

8,649 SF± CORPORATE IMAGE OFFICE/WAREHOUSE UNIT | DESIRABLE SOUTHWEST LOCATION

FOR SUBLEASE

6351 HINSON ST., STE. Q-R | LAS VEGAS, NV 89118

POST HINSON BUSINESS CENTER

TRAVIS NOACK

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REALCOMM ADVISORS

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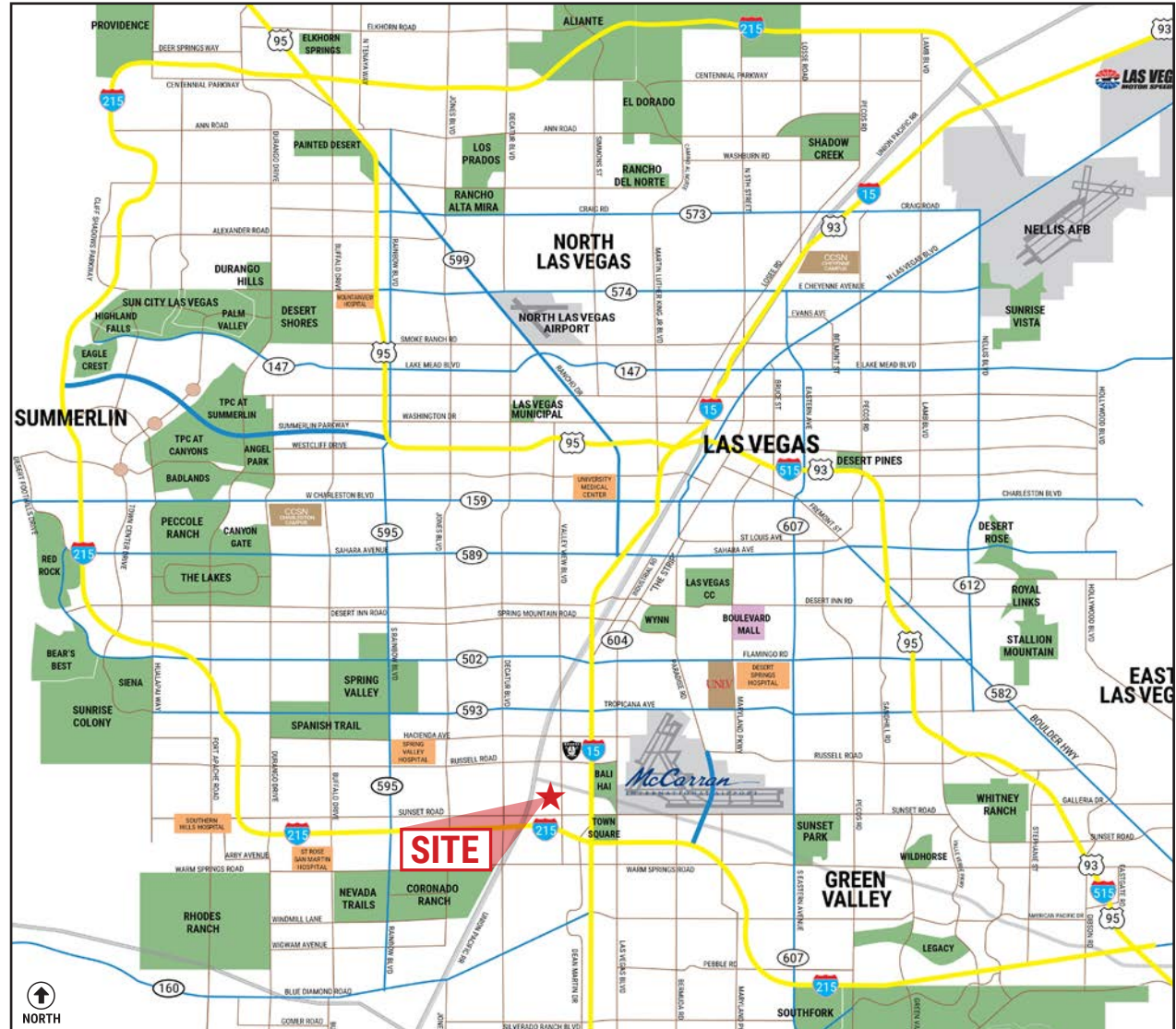
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PROPERTY FEATURES

- 8,649 SF± Office/Warehouse End Unit
 - 5,064 SF± HVAC Two-Office)
 - 3,585 SF± Evaporative Cooled Warehouse
 - 3 Restrooms
- 2 - 12'x14' Grade Level Doors
- 2 - 3-Phase Power Panels (400 Amp, 120/208 Volt & 225 Amp, 120/208 Volt)
- 19' Minimum Clear Height
- Fire Sprinkler System
- M-1 Zoning (Clark County)
- Minutes to I-15 & I-215 Freeways
- Close Proximity to Allegiant Stadium, The "Strip" and McCarran International Airport
- *Master Lease Expires 09/30/2021*
- **LEASE RATE: \$0.99/SF Base Rent + \$0.17/SF NNN Fees**



Information is subject to change at any time. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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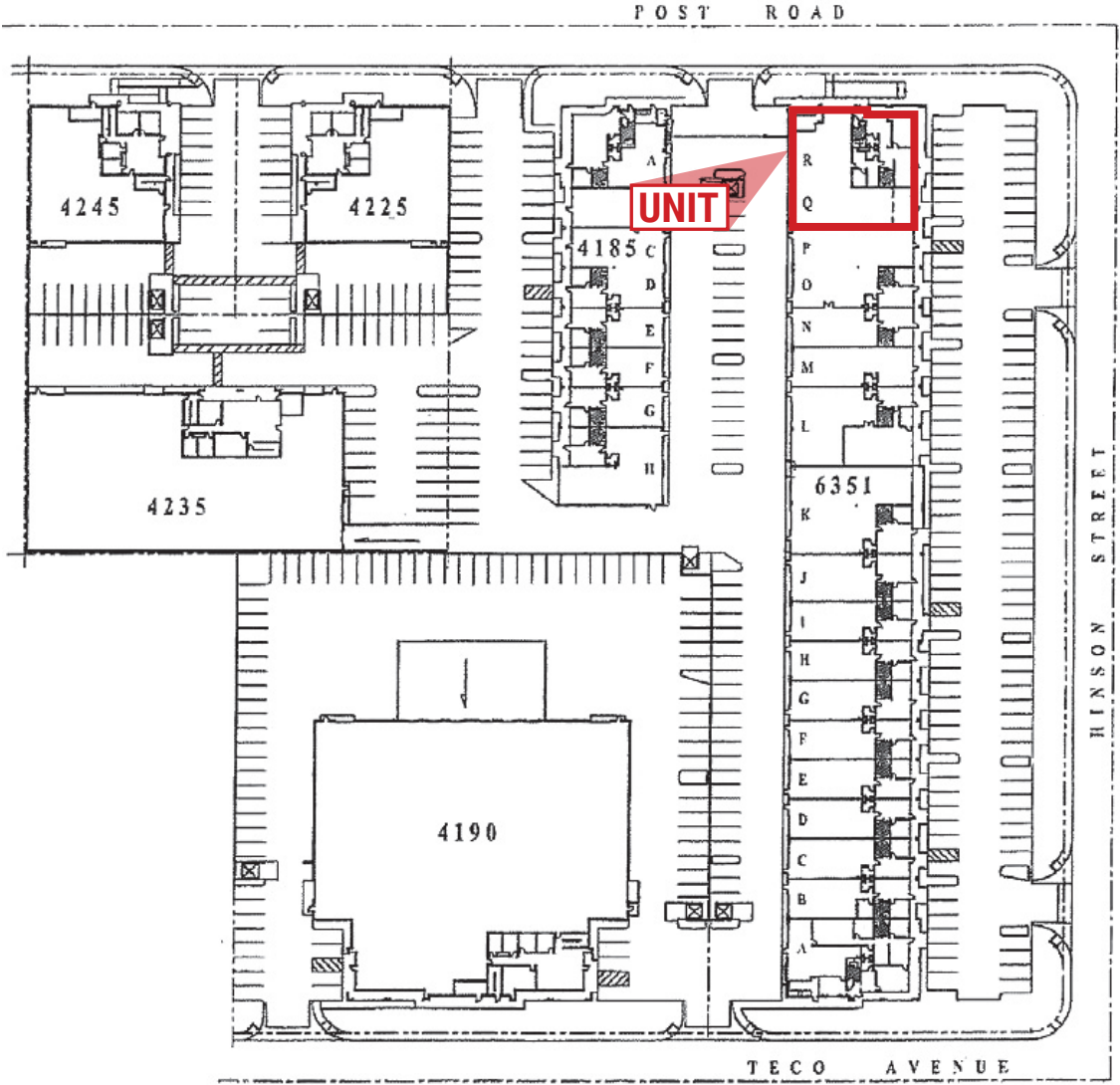
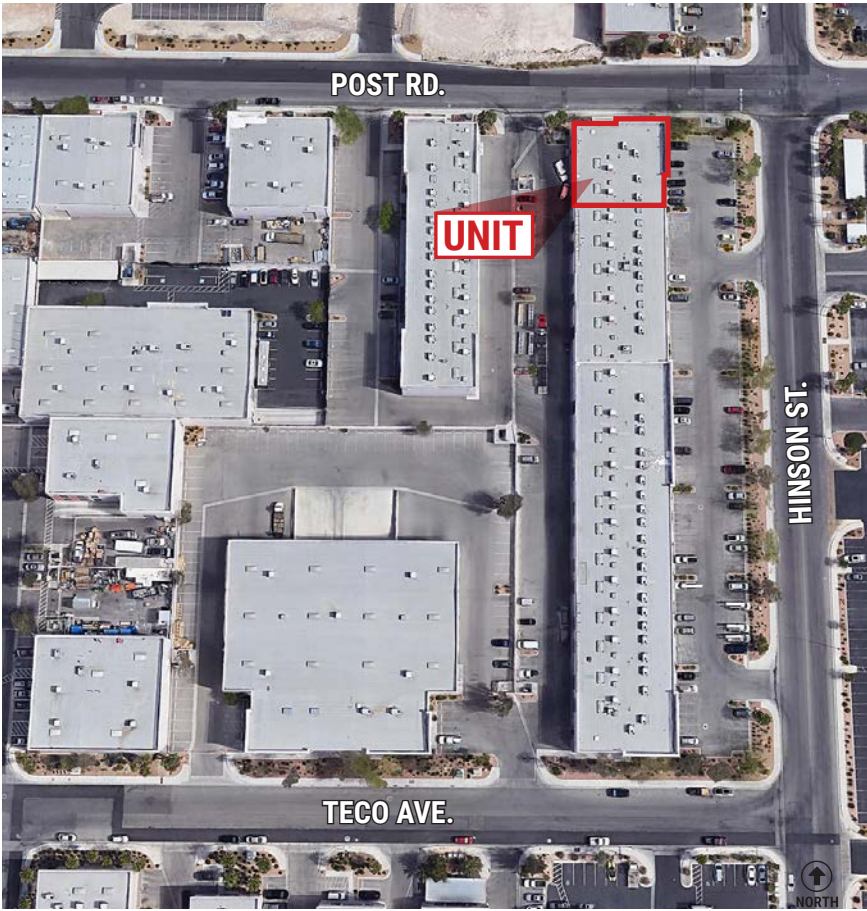


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SITE PLAN



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