

FOR LEASE

# WESTECH BUSINESS CENTER III

5033 DIABLO DRIVE, LAS VEGAS, NEVADA 89118



INDUSTRIAL BUILDING WITH YARD AREA

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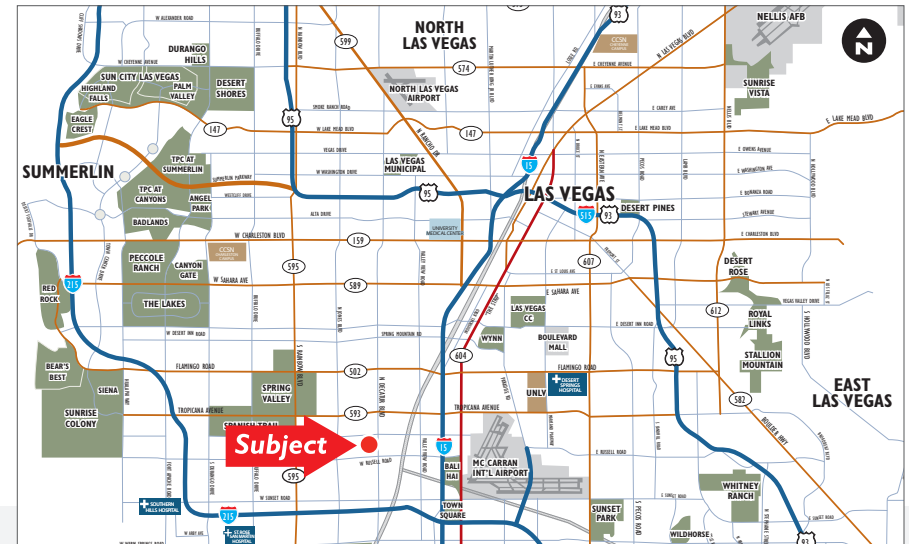
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## WESTECH III CONSISTS OF TEN (10) INDIVIDUAL INDUSTRIAL BUILDINGS.

Each building offers individual identity as well as maximum efficiency and may accommodate multiple uses including Office, Showroom, Warehouse, Manufacturing, and Assembly.

A prime southwest location ensures convenient access to customers and employees in all areas of the valley.



- ±10,448 Total SF
- M-D Zoning - Clark County
- 2.6/1,000 parking ratio (Average)
- 20' average clear height
- ±8,500 SF of fenceable yard area
- Fire sprinkler system
- Skylights in warehouse
- Two (2)12'x14' grade level loading doors
- 400 amps, 277/480 volt, 3 phase power
- Prime Southwest location
- Excellent access to I-215 via Decatur Boulevard and I-15 via Russell Road
- Close proximity to the "Strip" (Las Vegas Boulevard)
- Upscale corporate image
- Glass storefront entries
- Shell Condition (No Office Buildout)
- **\$0.62 PSF Per Mo. NNN**
- **EST. CAM. \$0.16 PSF**
- **\$8,149.44/Mo Total**

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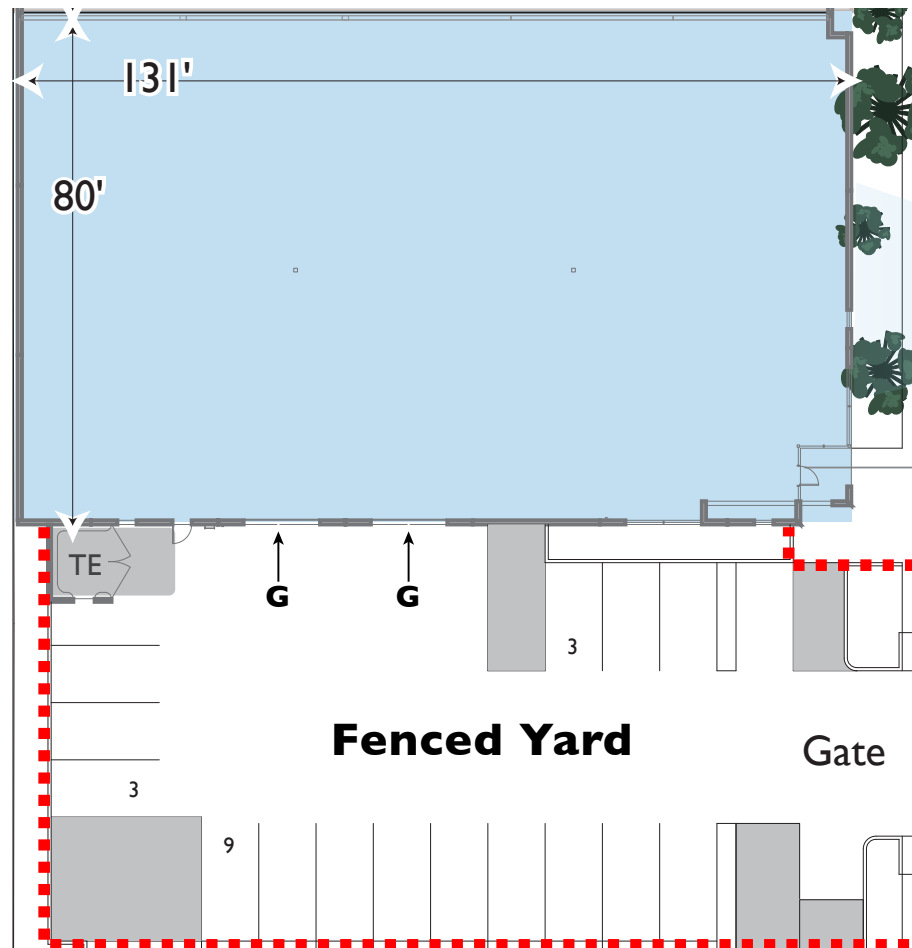
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