

GILMAR POST PARK



Southwest Building with Fenced Yard | Minutes to the “Strip”

FOR LEASE

4690 W. POST RD., UNIT 135, LAS VEGAS, NV 89118

The building is located in the desirable Southwest submarket with immediate access to I-215 via Decatur Boulevard and I-15 via Russell Road. This central location provides proximity to The Strip, McCarran International Airport while being situated between the Summerlin & Henderson residential communities with plenty of nearby restaurant & retail amenities.

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REALCOMM ADVISORS

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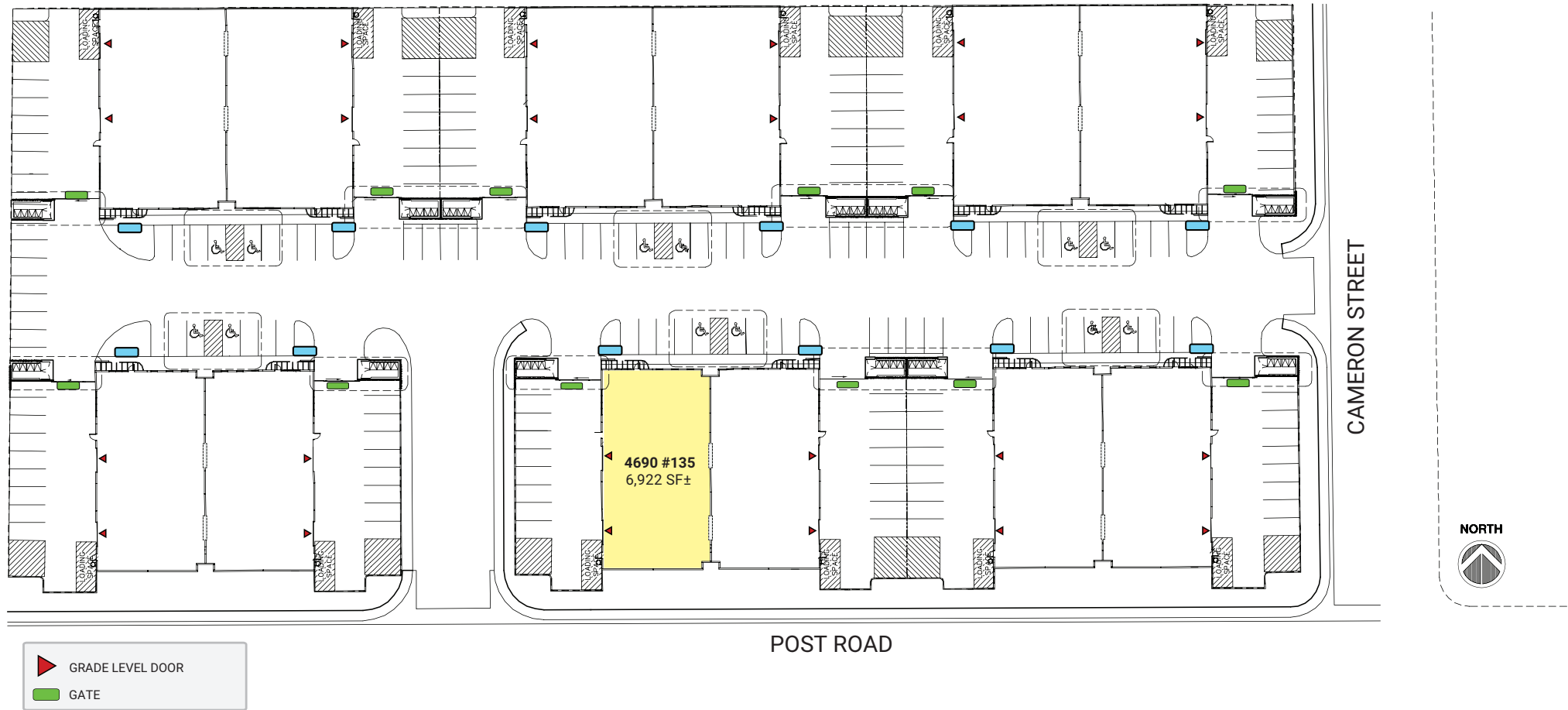


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SITE PLAN



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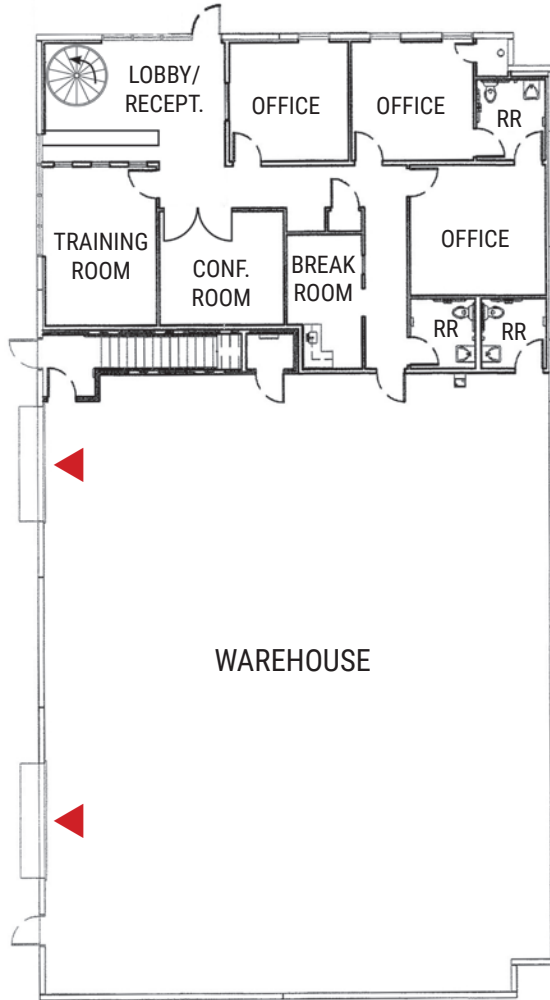


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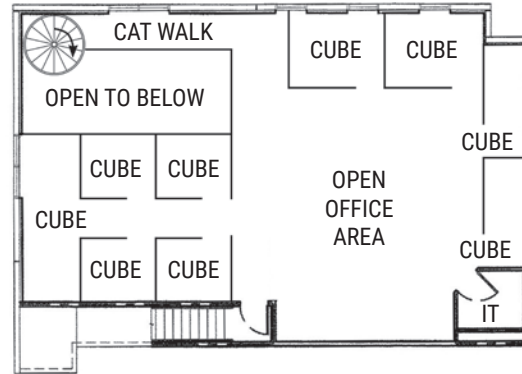
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FOR LEASE

FIRST FLOOR



SECOND FLOOR



Drawing not to scale & may contain errors.
Tenant to verify actual floor plan & all measurements.

BUILDING DETAILS

- 6,922 SF± Building
- 3,500 SF± Two-Story Office with Upgraded Finishes
- 3,422 SF± Warehouse
- 4,000 SF± Fenced, Side Yard Area
- 2 – 12'x14' Grade Level Doors
- 800 Amp, 120/208 Volt, 3 Phase Main Switchgear
- 21' Clear Height Avg.
- Fire Sprinkler System
- Concrete Tilt Construction
- Skylights
- Natural Gas Service
- M-D Zoning (Clark County)

• **FOR LEASE: \$1.10/SF BASE RENT +
 \$0.18/SF NNN FEE
 TOTAL MONTHLY: \$8,860**

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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