

Two-story Industrial Flex Space

# 3227 Meade Ave, Unit 4A



**OFIR BARASHY**

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Nevada Real Estate License #B.146149.LLC

SIZE

±2,250 SF

YARD

Optional

DISTANCE TO STIP

±1 Mile

AVAILABLE

**Immediately**

THE OPPORTUNITY

# Two-story flex with *drive-in access.*

A complete operating unit – warehouse, office, and yard – minutes from the Strip.

Unit 4A delivers ±2,250 square feet of true flex space at 3227 Meade Avenue, a well-maintained brick-and-steel industrial building in the heart of the West Las Vegas industrial corridor.

The ground floor offers a clean concrete warehouse with a grade-level roll-up door, while the second floor houses a fully built-out office suite – multiple private offices, a reception area, a kitchenette, and dedicated restrooms.

An optional secured yard expands the unit’s operational footprint, making this a rare turnkey solution for trades, light industrial users, and service-based operators who need both functions under one roof.

<p>AVAILABLE SF</p> <p><b>±2,250</b></p> <p>/ SF</p>	<p>LEASE RATE</p> <p><b>\$1.03</b></p> <p>+ 0.30 NNN incl. power</p>	<p>YARD</p> <p><b>\$500</b></p> <p>optional</p>
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UNIT SIZE	±2,250 SF
BASE RENT	\$1.03 / SF / Mo
NNN	\$0.30 / SF / Mo
CONFIGURATION	Warehouse + Office Mezzanine
LOADING	Grade-Level Roll-Up Door
POWER	125A · 120/240V · 1-Phase
YARD ADD-ON	<b>\$500</b> / Mo (Optional)



## TWO-LEVEL OPERATING SPACE

# A complete unit, not a compromise.

Most flex spaces force the tenant to choose between functional warehouse and presentable office. Unit 4A delivers both in full – a working ground floor and a finished second-story office suite, both included in the unit footprint.

## 01 GROUND FLOOR · WAREHOUSE



- Clean concrete floor with open-span layout
- Grade-level roll-up door for drive-in access
- Rear pedestrian exit door
- Suitable for storage, light assembly, fleet, or trades

## 02 SECOND FLOOR · OFFICE SUITE



- Reception area with built-in transaction counter
- Multiple private offices with finished flooring
- Kitchenette with sink and cabinetry
- Dedicated restroom · office-grade HVAC





## OPTIONAL ADD-ON

Secured yard for  
equipment, vehicles,  
or materials.

An adjacent secured yard is available as an optional add-on to the unit – fenced, gated, and razor-wire protected. Ideal for contractors, fleet operators, or any tenant requiring outdoor storage in addition to the indoor footprint.

## MONTHLY ADD-ON

**\$500** / MO

## SUBMARKET

## West Las Vegas Industrial

Established industrial corridor with quick access to I15 and US-95.

## STRIP PROXIMITY

## ±1 Mile to the Strip

Resorts World, Wynn, and the Convention Center all within minutes.

## BUILDING QUALITY

## Brick + Steel Construction

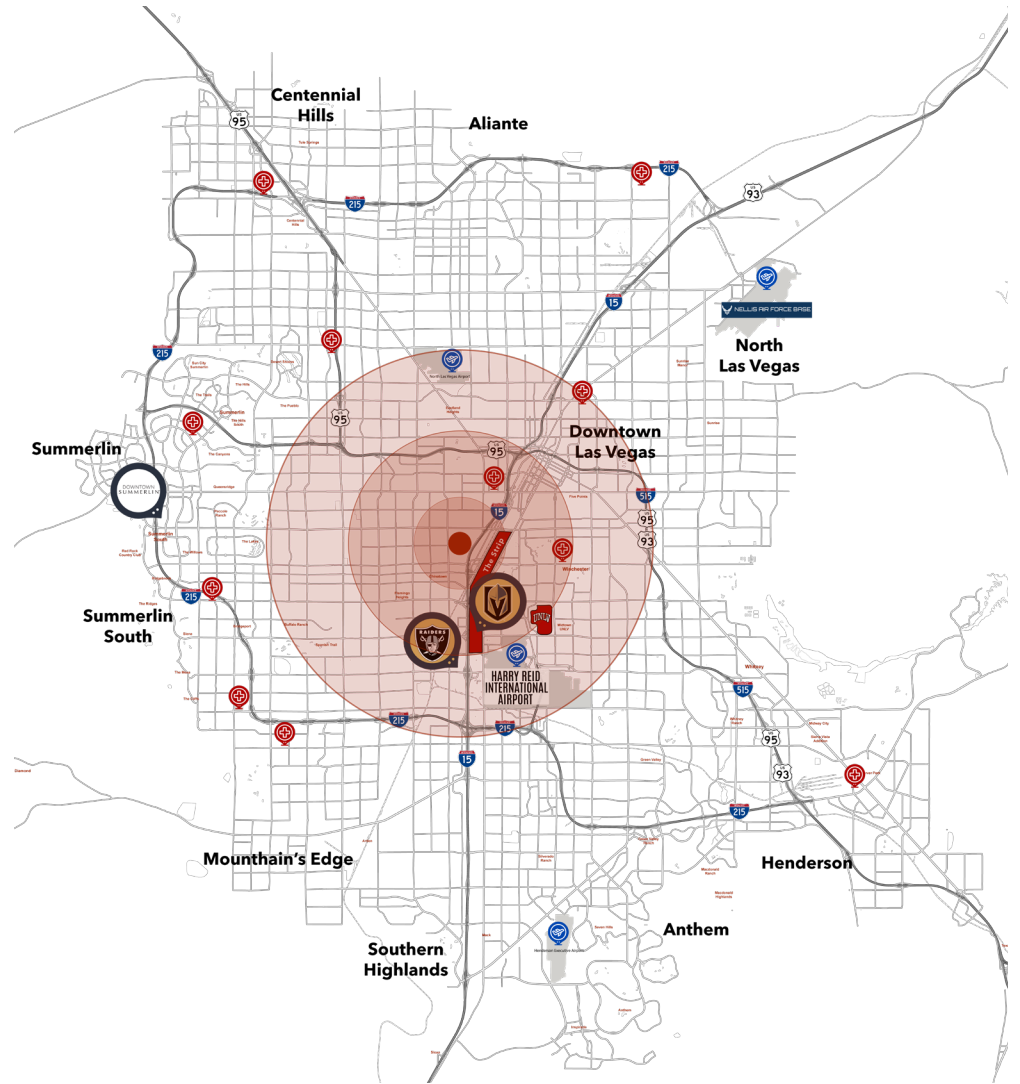
Professionally maintained multi-tenant building with on-site parking.

THE CORRIDOR

# Minutes from the Strip, wired for industrial use.

3227 Meade Avenue sits inside one of Las Vegas's most established industrial pockets – bordered by Sahara Avenue to the north and the Strip resort corridor to the east.

Tenants benefit from direct access to I-15 and US-95, putting the entire Las Vegas Valley within a 20-minute drive. The location is uniquely suited for service contractors, hospitality vendors, and trades that need to be close to the resort core without paying resortcorridor rents.



## Demographics

<b>Population</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2024 Population	17,975	146,088	445,324
<b>Income</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2024 Average Household Income	\$66,888	\$76,836	\$75,740
<b>Households</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2024 Total Households	7,378	63,573	176,169

The Las Vegas Strip	1.0 mi	Las Vegas Convention Center	1.5 mi
Resorts World Las Vegas	1.2 mi	Harry Reid Int'l Airport	4.5 mi
I-15 Freeway	0.5 mi	Downtown Las Vegas	3.0 mi

# Ready when you are. Available now.



#### CONTACT

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#### THE PROPERTY

**3227 Meade Ave. Unit 4A**

Las Vegas, NV 89102

#### BROKERAGE

**BARASHY  
GROUP**

3227 Meade Ave., Suite 3B

Las Vegas, NV 89102

Information deemed reliable but not guaranteed.