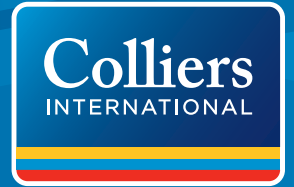


FOR LEASE > INDUSTRIAL SPACE

DECATUR BELL COMMERCE CENTER

5010-5030 South Decatur Boulevard | Las Vegas, Nevada 89118



PROPERTY HIGHLIGHTS

- ±2,258 SF Suite Available
- Fully built-out and move-in ready
- Decatur Frontage
- Grade Level Truck Loading
- 120/208v, 3-Phase power
- 16' minimum clear height
- One floor open office areas
- Fluorescent lighting
- M-1 Zoning
- Ample Parking
- Fire Sprinkler System
- 100% HVAC in offices
- Built in 1998
- Natural Gas

AREA DESCRIPTION

Office/Warehouse/Showroom with Decatur Boulevard Frontage located just east of the Tropicana corridor and the Orleans Casino. Frontage units provide high visibility on the heavily traveled Decatur Boulevard. Features include grade level loading, flexible floor plans with small suites, shared dock access and high parking ratio. The recent new ownership is pleasant to work with and eager to lease space.



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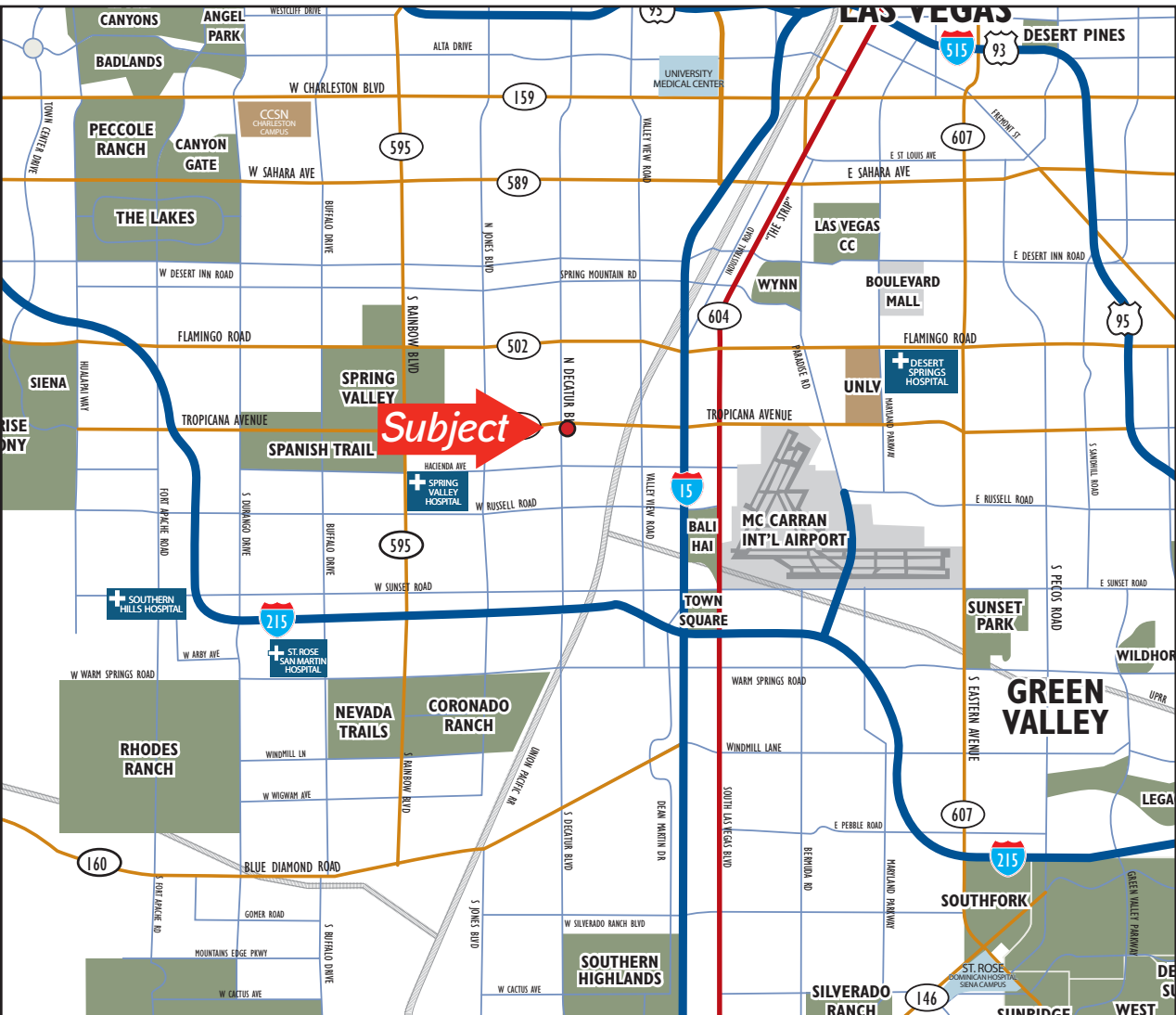
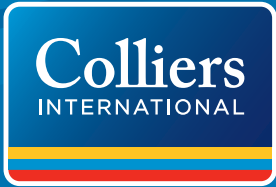
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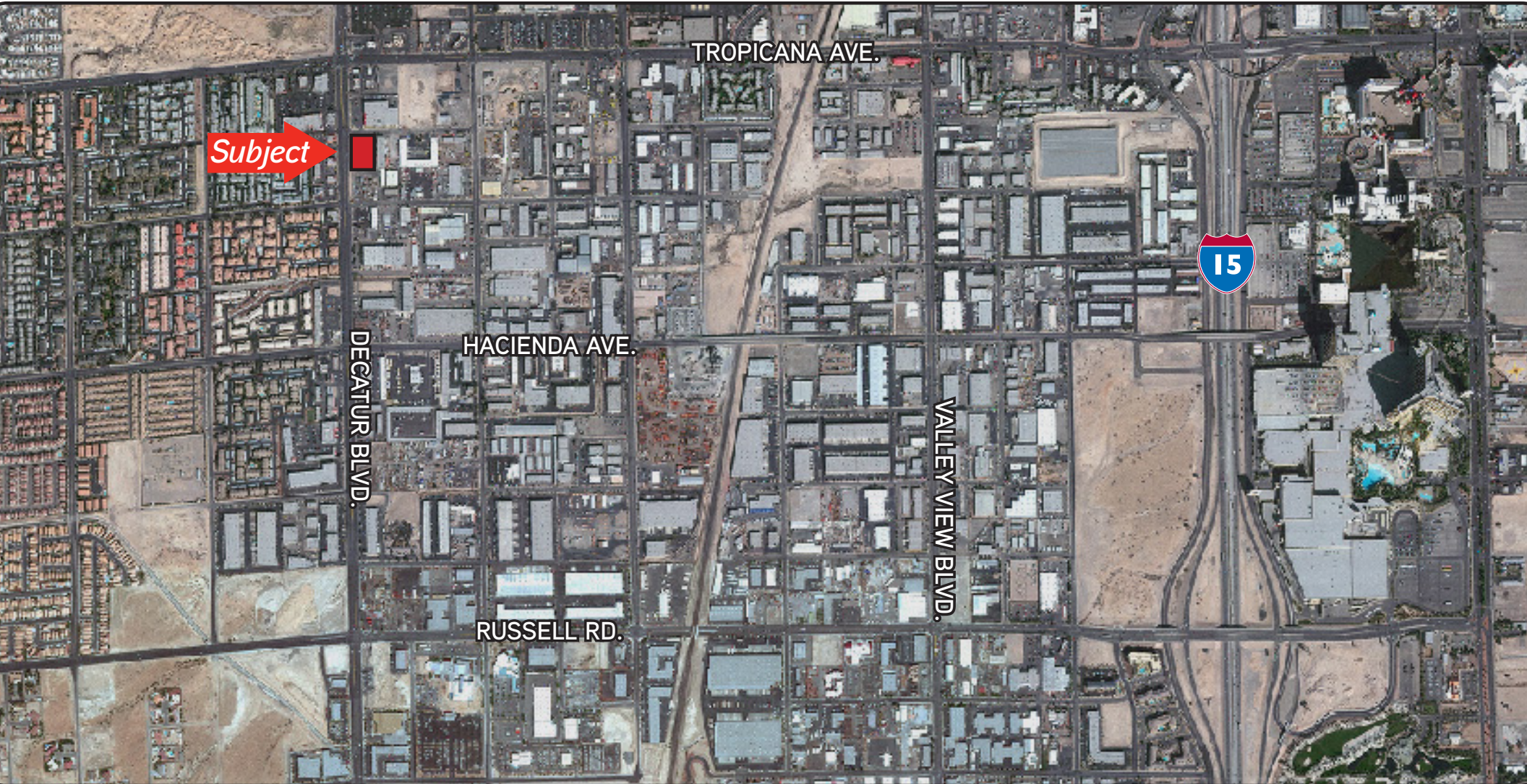
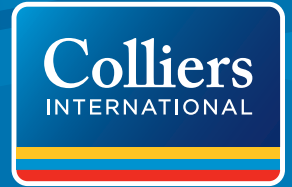
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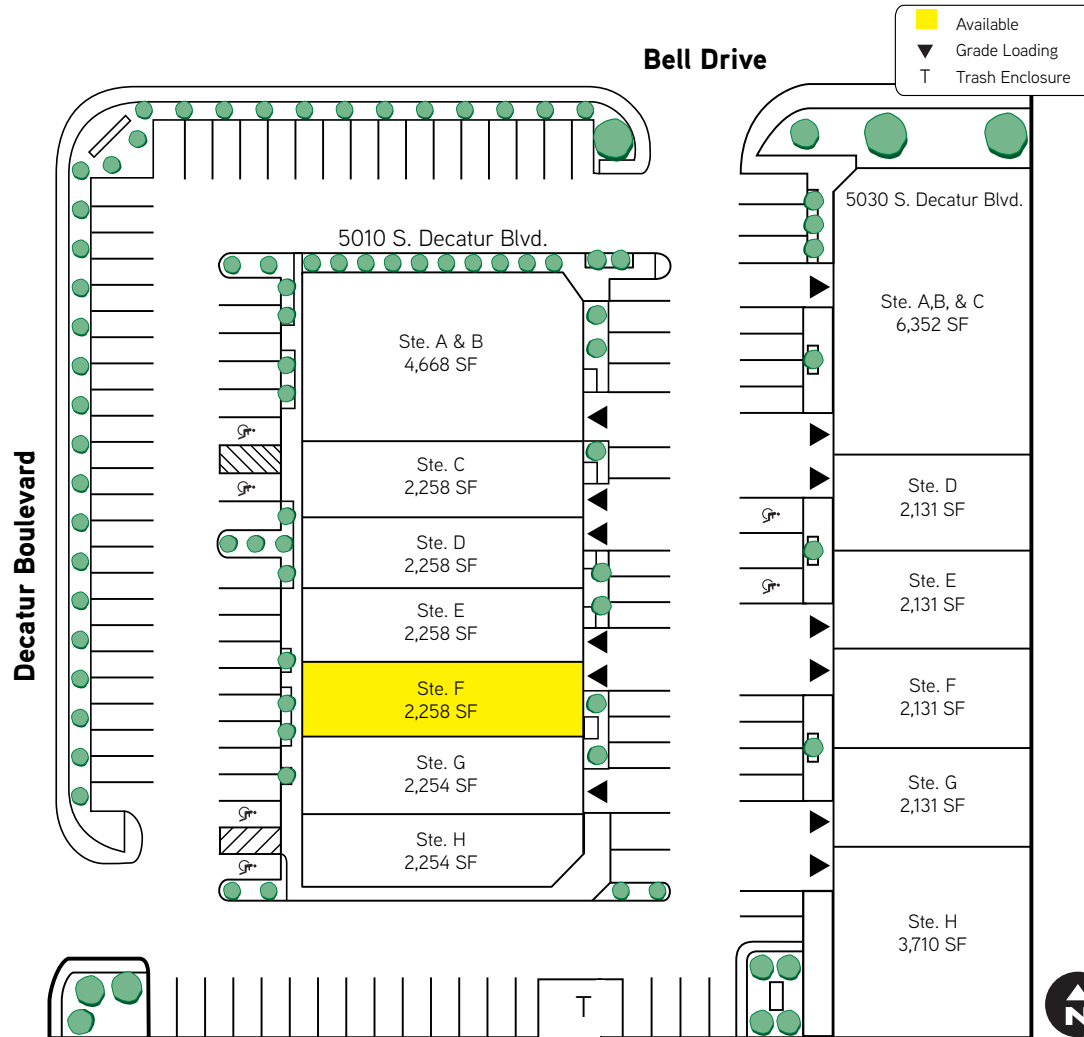
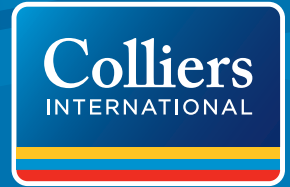
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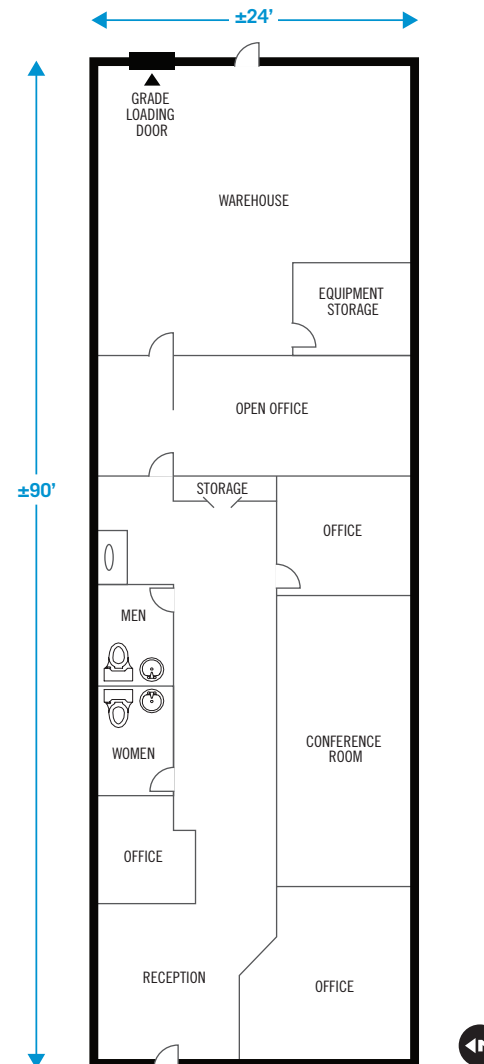


5010 South Decatur Boulevard Suite F - ±2,258 SF

- Decatur Boulevard Frontage!
- ±1,538 SF Office
- ±720 SF Warehouse
- Two (2) Private Offices
- Open Office Area
- Conference Room
- Two (2) Restrooms
- Coffee Bar/Sink
- One (1) Grade Level Roll Up Door
- \$0.99/SF (NNN)
- \$0.24/SF CAM

CAM fees include HVAC maintenance and trash removal

**For illustration purposes only. Not to scale.*



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