

BARASHY GROUP • INDUSTRIAL FLEX SUITE FOR LEASE

3060 N NELLIS BLVD. UNIT 5 LAS VEGAS, NV 89115



TOTAL SIZE

±1,000 SF

ROLL UP DOOR

10 X 10 FT

TOTAL RENT

\$1,450 MO



OFIR BARASHY

(702) 325-9673 • ofir@barashy.com

Nevada Real Estate License #B.146149.LLC

*A turnkey ± 1,000 SF
industrial flex suite*

AVAILABLE
Immediately

THE OPPORTUNITY

The Suite

A clean, move-in-ready $\pm 1,000$ SF flex unit with a finished private office, dedicated restroom, and an open warehouse area served by a 10 \times 10 grade-level roll-up. Wood-look tile in the office, sealed concrete in the shop, fresh paint throughout.

- ± 900 SF open warehouse
- ± 100 SF private office and one (1) dedicated restroom
- 10 x 10 FT grade level roll-up door
- Three (3) uncovered parking spaces
- 100-125A · 110V · 1 \emptyset *
- 12 FT clear height
- Available immediately

*contact broker about more power options

BASE RENT

\$1,300

Monthly

CAM

\$150

Monthly

TOTAL

\$1,450

Monthly



The *Address.*

Positioned directly on **N Nellis Boulevard** in the established industrial corridor of east Las Vegas. Unit 5 occupies the **southwest corner** of the building – quick access to I-515, Lake Mead Boulevard, and Nellis Air Force Base.

ADDRESS	3060 N Nellis Blvd
UNIT	No. 05
CITY STATE ZIP	Las Vegas, NV 89115
SUBMARKET	East Las Vegas
PROPERTY TYPE	Multi-Tenant Flex
POSITION	SW Corner
AVAILABILITY	Immediate

LISTING BROKER

Ofir Barashy

Barashy Group

(702) 325-9673 · ofir@barashy.com

3227 Meade Ave, Suite 3B · Las Vegas, NV 89102

