



±21,114 SF INDUSTRIAL DOCK HIGH BUILDING SITUATED ON ±1.22 ACRES

FOR LEASE



3643 EAST POST ROAD LAS VEGAS, NEVADA 89120

This ±21,114 SF Free-Standing Industrial Building is 100% HVAC with Dock High Loading and is located at East Post Road & South Pearl Court, just East of Pecos Road & North of Sunset Road. This Prime Central Location Provides for Easy Access to the I-15 & I-215 Freeways, The Las Vegas "Strip", and Harry Ried International Airport while being Centrally Located between the Summerlin & Henderson Residential Communities.

MIKE DE LEW, 
+1 702-469-6496
mdelew@rcadv.com
NV-RE License S.0025952

PAUL HOYT, 
+1 702-782-3306
phoyt@rcadv.com
NV-RE License BS 144760

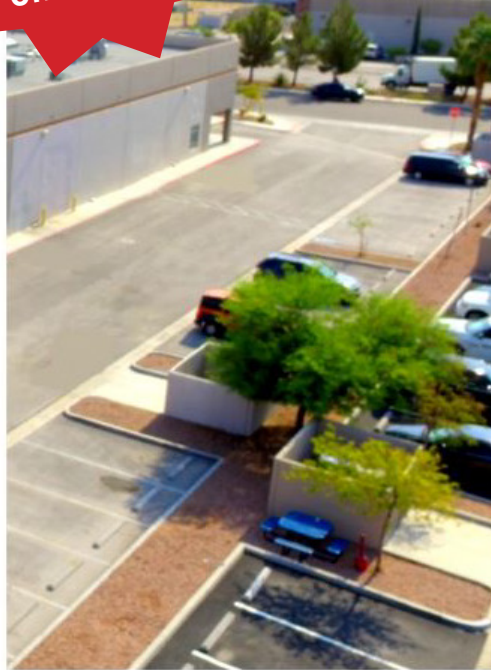
REALCOMM ADVISORS
444 E. Warm Springs Road, Suite 120
Las Vegas, Nevada 89119
+702-515-1010
www.realcommadvisors.com

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Must See!
Newly
Remodeled
Office Area!



PRIME AIRPORT & CENTRAL CITY LOCATION | 100% AIR-CONDITIONED INDUSTRIAL BUILDING | DOCK-HIGH & GRADE LEVEL LOADING DOORS



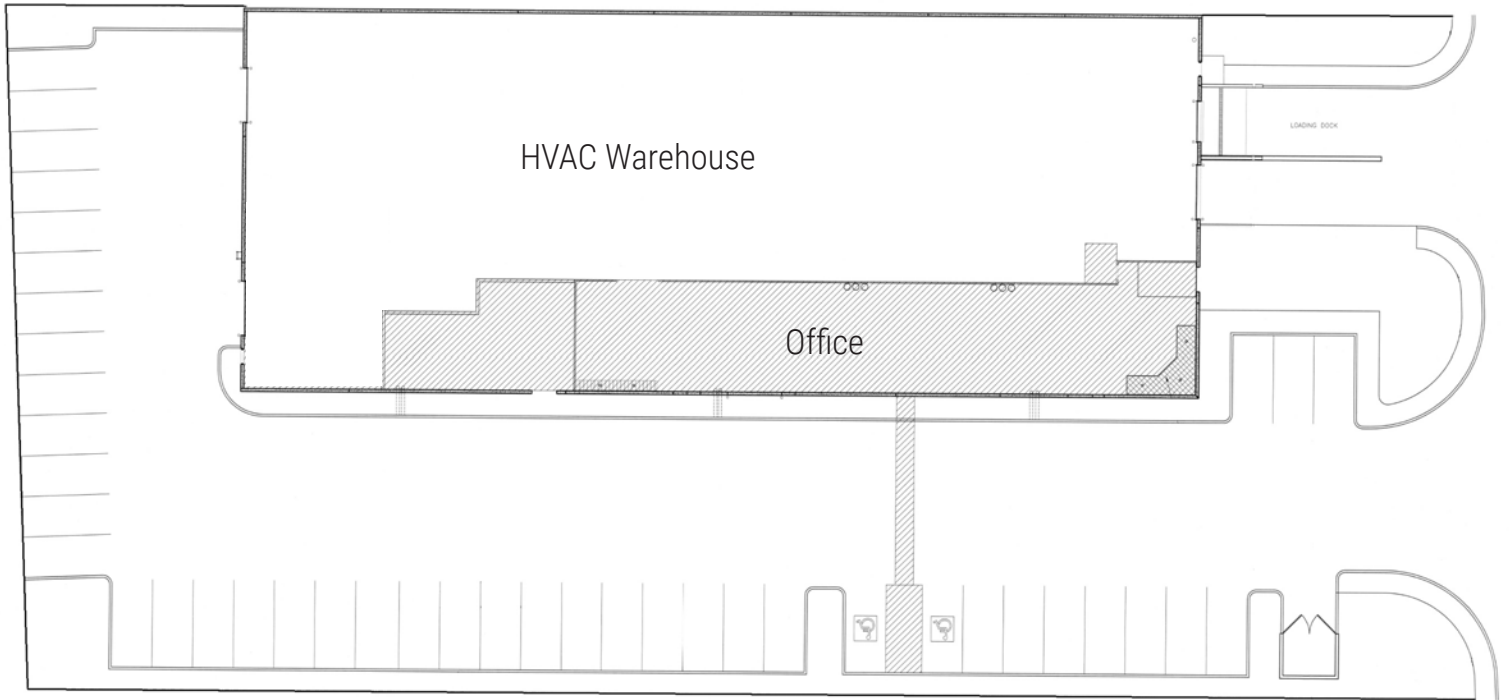
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SITE PLAN



BUILDING DETAILS

- ±21,114 SF Free-Standing Industrial Building
 - ±6,819 SF 2-Story Office
 - ±14,295 SF HVAC Warehouse
- Situated on ±1.22 Acres
- Former Health Food Processing Facility
- 100% Air-Conditioned & Heated
- 20' - 21' Average Clear Height
- LED Warehouse Lighting
- 1 - Dock High Loading Door
- 3 - 12' x 14' Grade Level Loading Doors
- 39 Total Parking Spaces
- Large Potential Fenced Yard Area
- 1,200 Amp, 277/480v, 3-Phase Main Electrical Service
- Concrete Tilt-Up Construction
- M-D Industrial Zoning (Clark County)
- Located at Post Road, just East of Pecos Road & North of Sunset Road
- Prime Airport & Central City Location
- Easy Access to I-15 & I-215 Freeways
- Close Proximity to Nearby Retail / Restaurant Amenities
- APN: 161-31-411-012
- Monthly Base Rent (NNN) **\$1.20/SF**
- Monthly Estimated CAM **\$0.18/SF**

The information furnished herein has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although RealComm Advisors has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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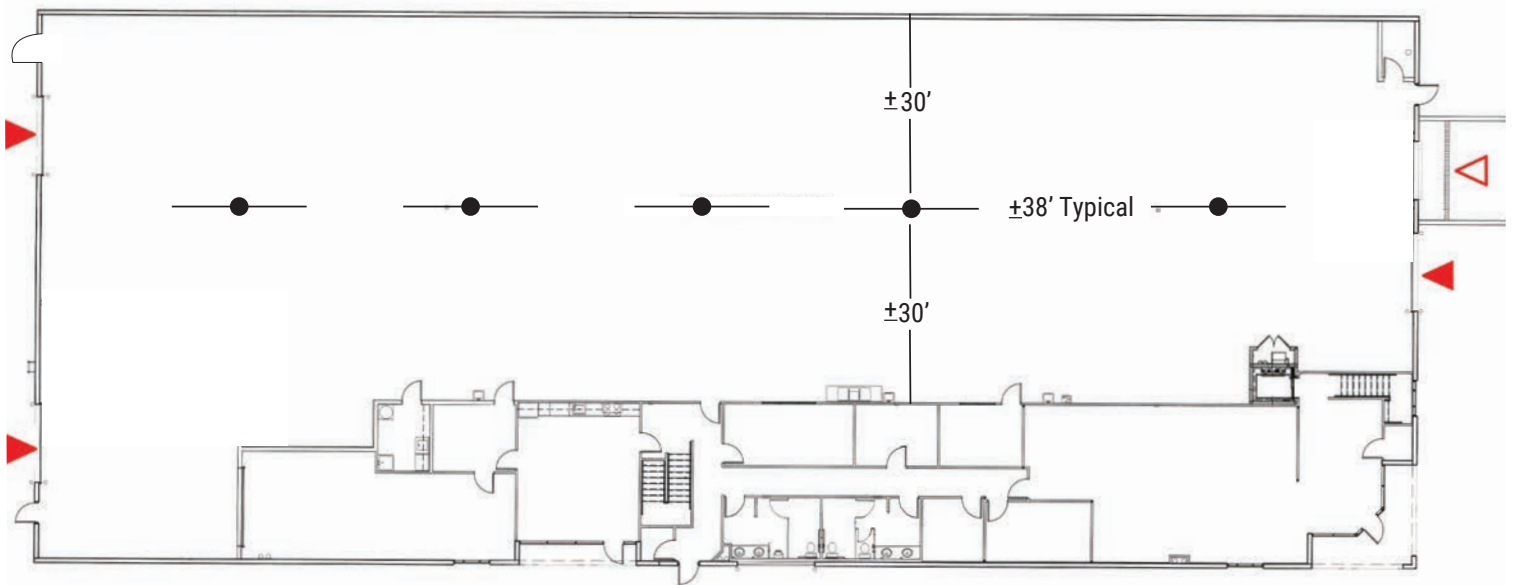
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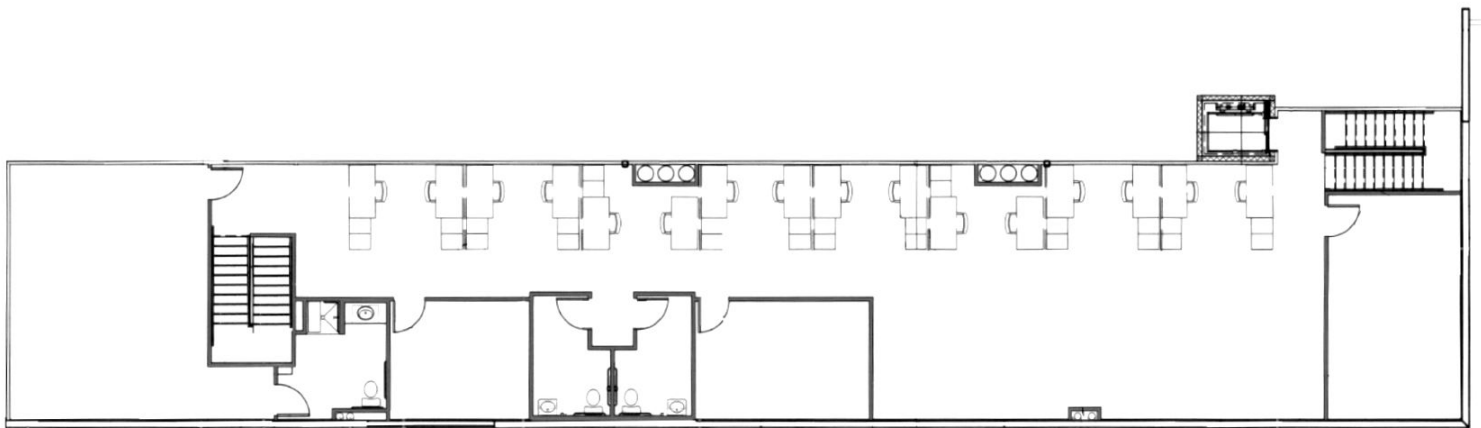


FIRST FLOOR PLAN



▲ = GRADE LOADING ▲ = DOCK LOADING

SECOND FLOOR PLAN



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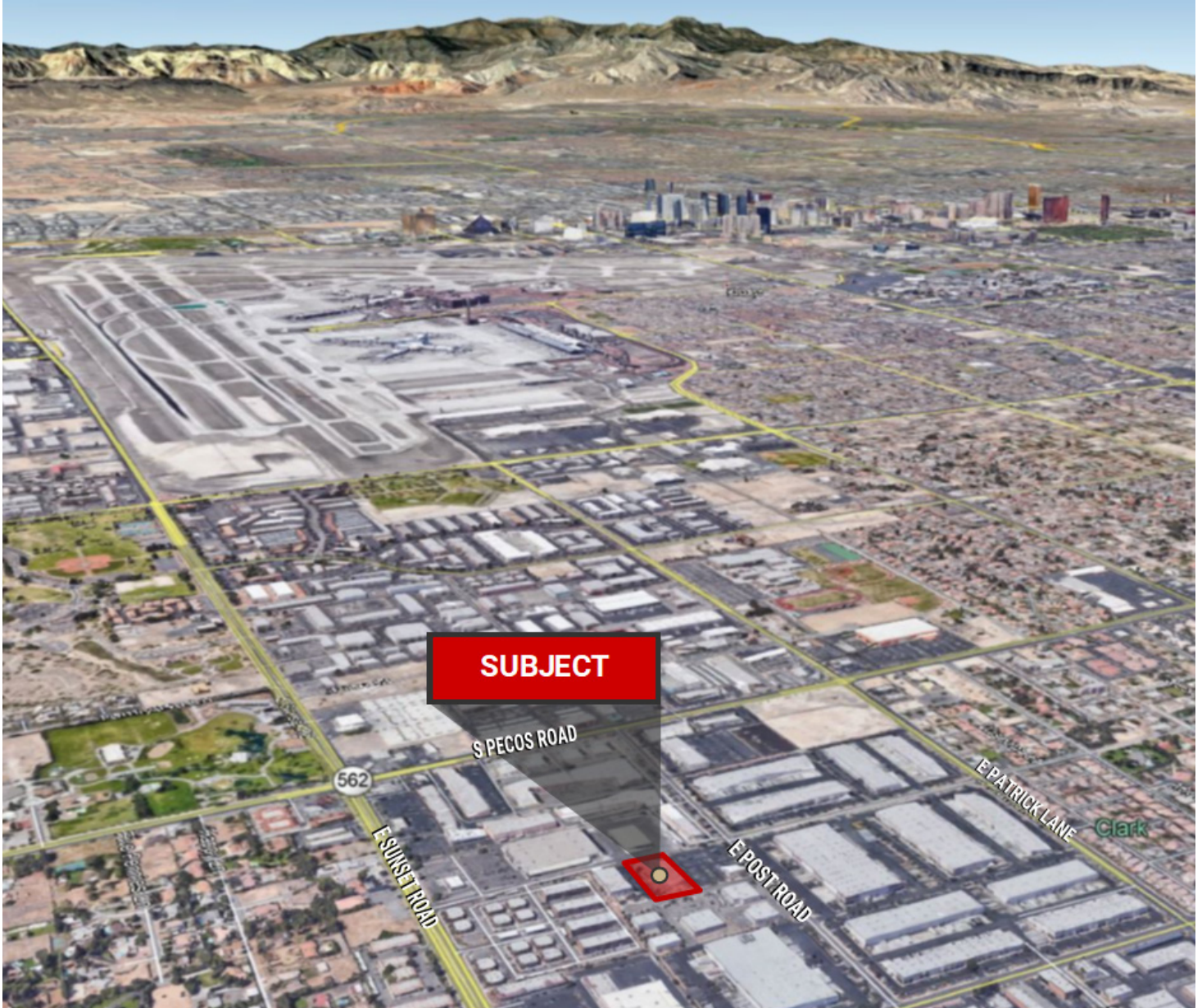
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AERIAL



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