

PAVED AND GATED YARD



FOR LEASE ±6,118 SF

**3842 DEVELOPMENT COURT**  
**LAS VEGAS, NV 89115**



# LAS VEGAS, NV 89115

## Property Features

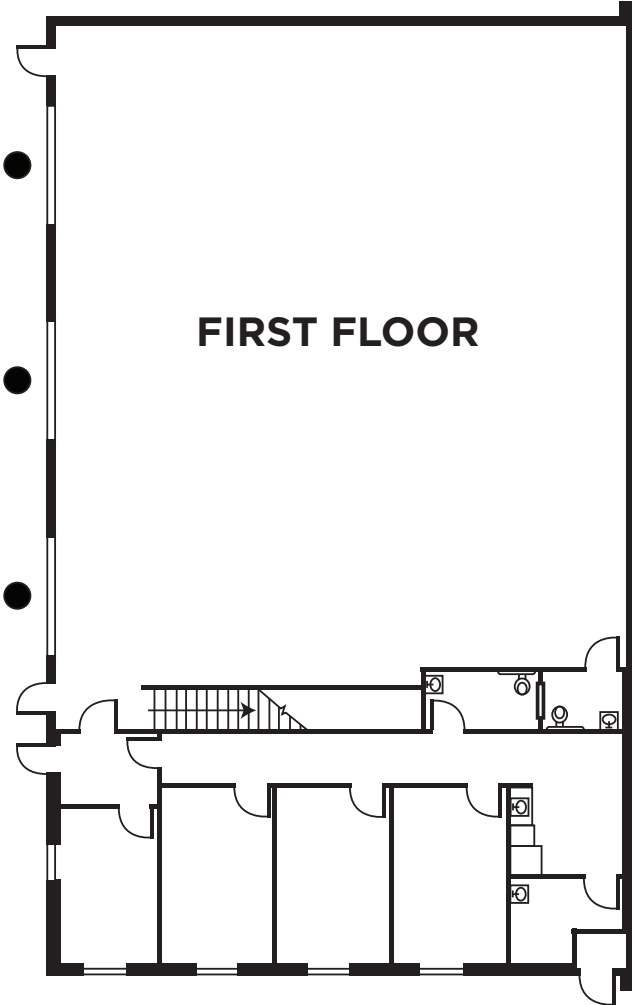
Building Size:	±6,118 SF
Office Size:	±1,443 SF
Mezzanine Size:	±1,290 SF
Warehouse Size:	±3,385 SF
Land Area:	±0.49 Acres
Zoning:	M2
Year Built:	2022
Loading:	Three (3) 12'x12' Grade Level Doors
Clear Height:	21'
Cooling:	Evaporative Coolers in the Warehouse
Power:	208/120V, 3-Phase Power (Tenant to verify Power)
Private Yard:	Fenced & Paved Yard with Automatic Gate
Sprinklers:	Yes
Lease Rate:	Contact Brokers



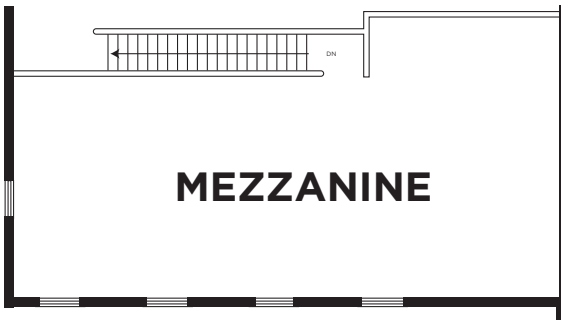
# 3842 DEVELOPMENT COURT

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## Floor Plan



● = GRADE LEVEL DOORS



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CLARK COUNTY ROAD 215

3842 DEVELOPMENT COURT  
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LAS VEGAS BOULEVARD N

CHEYENNE AVENUE

NELLIS BOULEVARD

LAKE MEAD BOULEVARD



BUS 95

INTERSTATE 15

604

612

147

INTERSTATE 15



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