

±6.76 Total Acres

6425 W Richmar Ave, Las Vegas, NV 89139



SITE



FOR LEASE

Property Overview

Colliers is pleased to present **6425 W Richmar Avenue**. The property is ± 6.76 total acres with a paved and secured yard. Benefits from an excellent Southwest location with immediate access to Blue Diamond Rd. and Interstate 15.



Call Broker for Lease Rate

± 6.76 Total Acres



$\pm 8,579$ SF Building



Metal Construction (1999)



Zoning: I-L



Seven (7) Grade Level Loading Doors



Property Highlights

- APN 176-23-801-007
- 3% FAR Ratio
- Paved & Secured Yard
- 120/240V, 3-Phase, 600 Amps (Power to be Verified by Tenant)
- Southwest Submarket
- Near immediate access to Blue Diamond
- 20' Clear Height

CONTACT US

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Site Aerial

§ NNN Expenses \$0.015



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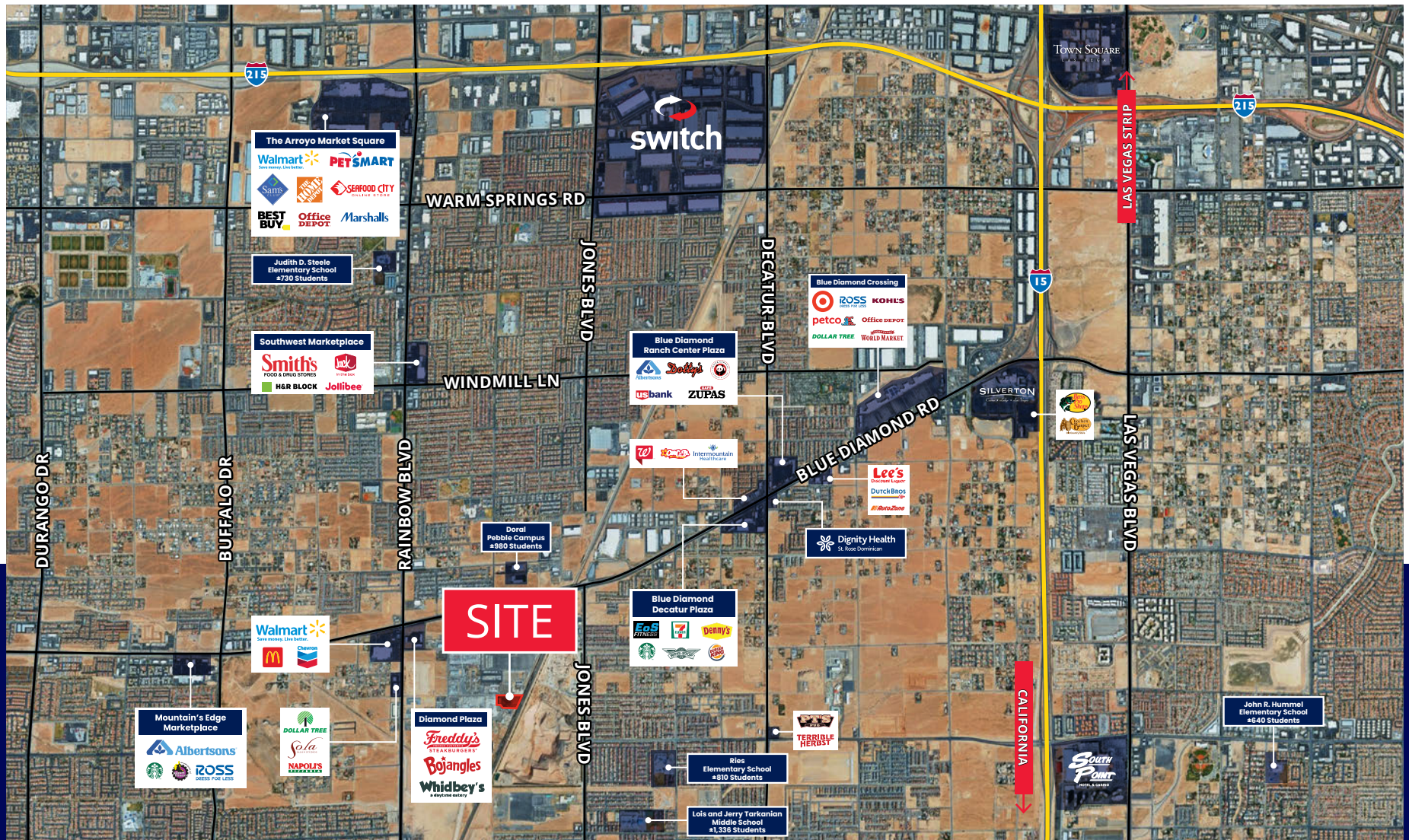
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Location Map

Located in the Heart of the Southwest Submarket, what is considered to be the premier submarket in Southern Nevada.

For illustration purposes only. Not to scale.



ABOUT COLLIERS

\$5.6B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$108B Assets under management

24,000 Professionals



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