

FOR LEASE – OFFICE & WAREHOUSE SPACE

RINCON INDUSTRIAL PARK

4305 & 4275 EAST SAHARA AVENUE, LAS VEGAS, NV 89104



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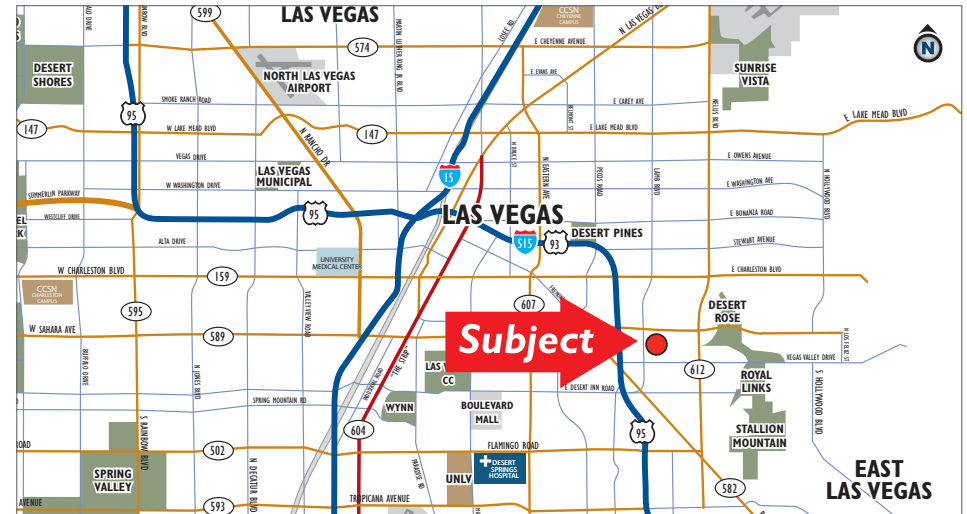
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PROPERTY FEATURES

- Office space from ± 600 SF
- Warehouse spaces ± 653 SF – ± 986 SF
- Grade level loading with electric door openers
- Zoned MD (Clark County)
- $\pm 16'$ clear height
- Sahara Avenue frontage
- Located adjacent to the Lamb Boulevard and Sahara Avenue Intersection with quick access to US-95 at Boulder Highway
- Rent ready suites available for immediate occupancy



NNN RATE: \$0.20 PSF/MO

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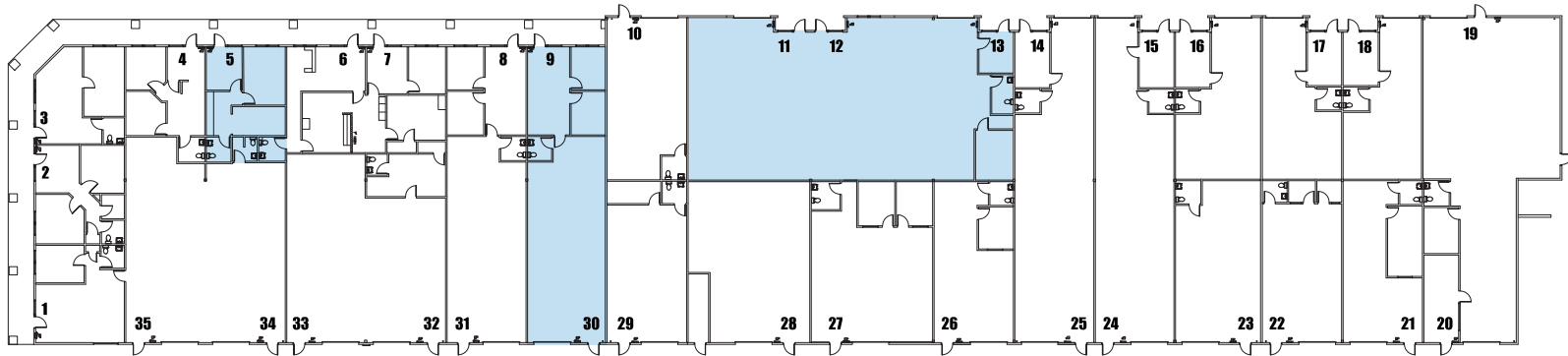
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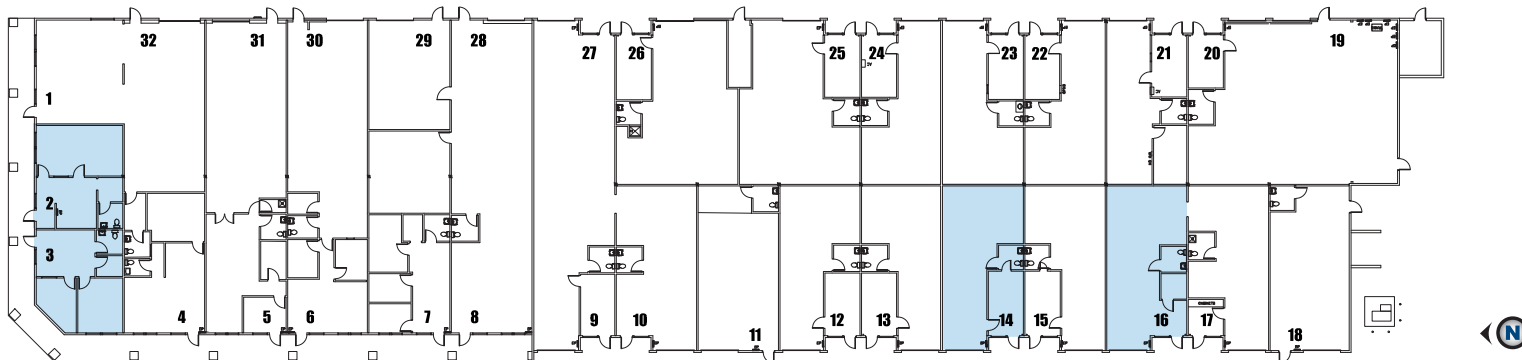


4305 East Sahara Avenue

 = VACANT SUITES



4275 East Sahara Avenue



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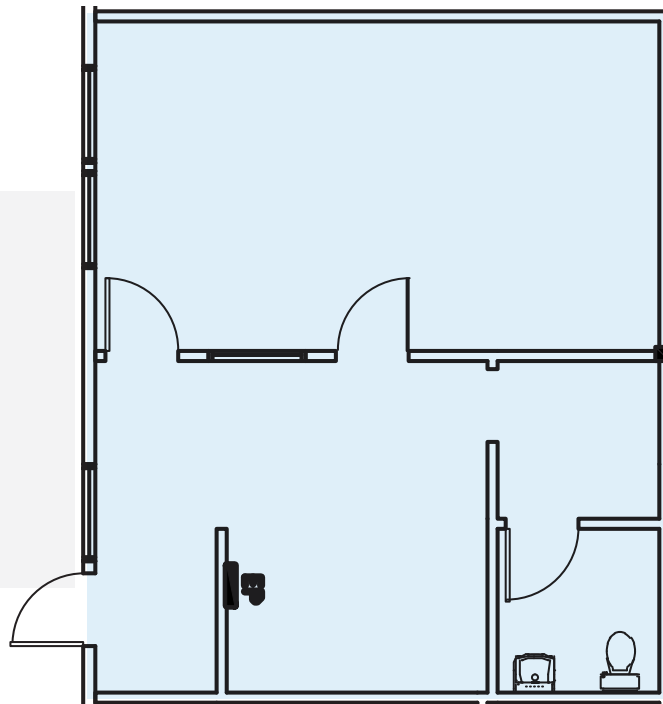
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4275 EAST SAHARA AVENUE SUITE 2

- ±676 SF
- Sahara Street Frontage
- \$1.15 PSF NNN
- \$0.20 PSF CAM
- Monthly Blended Rate: \$912.6



**Not to Scale*

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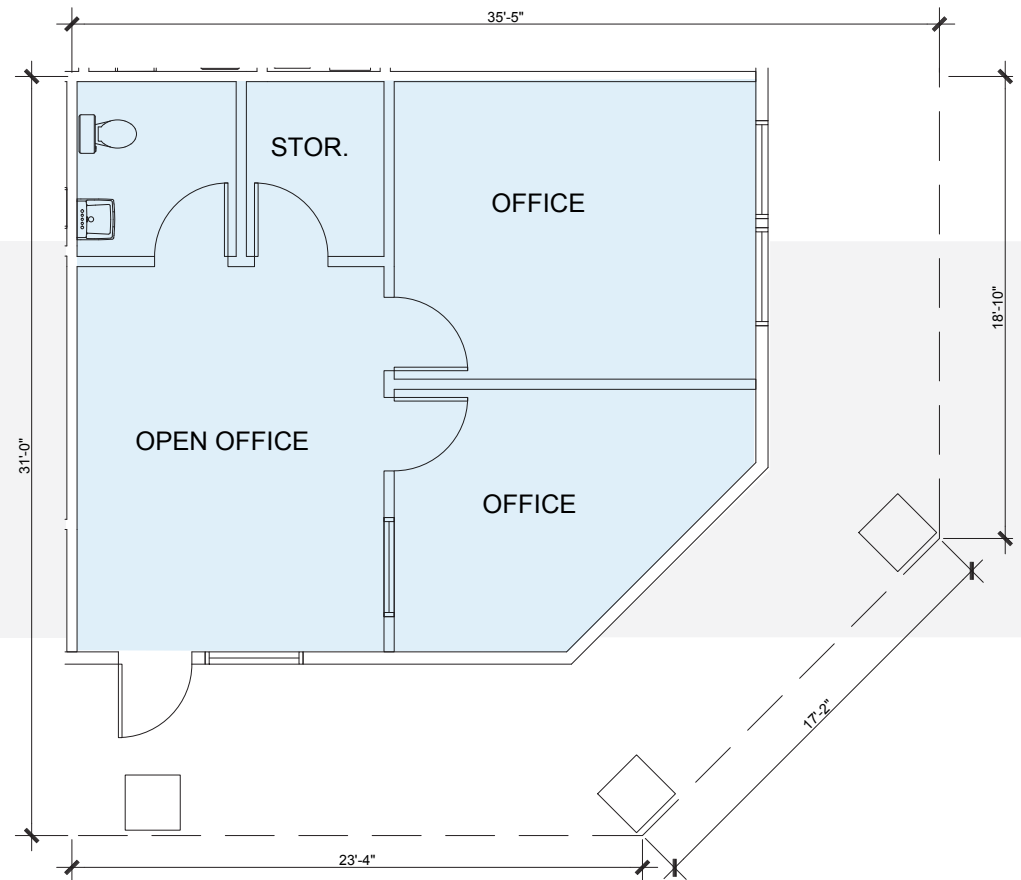
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4275 EAST SAHARA AVENUE SUITE 3

- ±653 SF
- Sahara Street Frontage
- \$1.15 PSF NNN
- \$0.20 PSF CAM
- Monthly Blended Rate: \$881.55



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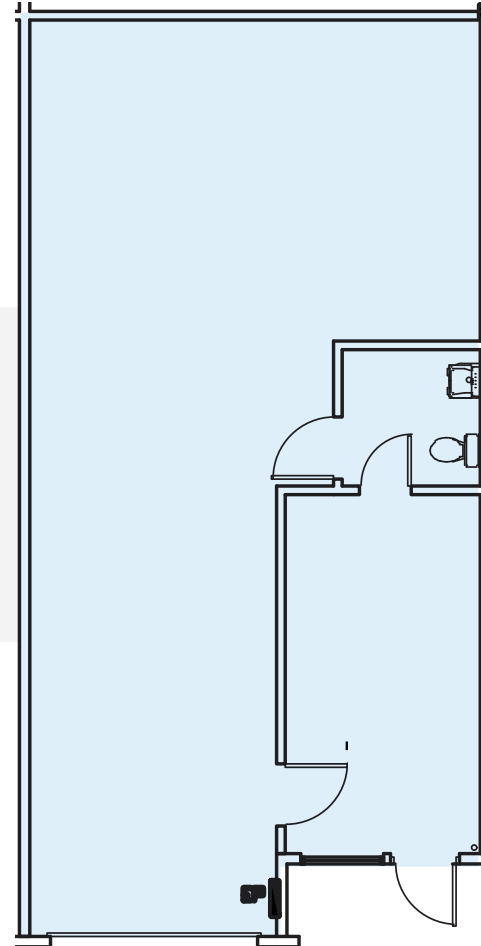
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4275 EAST SAHARA AVENUE SUITE 14

- $\pm 1,006$ SF
- \$0.80 PSF NNN
- \$0.20 PSF CAM
- Monthly Blended Rate: \$1,006



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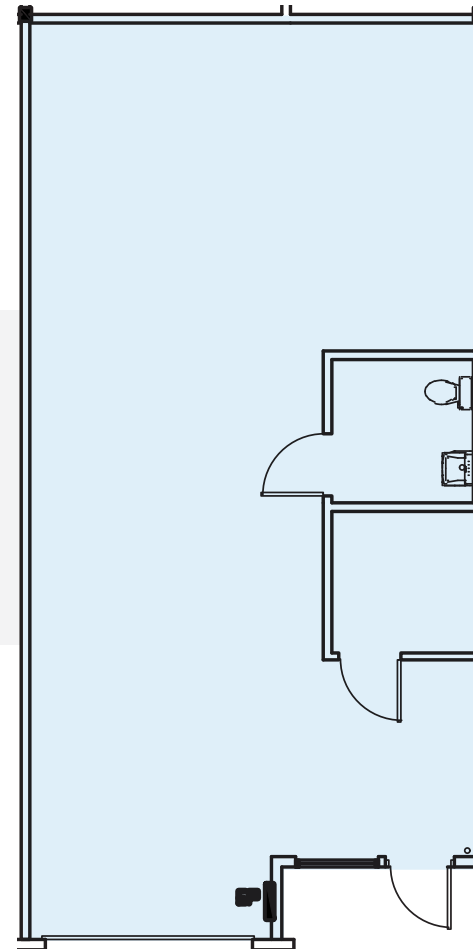
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4275 EAST SAHARA AVENUE SUITE 16

- ±995 SF
- \$0.80 PSF NNN
- \$0.20 PSF CAM
- Monthly Blended Rate: \$995



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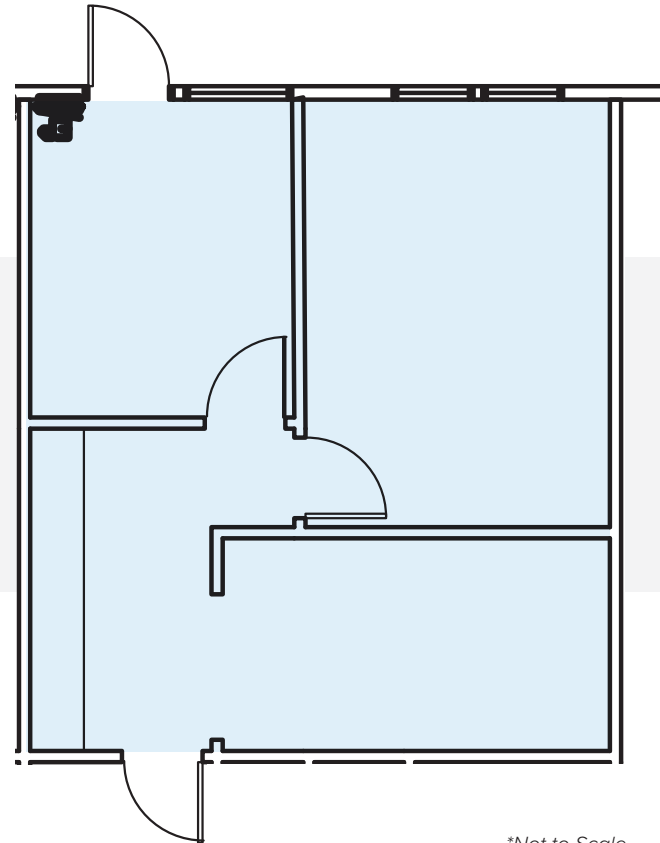
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4305 EAST SAHARA AVENUE SUITE 5

- ± 664 SF
- \$1.05 PSF NNN
- \$0.20 PSF CAM
- Monthly Blended Rate: \$830



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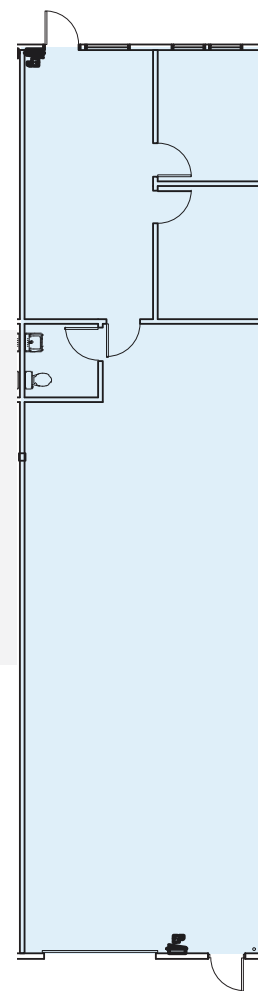
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4305 EAST SAHARA AVENUE SUITES 9/30

- $\pm 1,804$ SF
- \$0.75 PSF NNN
- \$0.20 PSF CAM
- Monthly Blended Rate: \$1,713.80



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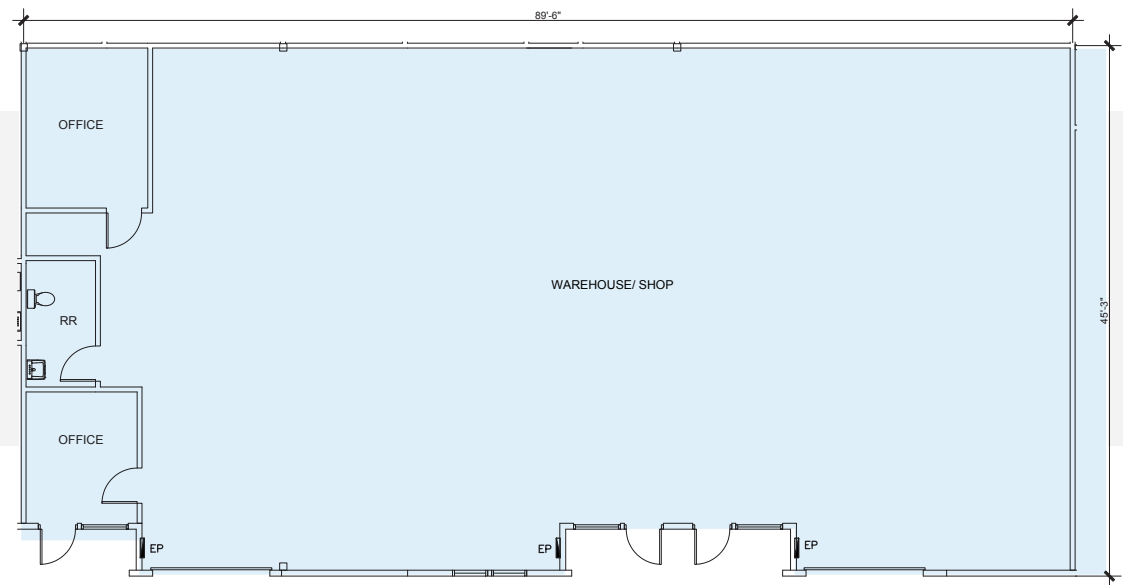
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4305 EAST SAHARA AVENUE SUITES 11, 12, & 13

- $\pm 4,088$ SF
- \$0.65 PSF NNN
- \$0.20 PSF CAM
- Monthly Blended Rate: \$3,474.80



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