

FOR LEASE
11,000-22,000 SF



INDUSTRIAL SPACE

4700 W. RUSSELL RD.,
LAS VEGAS, NV 89118

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*Cre***Tec, LLC**

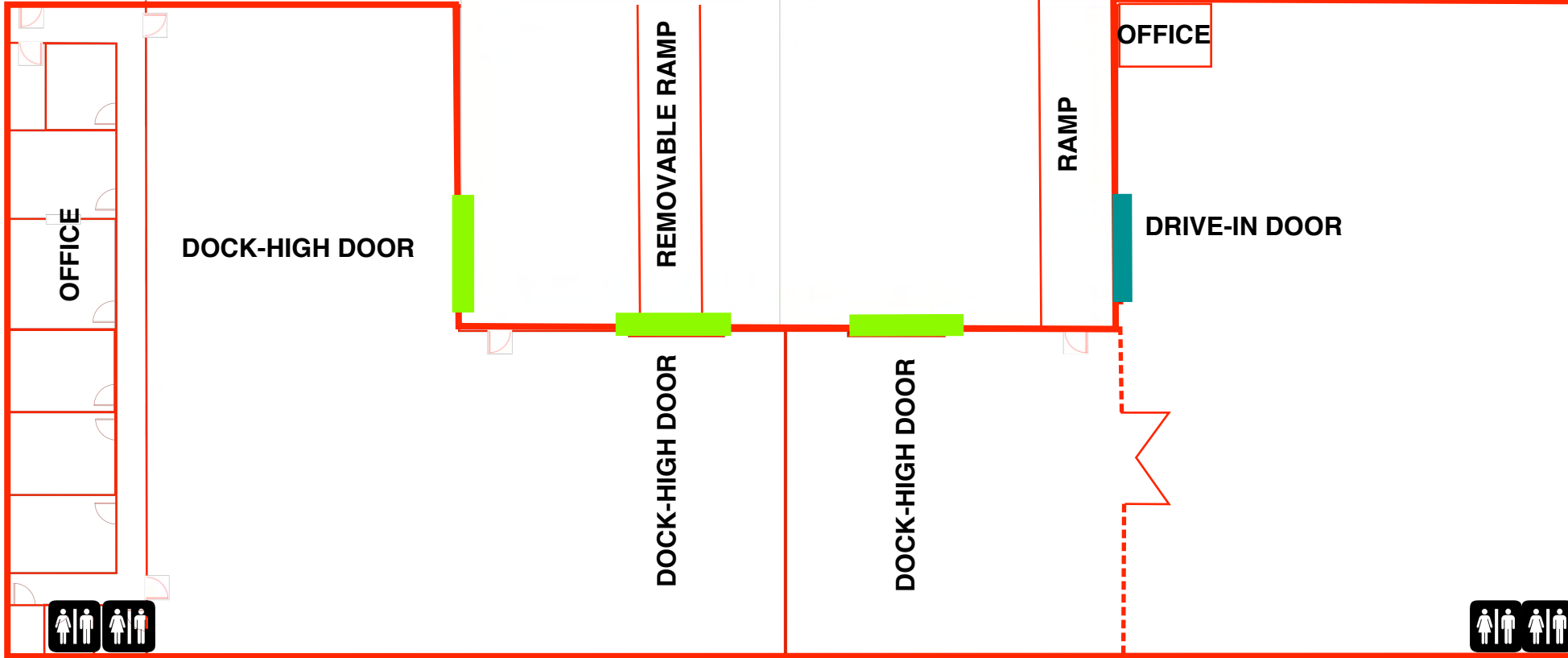
LEASE SUMMARY	
STARTING RENT	\$1.29/SF NNN
LEASABLE UNITS	11,000 - 22,000 SF <u>Unit 300:</u> -9,000 SF Warehouse -2,000 SF Office <u>Unit 400:</u> -10,847 SF Warehouse -153 SF Office
FLEXIBLE USES	Industrial Warehouse Light Manufacturing R&D
DOORS	3 Dock-High Doors 1 Drive-In Door
CLEAR HEIGHT	24'
ZONING	M-1



UNIT 300:
-9,000 SF Warehouse
-2,000 SF Office
11,000 SF TOTAL

UNIT 400:
-10,847 SF Warehouse
-153 SF Office
11,000 SF TOTAL

RUSSEL ROAD



LEASED



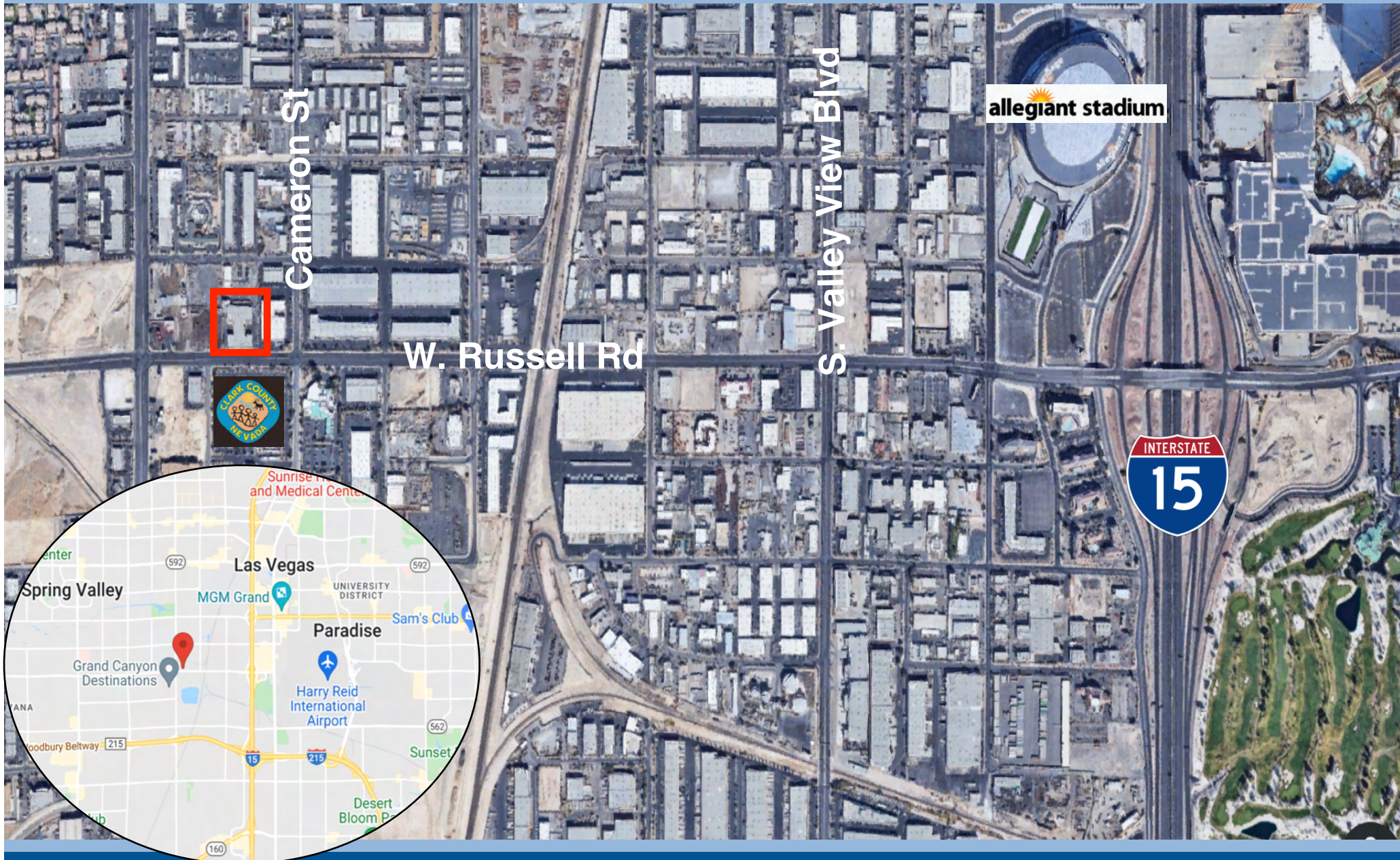
LEASE OVERVIEW

- ✓ 11,000 - 22,000 SF Industrial, Warehouse, Distribution
- ✓ 3 Dock-High and 1 Drive-In Doors
- ✓ HVAC in the Office
- ✓ 6 Swamp Coolers in the Warehouse
- ✓ Fully Fire Sprinklered
- ✓ Signage Available Facing Russell Road
- ✓ Excellent Visibility on Russell Road
- ✓ Private Fenced Yard Available

IMPORTANT: The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice. Please do not provide any information deemed private or confidential.

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LOCATION



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