

FOR LEASE > INDUSTRIAL SPACE

DECATUR BELL COMMERCE CENTER

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

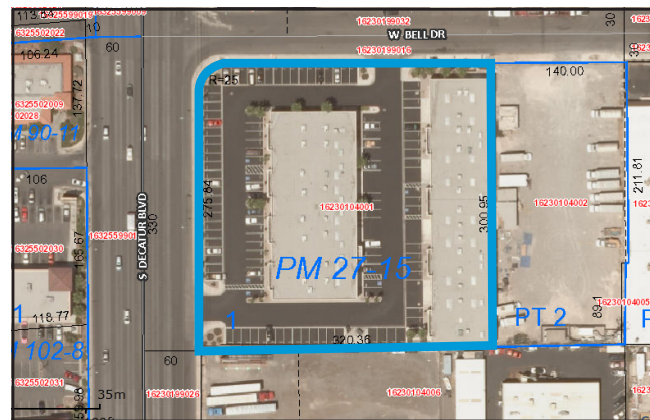


PROPERTY HIGHLIGHTS

- ±6,352 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.



DEAN WILLMORE, SIOR
+1 702 836 3763
dean.willmore@colliers.com

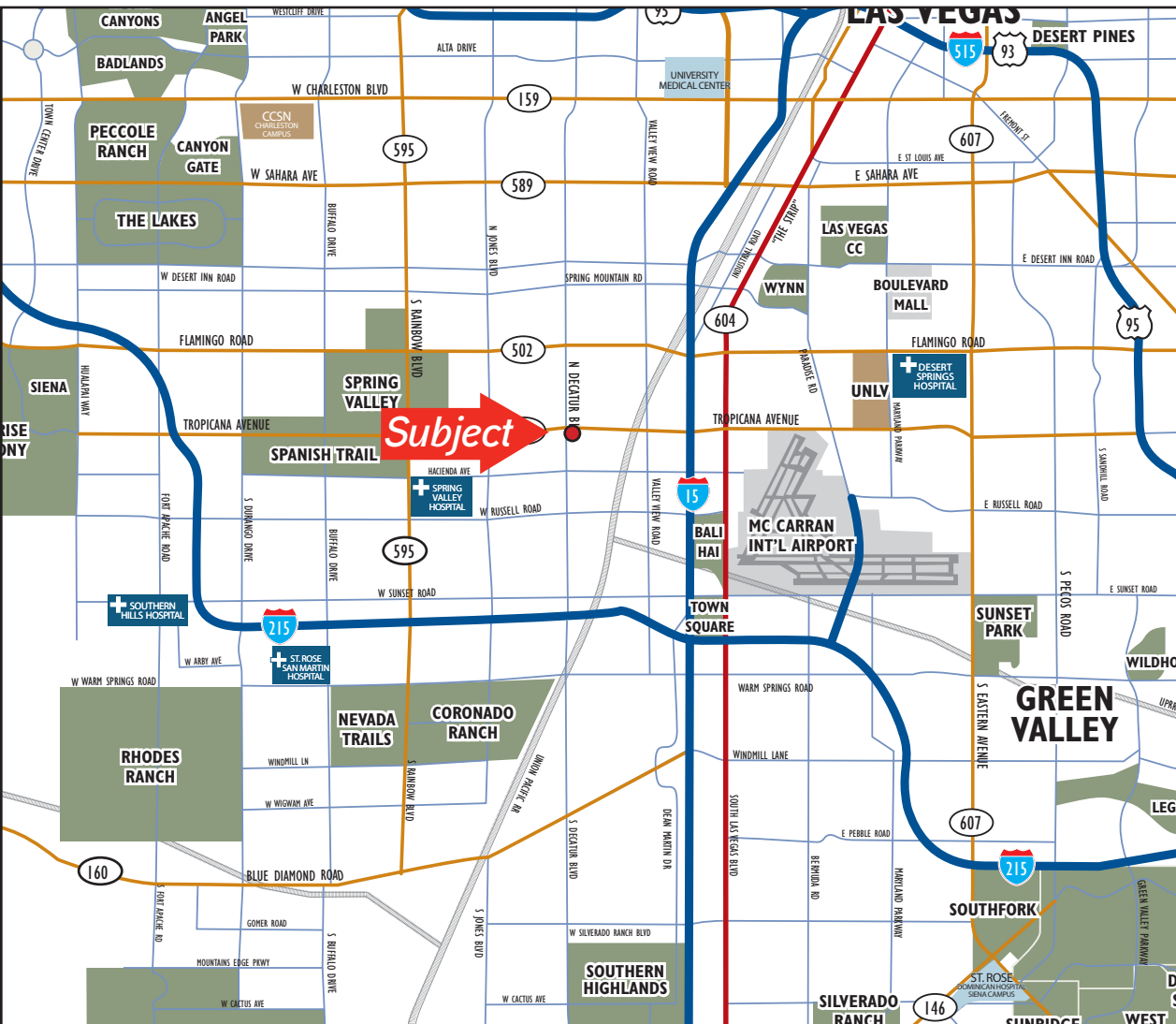
Colliers International
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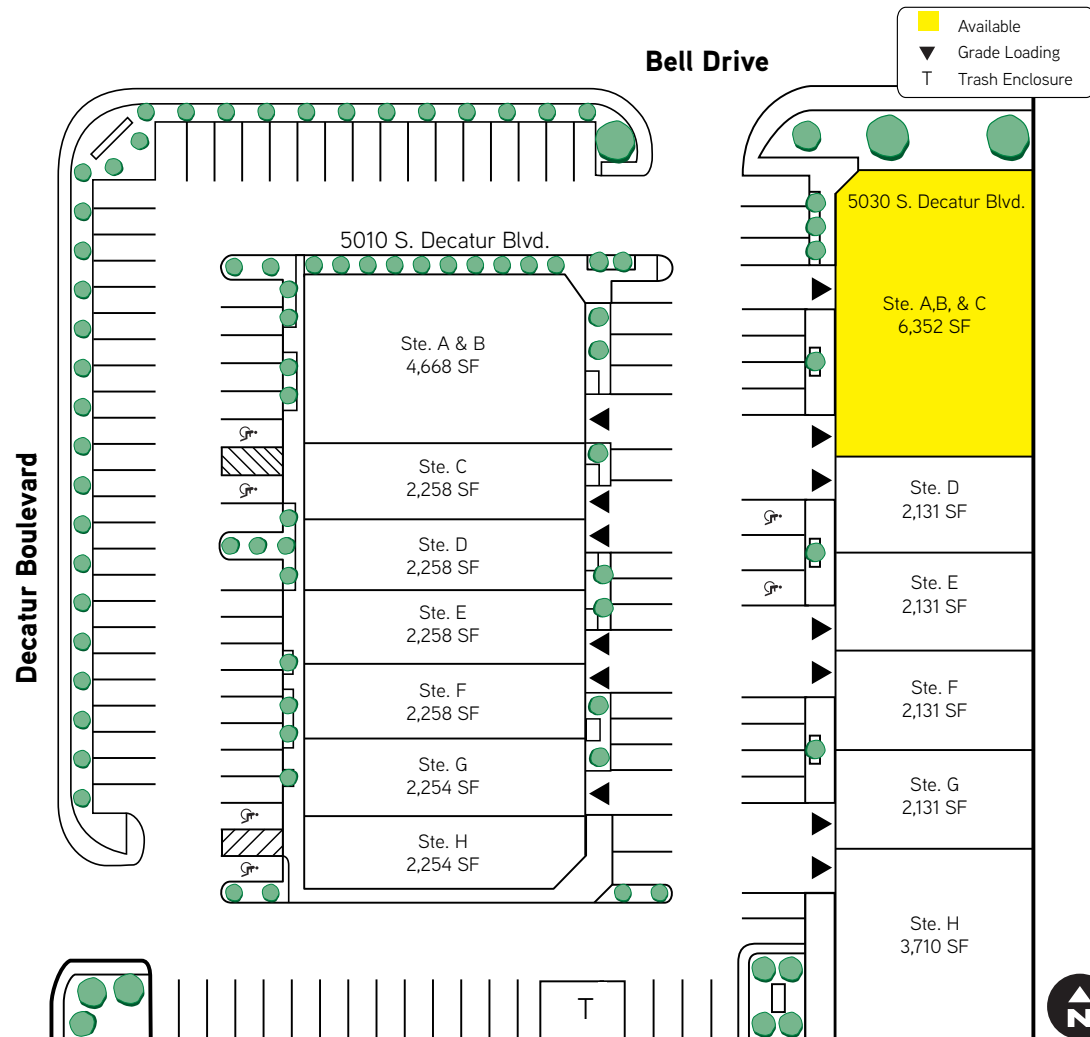
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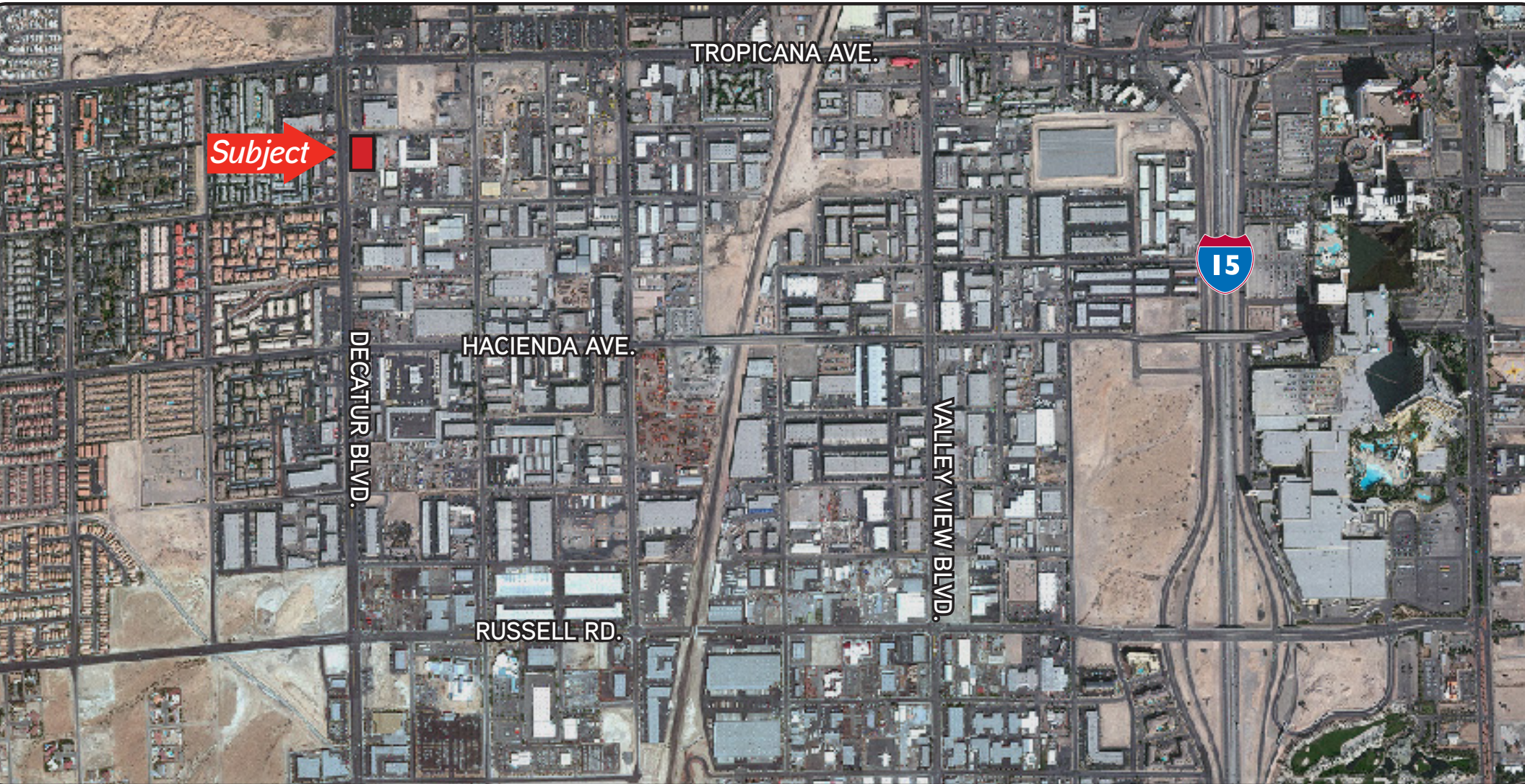
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5030 South Decatur Boulevard Suite A - C - ±6,352 SF

- ±5,717 SF Office
- ±635 SF Warehouse
- Open Reception Area
- One (1) Breakroom
- Ten (10) Private Offices
- Two (2) Large Open Office Areas
- Two (2) Multi-Stall Restrooms
- IT/Storage
- One (1) Grade Level Roll Up Door
- \$0.85/SF (NNN)
- \$0.24/SF CAM

CAM fees include HVAC maintenance and trash removal

