

FOR LEASE

4620 INDUSTRY CENTER DRIVE

LAS VEGAS, NV 89115



±6,600 SF Industrial Building

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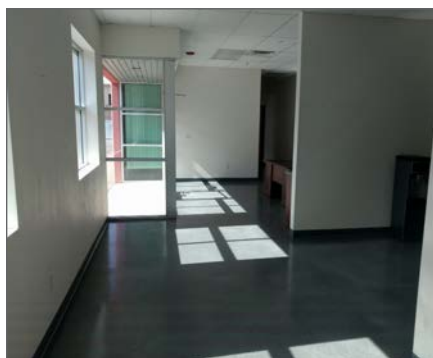
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COPPER SAGE COMMERCE CENTER, BUILDING 6 is an industrial building situated on ±0.59 acres in a master-planned industrial park. It was built in 2006 and is zoned M-1 which allows for outside storage.



PROPERTY HIGHLIGHTS

- ±6,600 Total SF Building
- ±1,100 SF Office
- APN 140-05-110-024
- Built in 2006
- Situated on ±0.59 Acres
- Two (2) Grade Level Loading Doors
- ±20' Clear Height
- 15 Parking Spaces
- 225 Amps 277/480 Volt, 3-Phase Power
- Fully Fire Sprinklered (Density 0.495 GPM) to be verified
- Fenced and Secured Yard
- Zoned M-1 Light Industrial
- **LEASE RATE: \$0.65 NNN**
- **MONTHLY OPERATING EXPENSES ESTIMATED AT \$0.11 PSF/MO**

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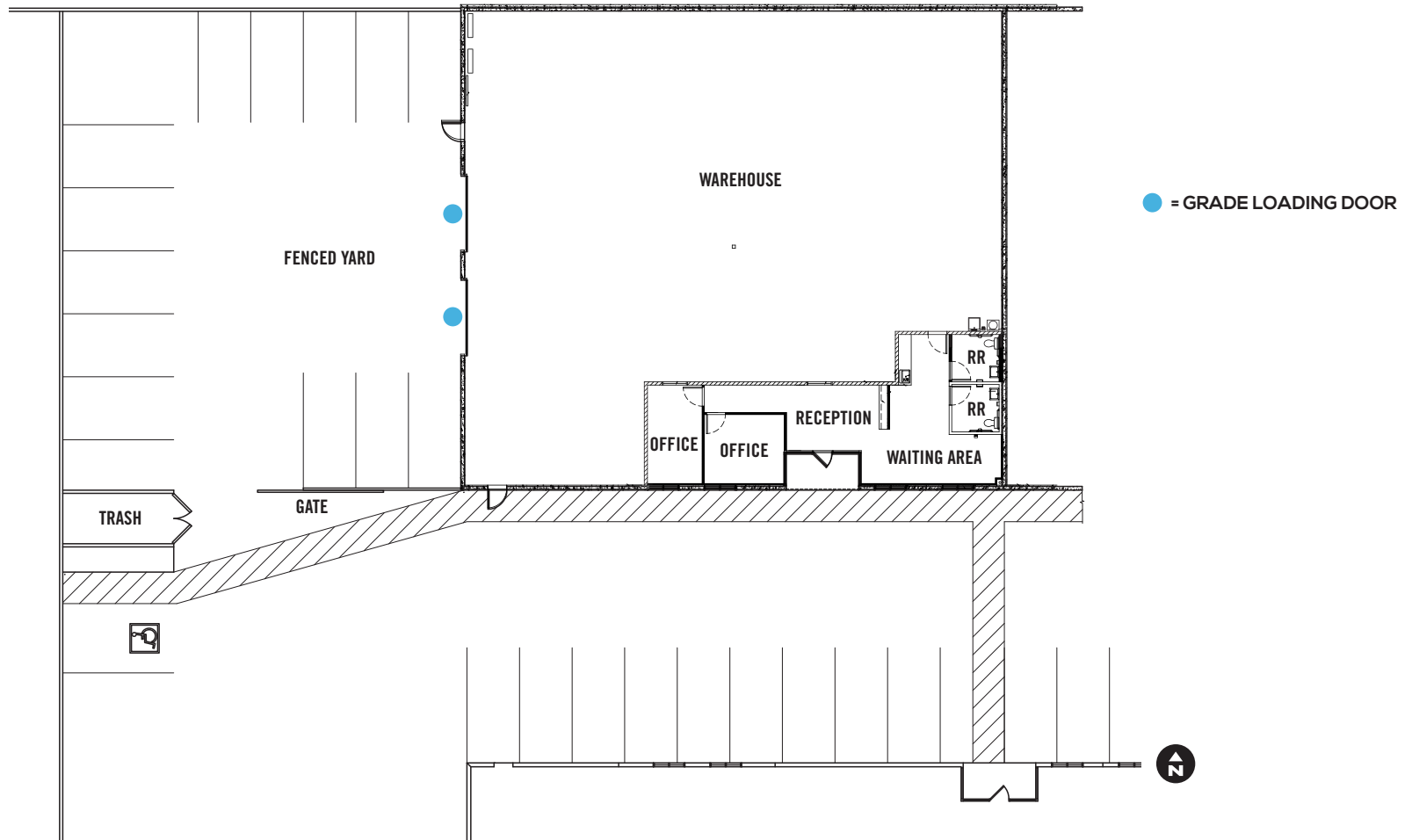
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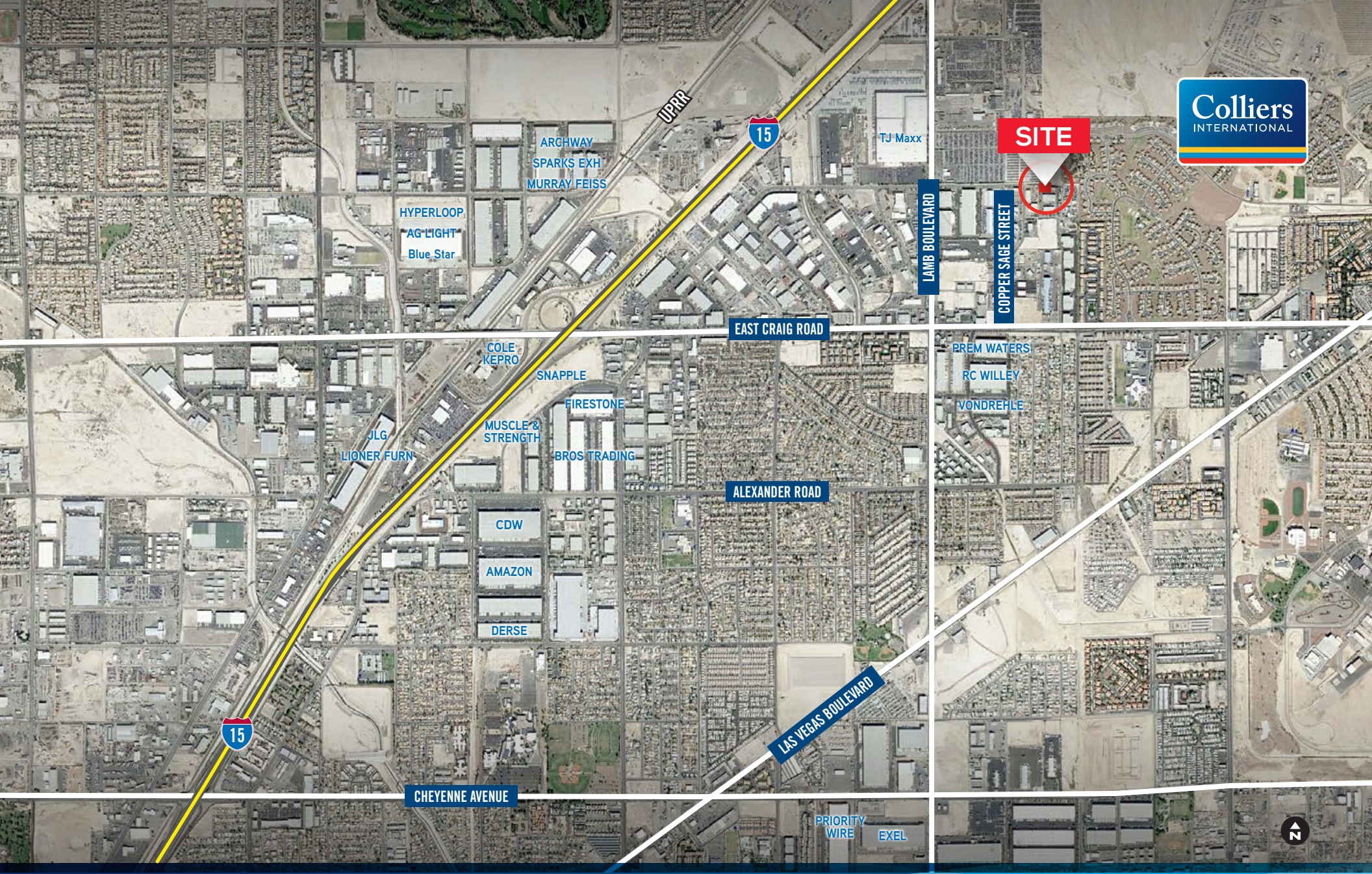


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SITE

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