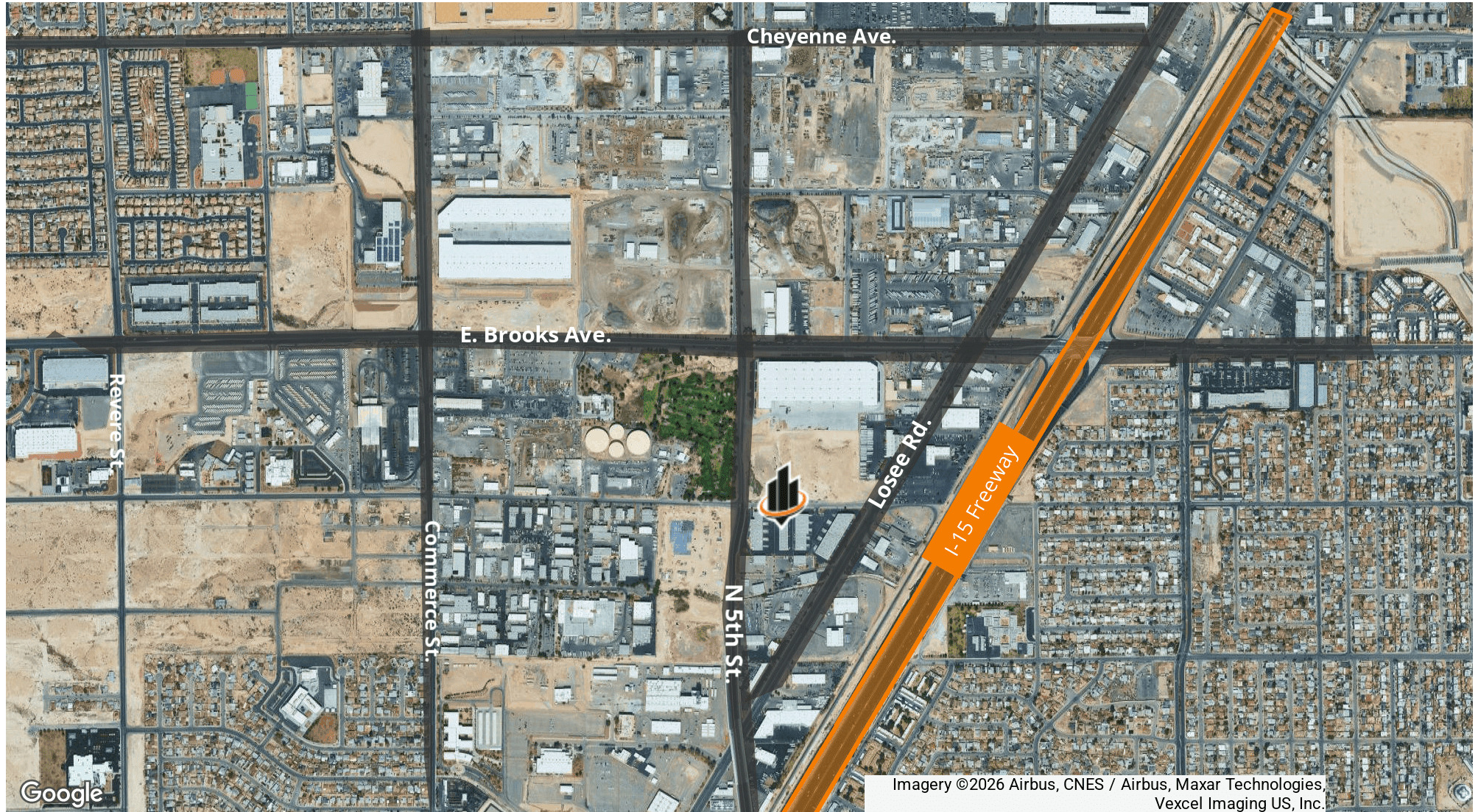
FLOOR PLAN



*Floor Plan Not To Scale

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LOCATION MAP



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