

FOR LEASE – ±7,600 SF WAREHOUSE WITH LARGE YARD



SILVERADO BUSINESS PARK

4150 N. PECOS ROAD, SUITE B, LAS VEGAS, NEVADA 89115



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COLLIERS INTERNATIONAL
3960 Howard Hughes Parkway, Suite 150
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PROPERTY HIGHLIGHTS

- Located near I-15 Freeway and Craig Road
- ±7,600 SF Unit Available
- Five (5) Dock-Hi Truck Doors
- One (1) Grade Level Door (Ramp)
- ESFR Fire Sprinklers
- ±28' Minimum Warehouse Clear Height
- ±1,200 SF Office with Three (3) Restrooms
- Includes in-common use of fenced and paved yard
- Zoned M1
- 46'x52' Column Spacing
- 28' Clear Height
- 277/480 Volt, 3 Phase Power
- ESFR Sprinklers
- EVAP Cooled Warehouse
- 4'x8' Fuseable Link Skylights

LEASE RATE: \$0.59/SF (NNN)

CAM: \$0.10/SF



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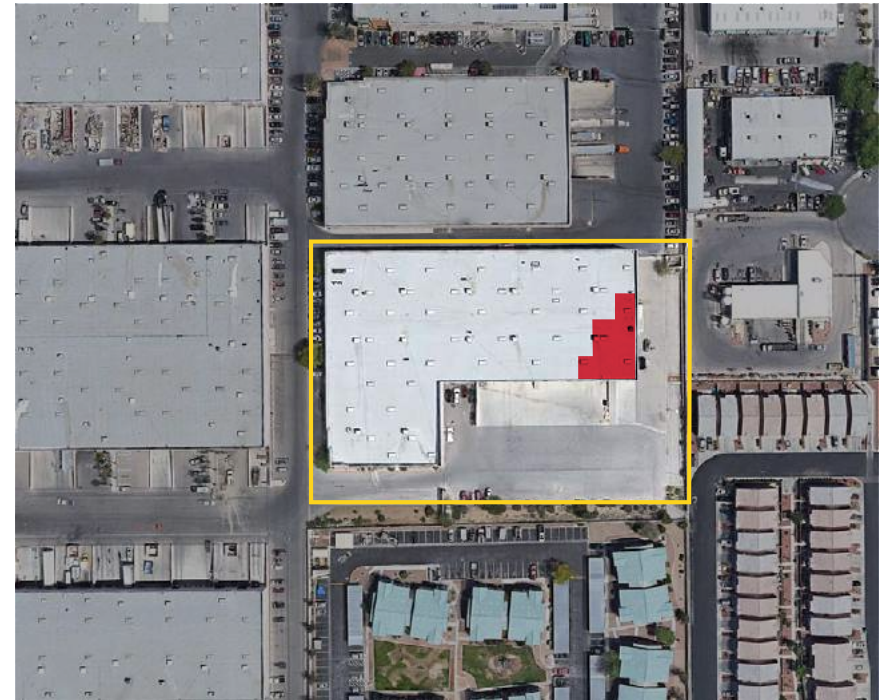
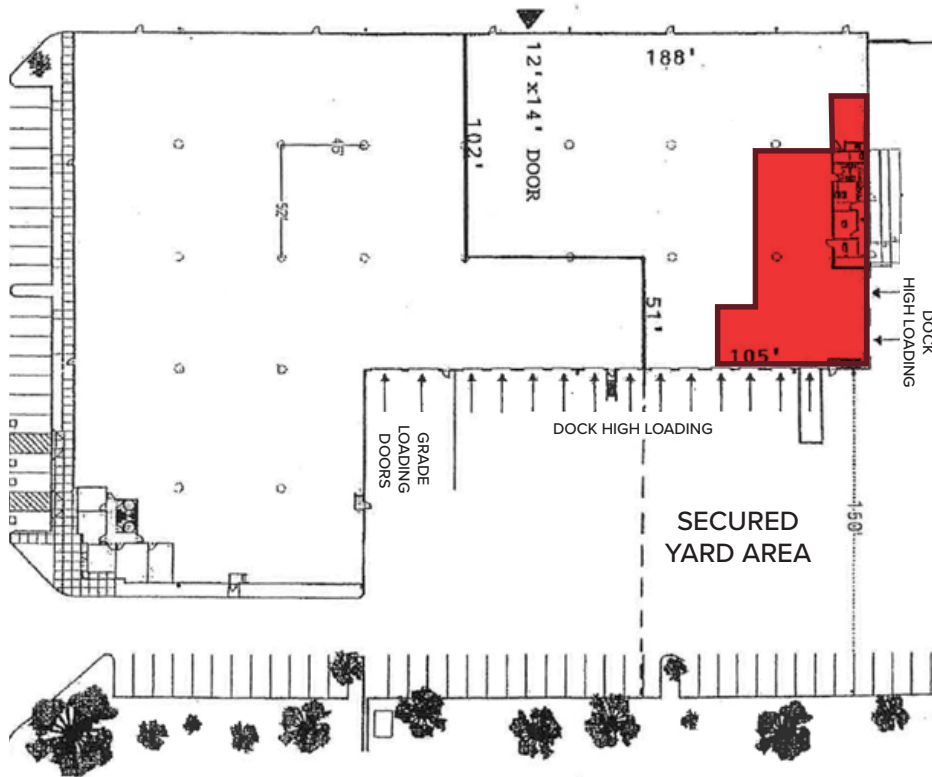
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±7,600 SF UNIT AVAILABLE



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