

DECATUR CROSSING II



FOR LEASE

6420, 6450, 6480 CAMERON STREET | LAS VEGAS | NV | 89118

SAM NEWMAN, SIOR

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GABE TELLES

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CHARLIE NEWMAN

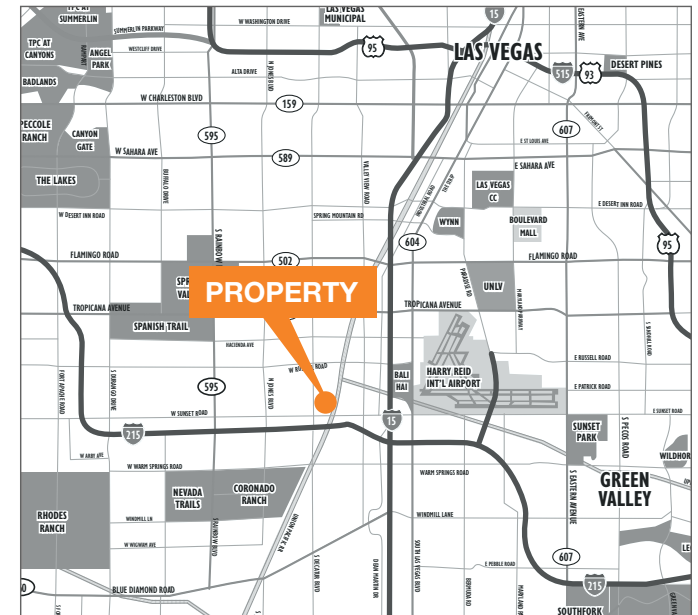
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PAT MARSH, SIOR

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PROPERTY FEATURES

- ±140,596 SF Industrial Business Park
- Grade Level & Dock High Loading
- Southwest Submarket
- Located in the heart of the desirable southwest submarket with easy access to the I-215, I-15, the Las Vegas Strip, and Harry Reid International Airport
- Distribution Space Available

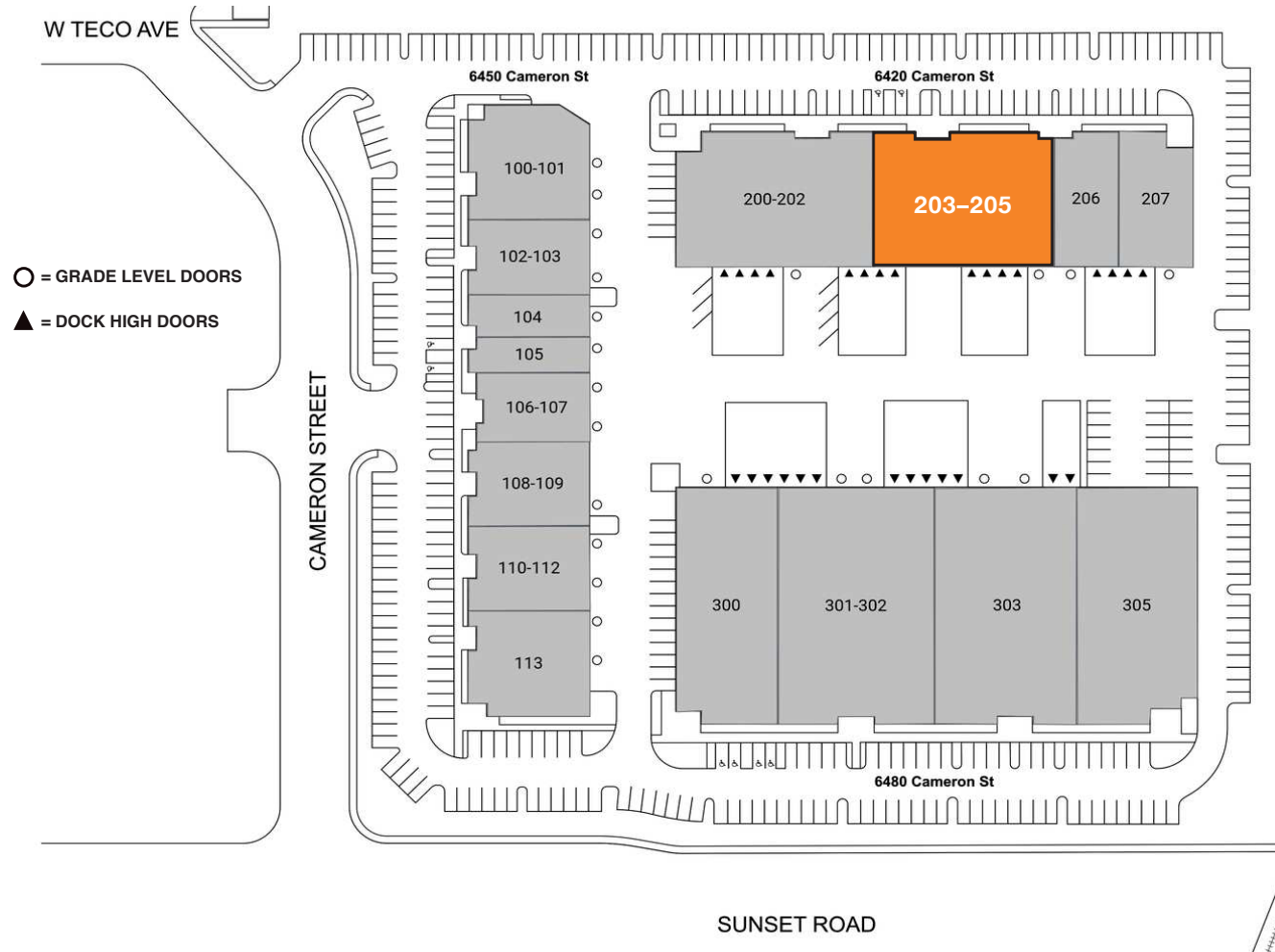


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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SITE PLAN



OCCUPIED
 AVAILABLE



AVAILABILITIES

BUILDING	SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	ASKING RATE	NNN	DATE AVAILABLE
6420 Cameron	203-205	±13,313 SF	±1,573 SF	±11,740 SF	\$1.50 PSF/Mo	\$0.33 PSF/Mo	Available Now

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FOR MORE INFORMATION

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COLLIERS LAS VEGAS

6795 Agilysys Way, Suite 210

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www.colliers.com/lasvegas



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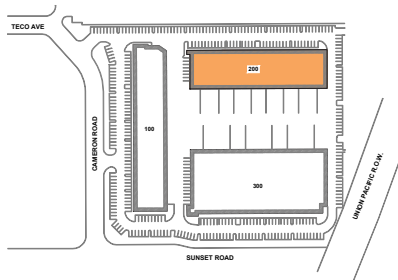
FLOOR PLAN

6420 CAMERON STREET

SUITE 203-205

- Distribution Space
- ±13,313 Total SF
- ±1,573 Office SF
- ±11,740 Warehouse SF
- ±17'–±24' Clear Height
- 120/208 Volt, 3-Phase Power
- 3 Grade Level Doors
- 6 Dock High Doors

SITE KEY PLAN

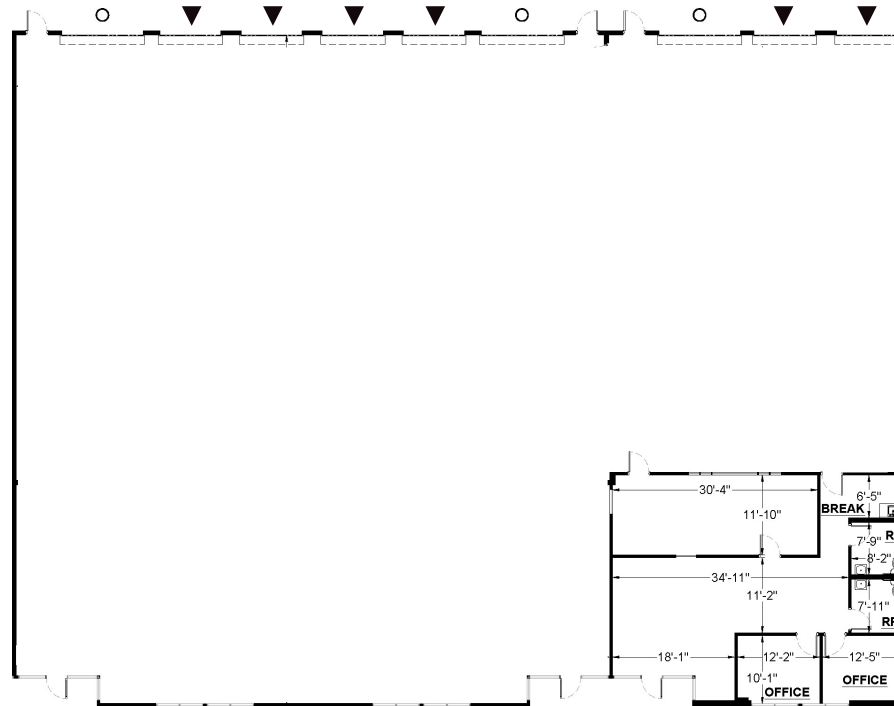


BUILDING KEY PLAN



○ = GRADE LEVEL DOORS

▲ = DOCK HIGH DOORS



ASKING RATE

\$1.50 PSF/Mo

NNN

\$0.33 PSF/Mo

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DECATUR CROSSING II

PROPERTY IMAGES

FOR LEASE



DECATUR CROSSING II

AMENITIES & IMPROVEMENTS

FOR LEASE



NEARBY AMENITIES

- Allegiant Stadium
Home of the Las Vegas Raiders
- Harry Reid International Airport
- Las Vegas Premium Outlet South
- Town Square
- Las Vegas Strip
- T-Mobile Arena

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NEARBY AMENITIES