



FOR LEASE

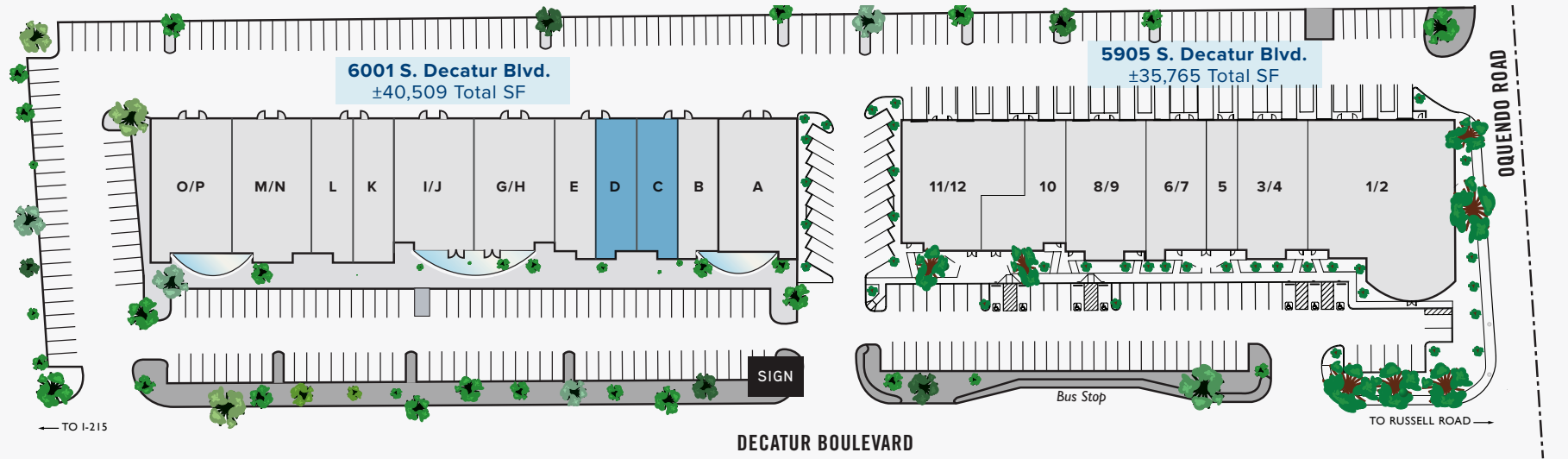
MULTI-TENANT OFFICE, WAREHOUSE SHOWROOM, RETAIL BUILDING

5905-6001 SOUTH DECATUR BOULEVARD, LAS VEGAS, NEVADA

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MULTI-TENANT OFFICE, WAREHOUSE SHOWROOM, RETAIL BUILDING

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- **NEW LED EXTERIOR LIGHTING FOR ENHANCED SECURITY**

- Retail Showroom
- 18' Clear Height
- 12' x 14' Grade Level Doors
- Corporate Image

- Fully Fire Sprinklered
- Zoned M-D and C-2
- Glass Storefront Entries
- Beautiful Landscaping With Attractive Curb Appeal

- 100 amps, 120/208 volt, 3-phase power per suite
- Ample Parking of 4.5/1,000 SF
- Access to I-215 Beltway & I-15 are less than 1 mile

FOR MORE INFORMATION, PLEASE CONTACT:

PAT MARSH, S I O R
Executive Vice President
+1 702 836 3741
pat.marsh@colliers.com
License # NV-S.0039553

SAM NEWMAN
Associate Vice President
+1 702 836 3724
sam.newman@colliers.com
License # NV-S.0172845

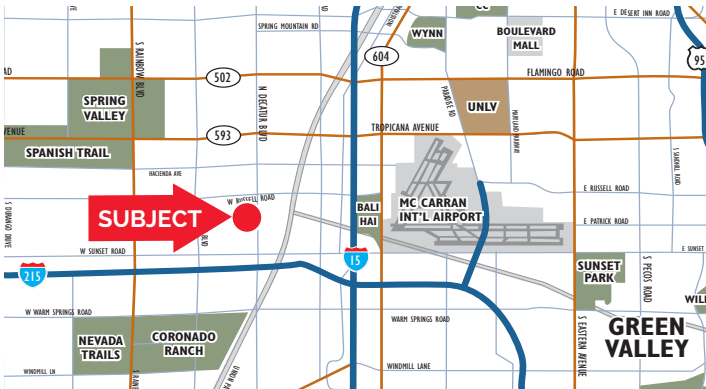
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BLDG/SUITE	SF	OFFICE	WAREHOUSE	BASE RENT *	BLENDED **	CAMS	TOTAL MO. COST
5905 SOUTH DECATUR BOULEVARD							
1&2				LEASED			
3&4				LEASED			
5				LEASED			
6&7				LEASED			
8&9				LEASED			
10				LEASED			
11&12				LEASED			
6001 SOUTH DECATUR BOULEVARD							
A				LEASED			
B				LEASED			
C	2,538	2,538	0	\$3,045.60	\$1.20	\$558.36	\$3,605.16
D	3,000	3,000	0	\$3,600.00	\$1.20	\$660.00	\$4,261.20
E				LEASED			
I/J G/H				LEASED			
K				LEASED			
L				LEASED			
M&N				LEASED			
O&P				LEASED			

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