

FOR LEASE

WALNUT BUSINESS PARK

3020 - 3060 North Walnut Road, Las Vegas, NV 89115

MCA REALTY



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COLLIERS INTERNATIONAL

3960 Howard Hughes Parkway, Suite 150

Las Vegas, NV 89169

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WALNUT BUSINESS PARK

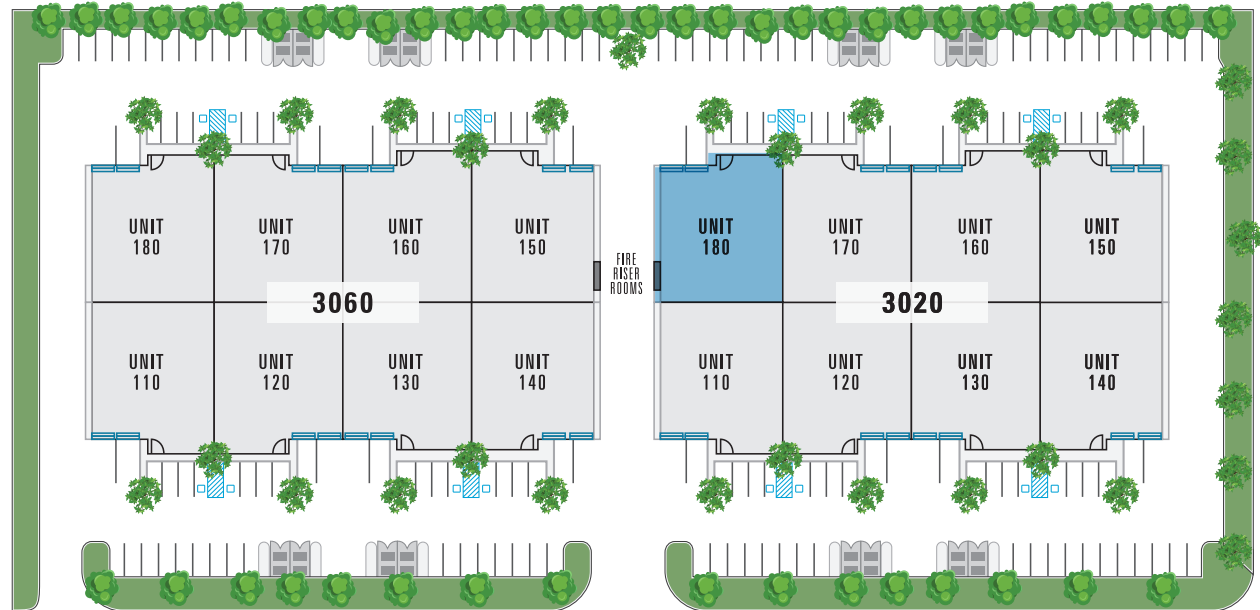
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PROPERTY FEATURES

- Zoning: MD Clark County
- APN 140-18-512-001 and 140-18-512-002
- Built in 2008
- Two (2) 12' x 14' Grade Level Loading Doors in each unit
- Evaporative Cooled Warehouses
- ESFR Fire Sprinklers
- Power: ±200 Amps, 3 Phase per unit
- Excellent Access to the I-15 Freeway at Cheyenne Avenue
- ±24' Minimum Clear Height in Warehouse
- Mezzanine Space in each Unit

SITE PLAN



z AVAILABLE

AVAILABILITY

SUITE #	TOTAL SF	OFFICE SF	MEZZANINE SF	STORAGE SF	WAREHOUSE SF	LEASE RATE /PSF/M	CAM /PSF/M	TOTAL COST PER MONTH	DATE AVAILABLE
3020, Suite 180	±5,707	±1,211	±784	N/A	±3,712	\$0.49	\$0.15	\$3,652.48	March 1, 2018

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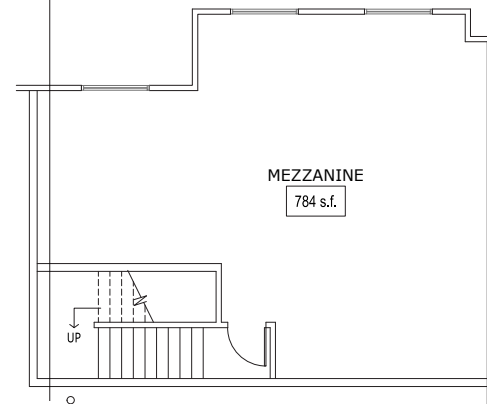
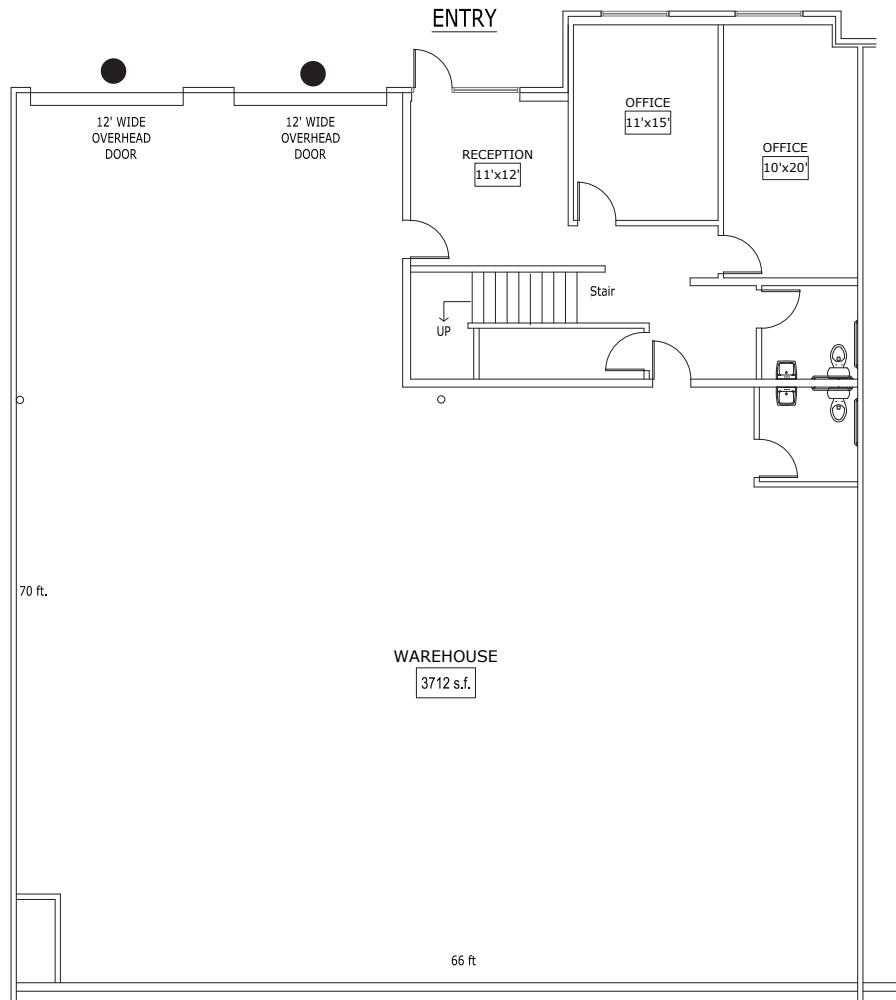
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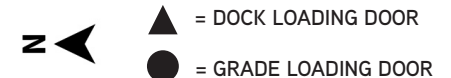
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3020 NORTH WALNUT ROAD, SUITE 180

TOTAL SQ. FT:	±5,707
OFFICE SQ. FT:	±1,211
MEZZANINE SQ. FT.:	±784
WAREHOUSE SQ. FT:	±3,712
GRADE LOADING DOORS:	Two (2) 12' x 14'
LEASE RATE:	\$0.49 SF/M
NNN RATE:	\$0.15 SF/M

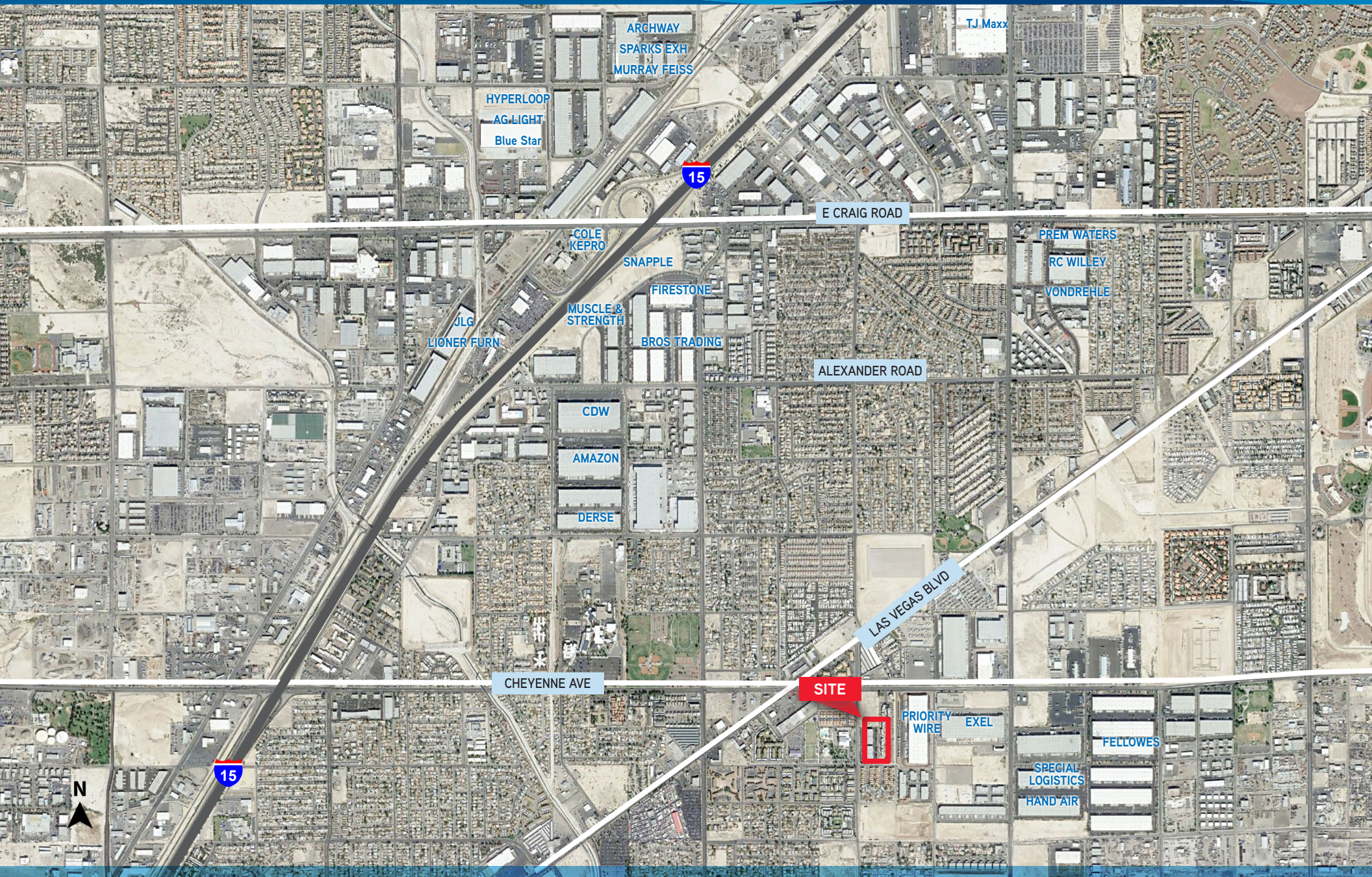


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