

# PECOS & GOWAN COMMERCIAL CENTER

3523 North Pecos Road  
North Las Vegas, NV 89030

**FOR LEASE**



## **PROPERTY HIGHLIGHTS:**

- $\pm 1,539$  -  $\pm 2,081$  SF Suites available
- Lease rate: \$1.15 SF/M NNN
- CAM's: \$0.36 SF/M
- Zoning: C1 (Neighborhood Commercial)
- Close to Amazon Fulfillment Center, CDM, Derse, Global Industrial, Western Group Packaging and College of Southern Nevada (CSN) Cheyenne Campus
- Ready for your use with 1 restroom in each suite
- Signalized corner- Bus stop in front of the property
- Shadow anchored by 7-Eleven
- Approximately  $\pm 1.1$  miles away from 1-15 Freeway
- $\pm 4.5$  Miles from Nellis Air Force Base



5960 South Jones Boulevard  
Las Vegas, Nevada 89118  
T 702.388.1800  
F 702.388.1010

Service You Deserve. People You Trust.

### **Hillary Steinberg**

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### **Matthew Patros**

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Although the information has been obtained from sources deemed reliable, Owner, MDL Group, and/or their representatives, brokers or agents make no guarantee as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property, Units and/or Rates may be withdrawn and/or changed without notice.



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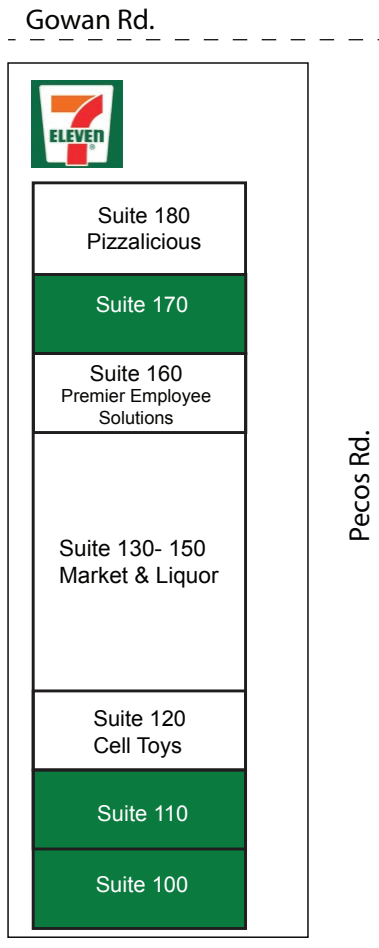


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 =Available



SUITE	TOTAL SF	LEASE RATE SF/M	COMMENTS	AVAILABILITY
Suite 100	±1,569	\$1.15 SF/M NNN	End-Cap, vanilla shell with 1 restroom	Immediately
Suite 110	±2,081	\$1.15 SF/M NNN	Finished shell with 1 restroom	Immediately
Suite 170	±1,539	\$1.15 SF/M NNN	Vanilla shell with 1 restroom	Immediately



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