

FOR LEASE

# WALNUT BUSINESS PARK

3020 - 3060 NORTH WALNUT ROAD  
LAS VEGAS, NV 89115



±5,707 SF INDUSTRIAL SPACE AVAILABLE



FOR LEASE

# WALNUT BUSINESS PARK

3020 - 3060 NORTH WALNUT ROAD, LAS VEGAS, NV 89115



- Zoning: MD Clark County
- APN 140-18-512-001 and 140-18-512-002
- Two (2) 12' x 14' Grade Level Loading Doors in each unit

- Power:  $\pm$ 200 Amps, 120/208V, 3-Phase per unit
- Built in 2008
- $\pm$ 24' Minimum Clear Height in Warehouse
- Mezzanine Space in each Unit

- Excellent Access to the I-15 Freeway at Cheyenne Avenue
- Evaporative Cooled Warehouses

## JERRY DOTY

Associate Vice President  
+1 702 836 3735  
jerry.doty@colliers.com

## CHRIS LANE, CCIM

Vice President  
+1 702 836 3728  
chris.lane@colliers.com

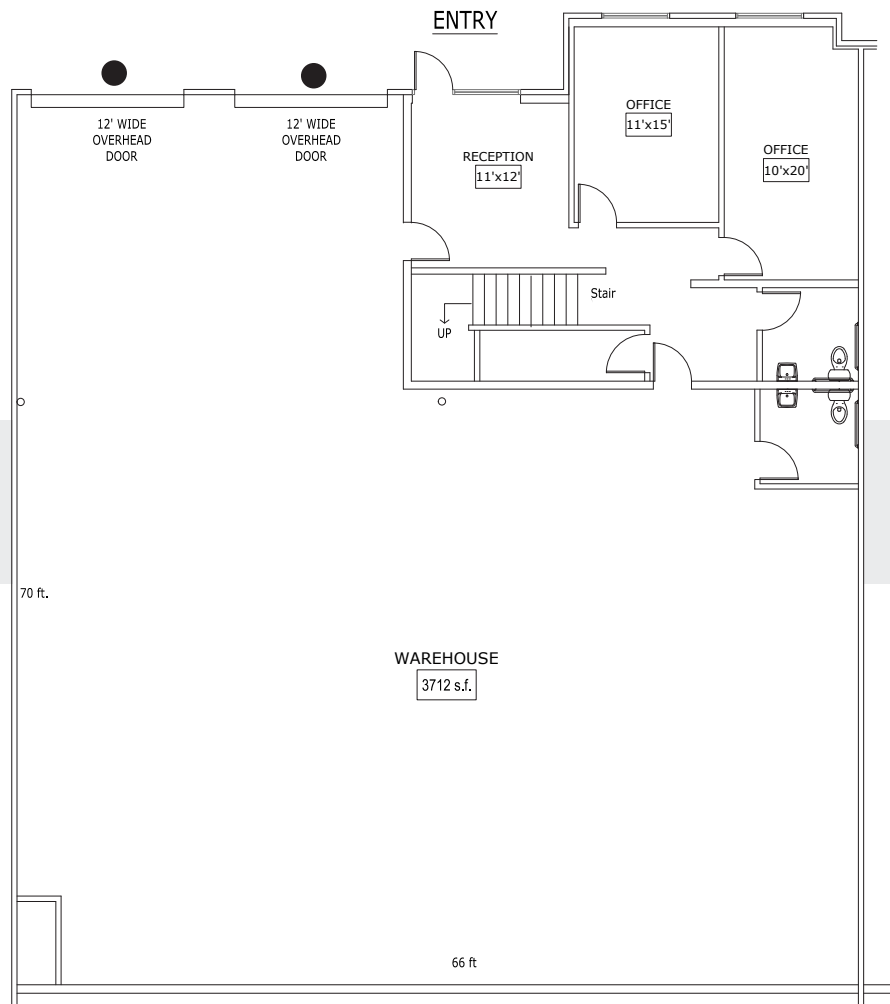
The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.



FOR LEASE

# WALNUT BUSINESS PARK

3020 - 3060 NORTH WALNUT ROAD, LAS VEGAS, NV 89115

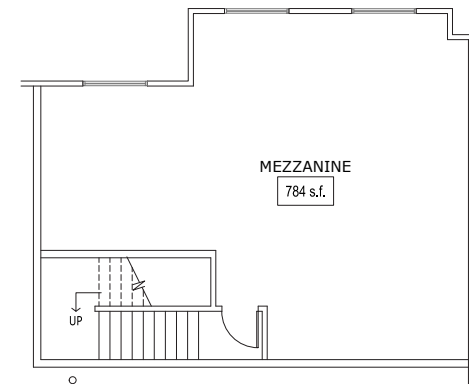


## 3020 NORTH WALNUT ROAD SUITE 160

|                       |                   |
|-----------------------|-------------------|
| TOTAL SF:             | ±5,707            |
| OFFICE SF:            | ±1,211            |
| MEZZANINE SF:         | ±784              |
| WAREHOUSE SF:         | ±3,712            |
| GRADE LOADING DOORS:  | Two (2) 12' x 14' |
| TOTAL COST PER MONTH: | \$3,937.83        |

LEASE RATE:  
**\$0.55 SF/M**

NNN RATE:  
**\$0.15 SF/M**



**JERRY DOTY**  
Associate Vice President  
+1 702 836 3735  
jerry.doty@colliers.com

**CHRIS LANE, CCIM**  
Vice President  
+1 702 836 3728  
chris.lane@colliers.com

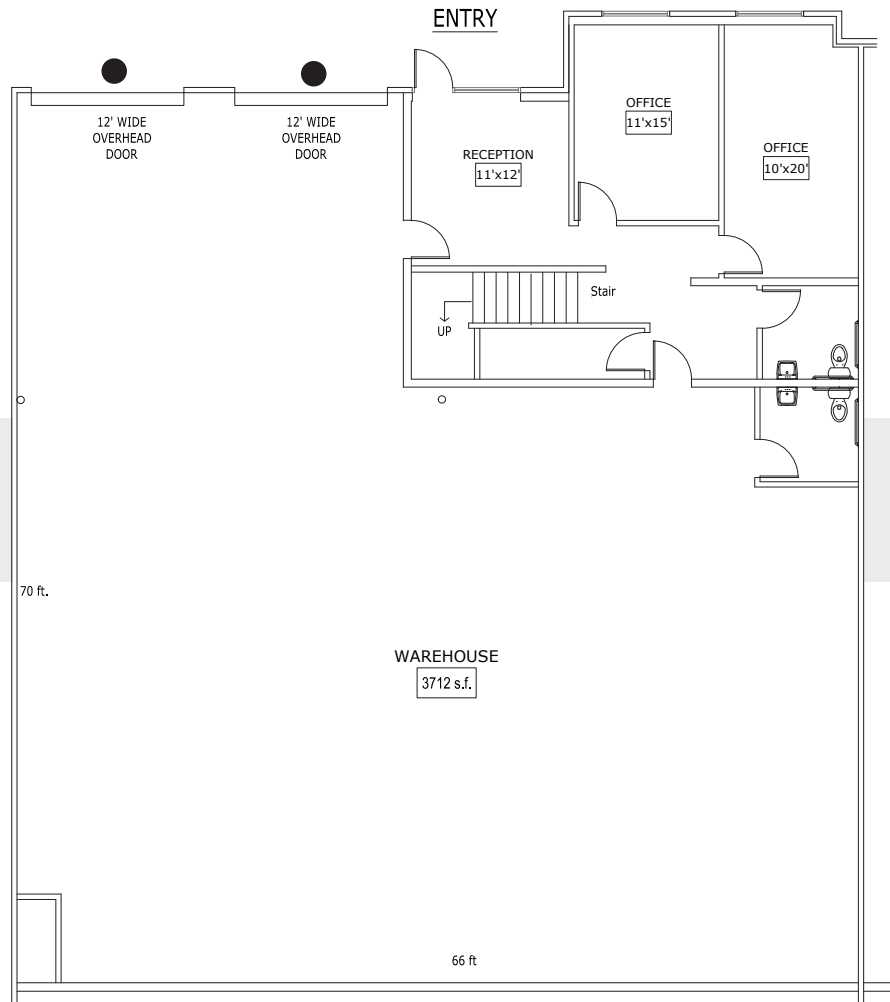
The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.



FOR LEASE

# WALNUT BUSINESS PARK

3020 - 3060 NORTH WALNUT ROAD, LAS VEGAS, NV 89115

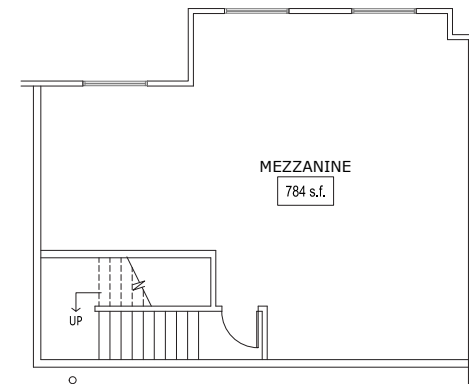


## 3020 NORTH WALNUT ROAD SUITE 180

|                       |                   |
|-----------------------|-------------------|
| TOTAL SF:             | ±5,707            |
| OFFICE SF:            | ±1,211            |
| MEZZANINE SF:         | ±784              |
| WAREHOUSE SF:         | ±3,712            |
| GRADE LOADING DOORS:  | Two (2) 12' x 14' |
| TOTAL COST PER MONTH: | \$3,937.83        |

LEASE RATE:  
**\$0.55 SF/M**

NNN RATE:  
**\$0.15 SF/M**



**JERRY DOTY**  
Associate Vice President  
+1 702 836 3735  
jerry.doty@colliers.com

**CHRIS LANE, CCIM**  
Vice President  
+1 702 836 3728  
chris.lane@colliers.com

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.



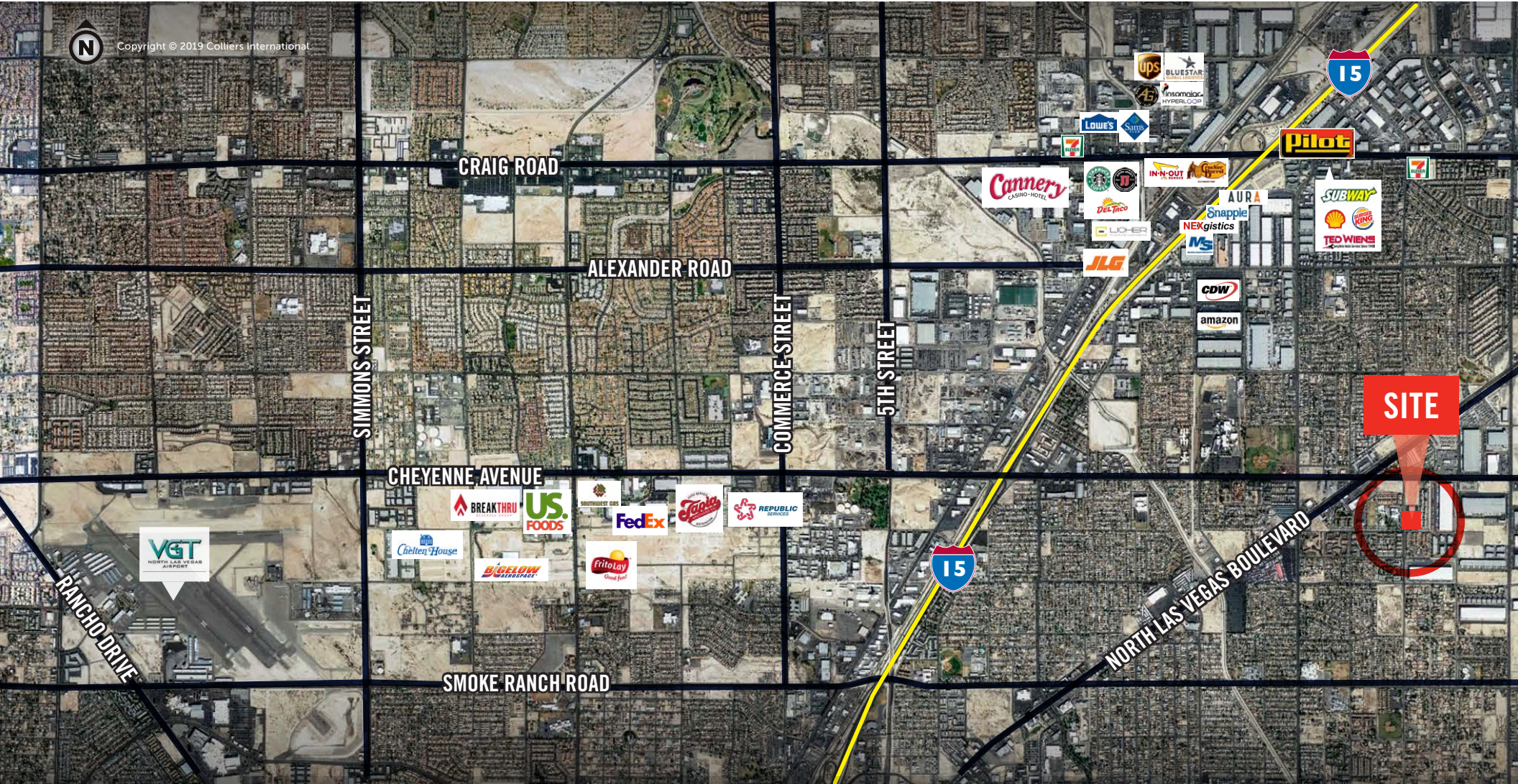


FOR LEASE

# WALNUT BUSINESS PARK

3020 - 3060 NORTH WALNUT ROAD, LAS VEGAS, NV 89115

Colliers  
INTERNATIONAL



## JERRY DOTY

Associate Vice President  
+1 702 836 3735  
jerry.doty@colliers.com

## CHRIS LANE, CCIM

Vice President  
+1 702 836 3728  
chris.lane@colliers.com

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

MCA REALTY