

THOMPSON
NEON SIGN CO.
INDUSTRIAL CENTER

PAVED AND GATED YARD



FOR LEASE | 5,120 SF

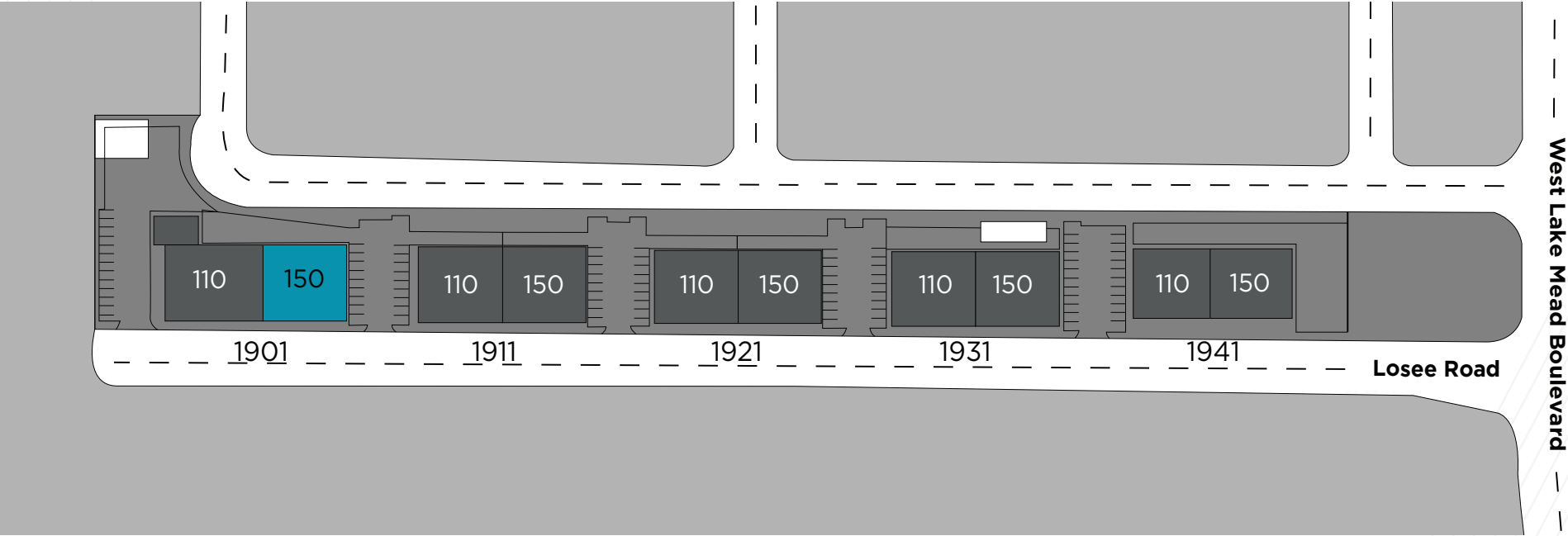
1901 LOSEE RD., SUITE 150
LAS VEGAS, NV 89030



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SITE PLAN



Property Details

Address	Total SF	Lease Rate	NNN	Date Available:
1901 Losee Road Suite 150	±5,120 SF	\$1.00/PSF	\$0.20/PSF	Now

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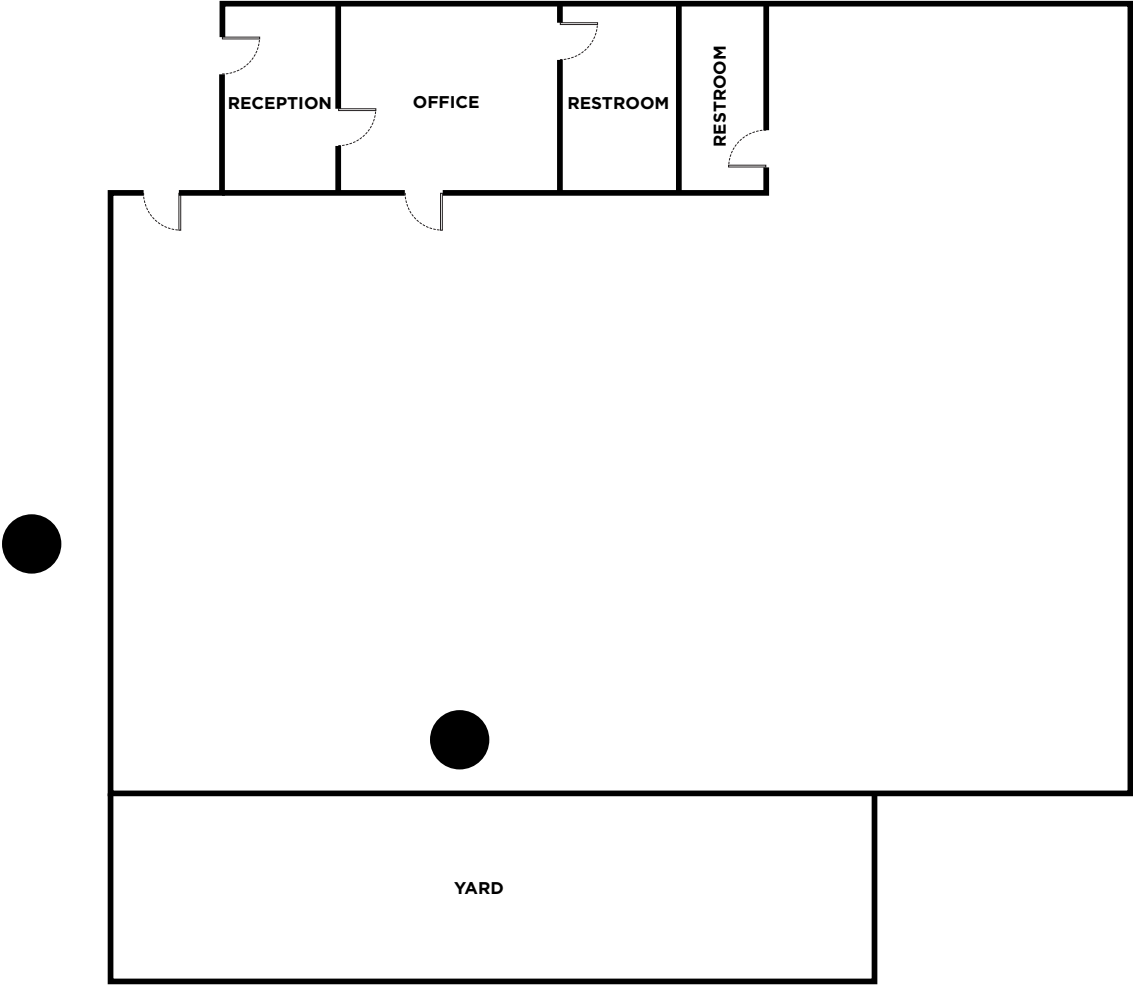
Recently remodeled ±5,120 SF industrial suite located in the North Las Vegas submarket. The space features two grade-level loading doors, a fully paved and fenced yard, open office layout with a reception area, and two restrooms. The property is zoned M (Industrial) and is conveniently situated with close proximity to US-93.

Unit SF:	±5,120
Parcel No.:	139-22-301-003
Zoning:	M (Industrial)
Year Built:	2003
Grade Doors:	Two (2) 14'x14' Grade Level Doors
Clear Height:	15'
Heating/Cooling:	HVAC (Office) Evaporative Cooler (Warehouse)
Power:	208/120V, 3-Phase Power (Power to be Verified by Tenant)
Yard:	Fully Fenced/Secured
Date Available:	Now
Lease Rate:	\$1.00/PSF
NNN:	\$0.20/PSF
Monthly Total:	\$6,144



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FLOOR PLAN



● = Grade Level Doors

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