

FOR SUBLEASE

2970 Lincoln Road

Las Vegas, NV 89115



PROPERTY FEATURES

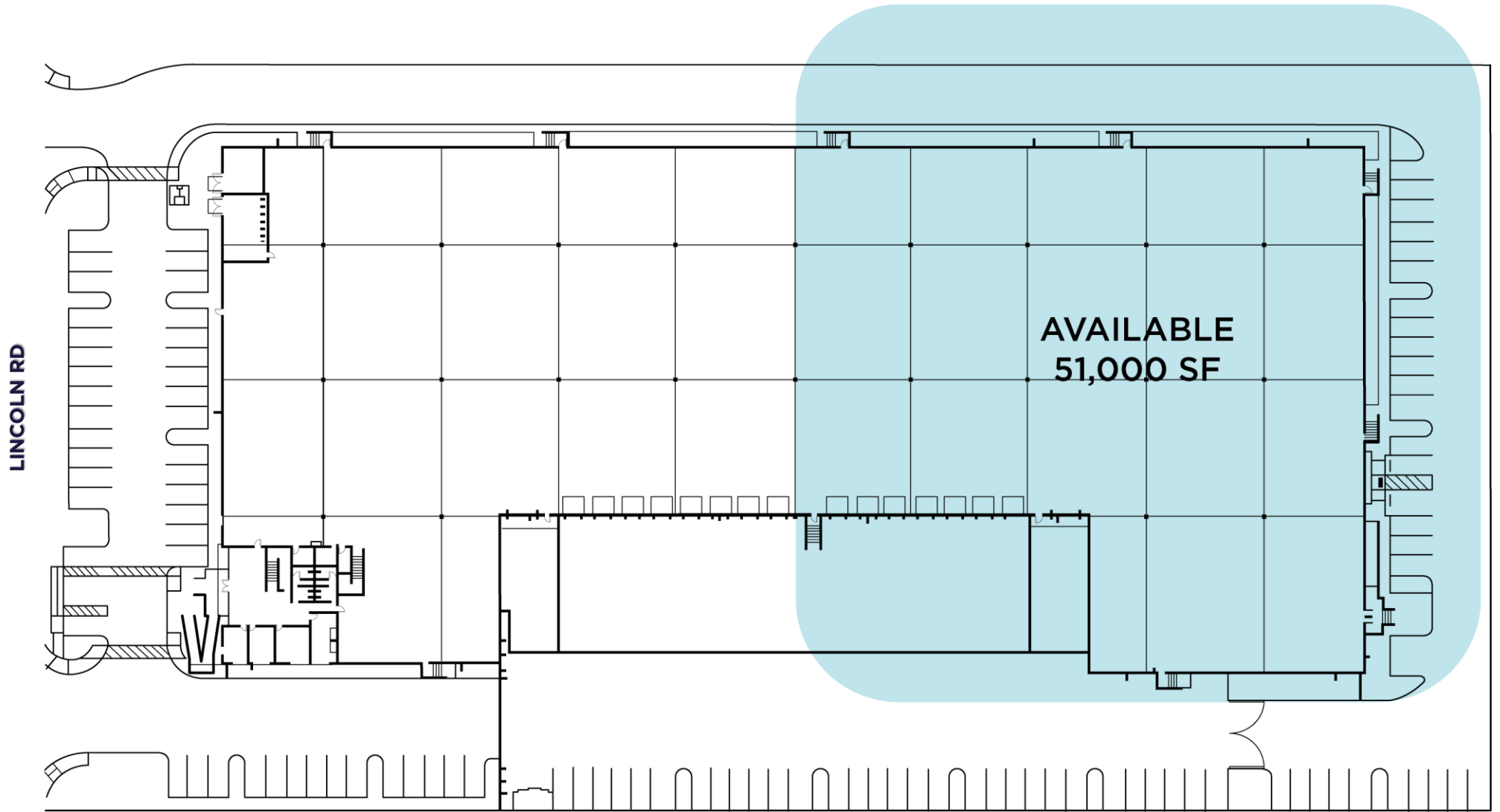
Lincoln Commerce Center is a ±102,168-square-foot (SF), modern Class A industrial facility offering ±51,000 SF available for sublease. The property features upgraded evaporative warehouse cooling, efficient lighting, ample parking, functional storage space, and multiple secure points of exterior access serving the sublease area, providing convenient and efficient access for a variety of industrial uses.



SPACE AVAILABLE

Total Building SF	±102,168 SF
Available SF For Sublease	±51,000 SF Dead Storage
Lease Type	NNN
Lease Rate	\$0.80
NNN	\$0.16
Min. Clear Height	32'
Column Spacing	60' x 52'
Fire Suppression	ESFR
Dock Doors	7 (9' x 10')
Grade Doors	1 (12' x 14')
Truck Court	130'
Floor Slab	6" Concrete Slab
Warehouse (%)	100%
Cooling	Evaporative
Sublease Exp	February 29, 2028

SITE PLAN



AERIAL MAP





CONTACT

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