

FOR SALE OR LEASE

±3,828 SF W/ DOCK & GRADE LOADING



4535 STATZ STREET

SUITE E

NORTH LAS VEGAS, NV 89081



MIKE DE LEW, SIR

(702) 469-6496

MDelew@rcadv.com

NV-RE License: S.0025952

PAUL HOYT, SIR

(702) 782-3306

PHoyt@rcadv.com

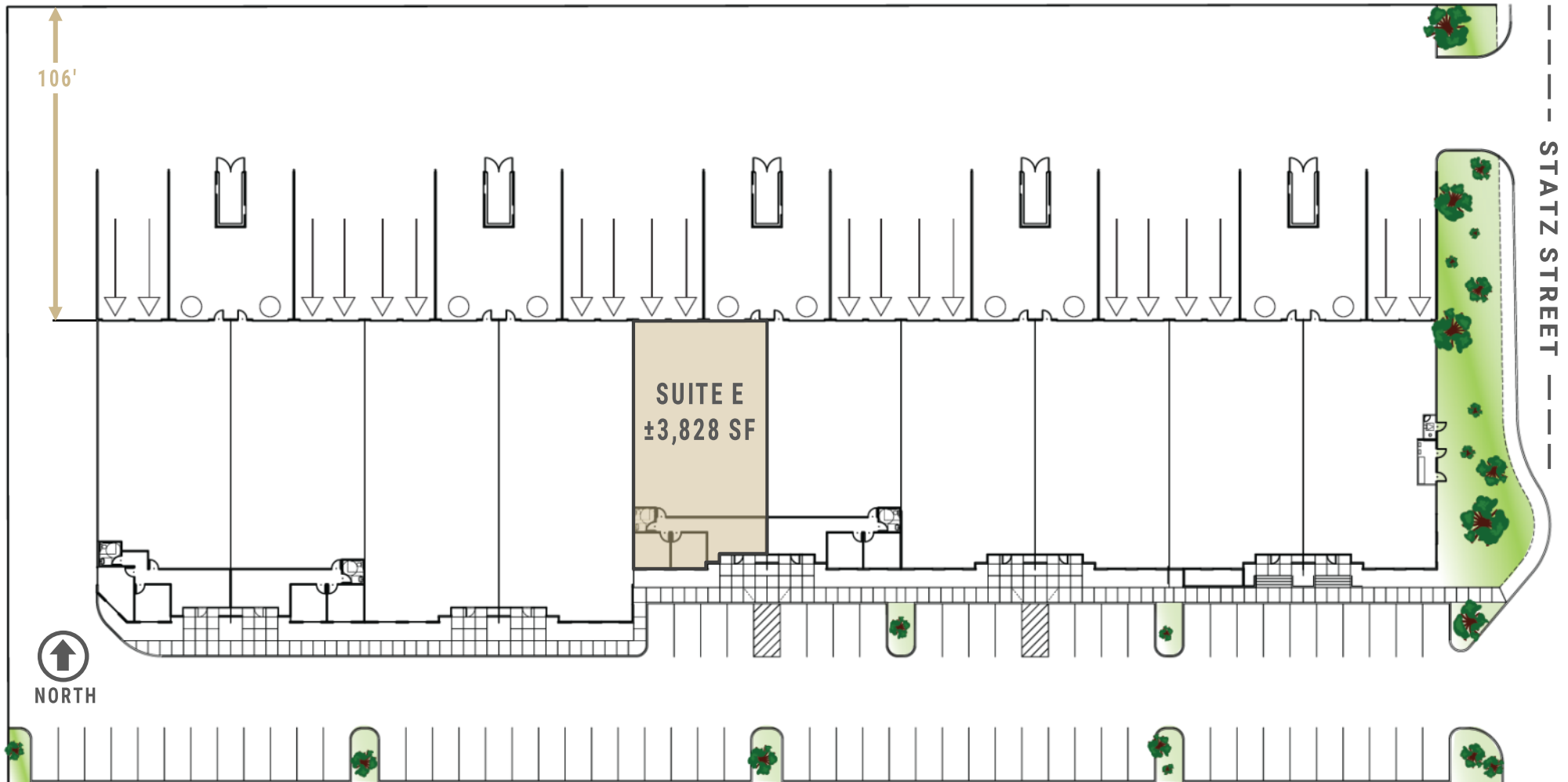
NV-RE License: BS.0144760

4535 STATZ STREET, SUITE E | NORTH LAS VEGAS, NV 89081

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△ = 9' X 10' DOCK HIGH DOOR

○ = 12' X 14' GRADE LEVEL DOOR



MIKE DE LEW, SIOR®

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REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

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±3,828 SF TOTAL

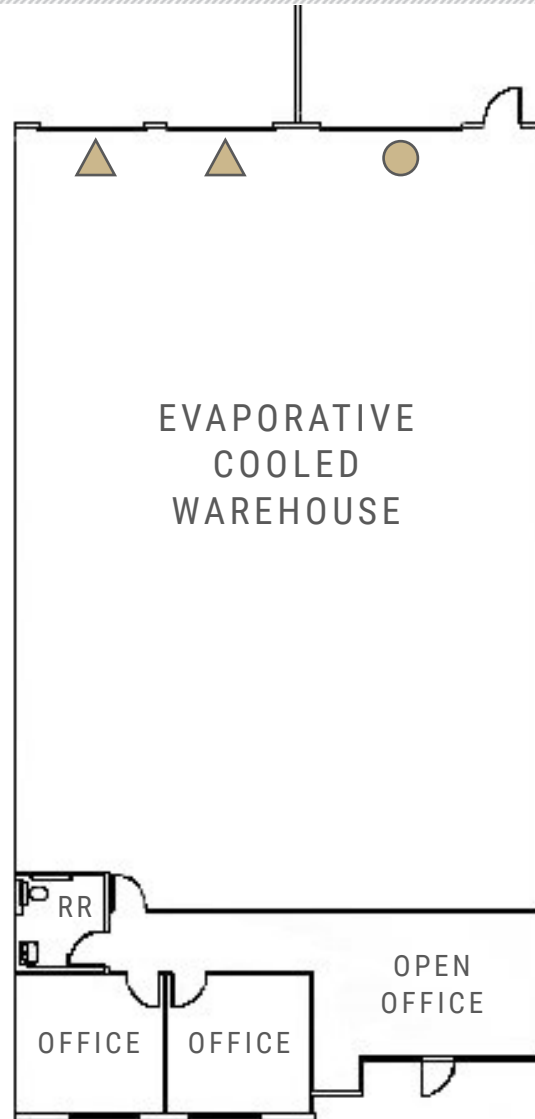
- ±776 SF HVAC Office
- ±3,052 SF Warehouse w/ Skylights
- Two (2) - 9' x 10' Dock Doors
- One (1) - 12' x 14' Grade Door
- ±17' Clear Height
- Fire Sprinkler System
- 200 Amps, 120/208 Volt, 3-Phase Power
- Natural Gas Available
- M-2 Zoning (City of North Las Vegas)

MONTHLY BASE RENT: \$1.30/SF

MONTHLY NNN FEES: \$0.28/SF

TOTAL MONTHLY: \$6,048

SALE PRICE: \$1,127,520 (\$295/SF)



DIAMOND INDUSTRIAL CENTER

is located immediately off the I-15 @ Craig Road in North Las Vegas. This prime distribution area is in close proximity to multiple nearby restaurant & retail amenities.



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