



NAI Vegas

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 South Durango Drive,
Las Vegas, NV 89113
702.383.3383 | naivegas.com

4145 W Sunset Rd | Las Vegas, NV 89118

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Lease Details

LEASE RATE **\$1.25/SF NNN**

AVAILABLE SF **±4,400 - 8,800 / Shell Condition**

LOT SIZE **±2.07 AC**

ZONING **M-D**

MARKET **Southwest**

YEAR BUILT **1999**

- ±8,800 SF Available (Min. ±4,400 SF)
- Minutes from The Raiders Stadium and The Las Vegas Strip
- Quick I-15/215 freeway access via Decatur Blvd.
- Warehouse/Showroom/Office opportunity with Sunset frontage
- Fully HVAC Warehouse/Showroom/Office in shell condition
- Parking Ratio: 1.4/1,000 SF.

FOR MORE INFORMATION

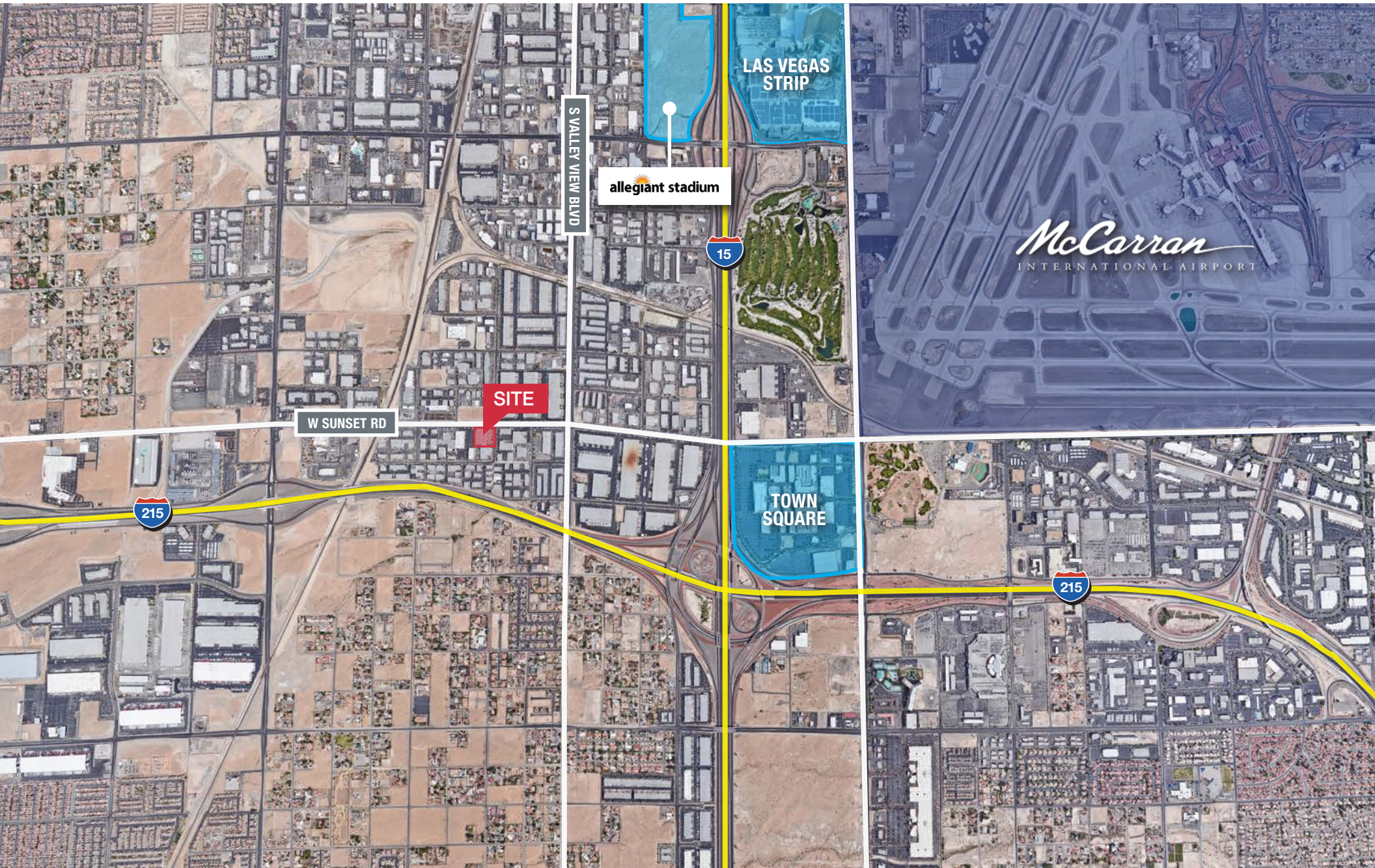


CLICK HERE

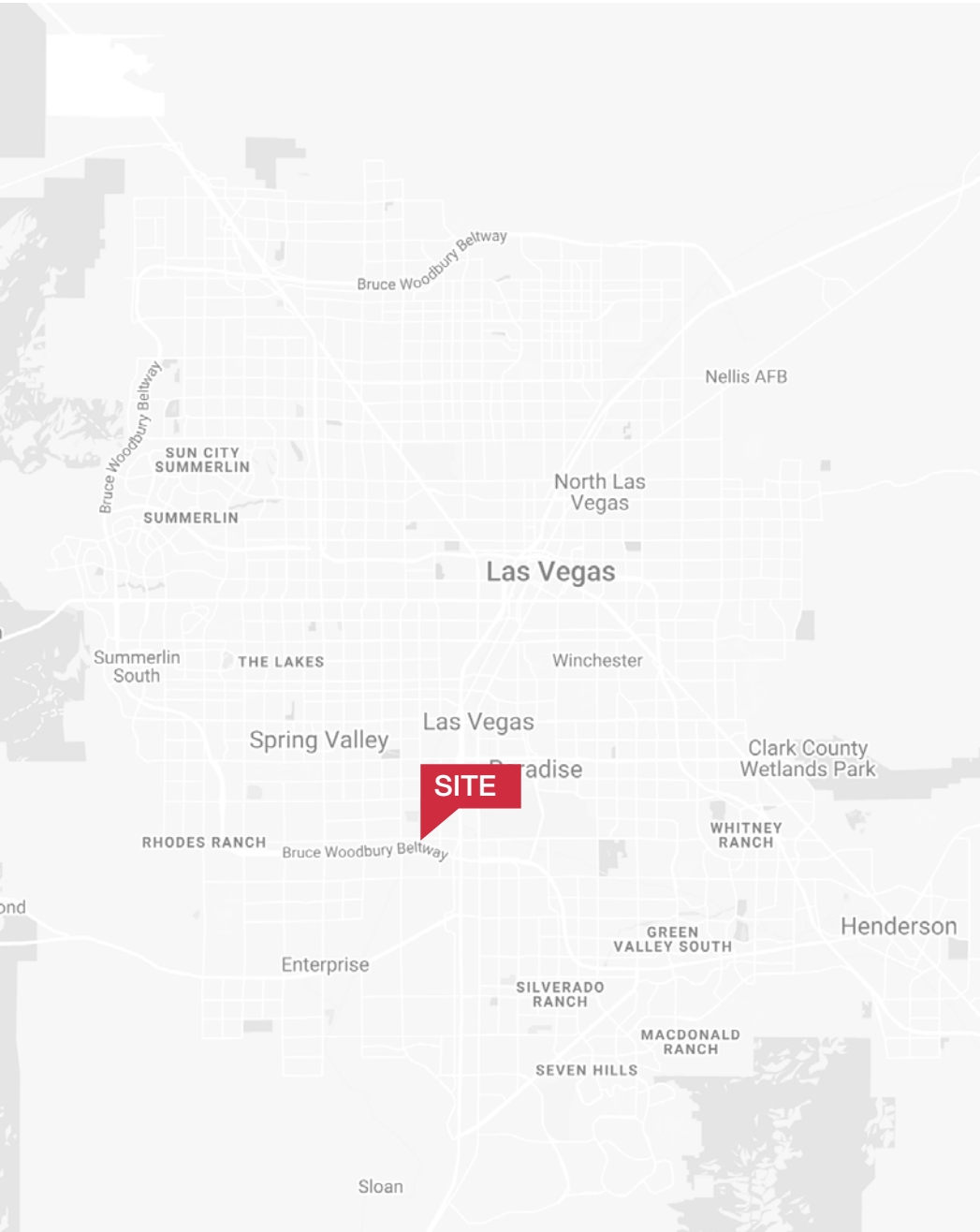
OR TEXT 20887 TO 39200



Area Map



Area Map





Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel and NAI Vegas are known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

CLICK HERE



**VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>

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