

FOR LEASE

3125 Venture Drive

Las Vegas, NV 89101

±6,306 SF Office/Warehouse Building



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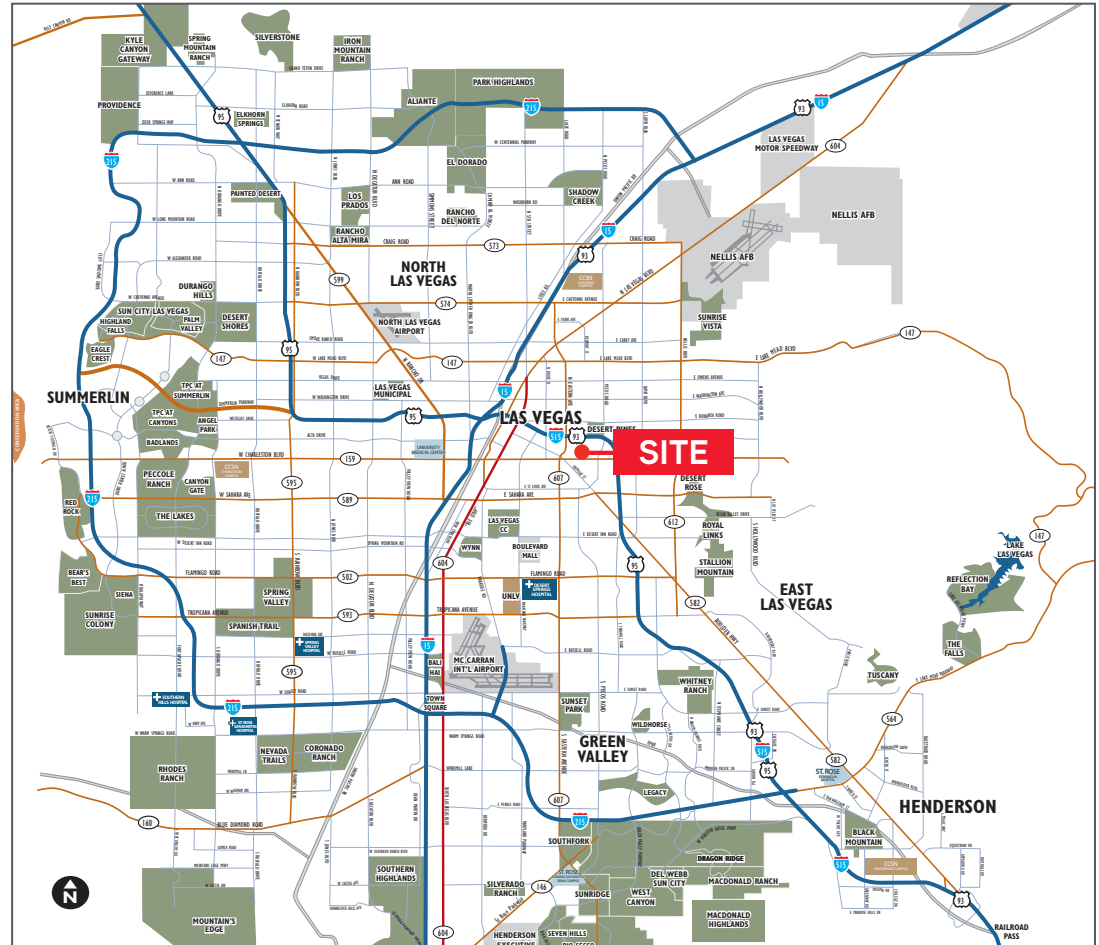
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PROPERTY HIGHLIGHTS

- ±6,306 Total SF
- ±1,000 SF HVAC Office
- Evaporative Cooled Warehouse
- Fenced and Gated Storage Area
- M Zoning (City of Las Vegas)
- ±0.33 Acres
- Built in 1998
- ±14' Clear Height
- Two (2) ±12' x ±12' Grade Level Loading Doors
- Metal Halide Lighting & Skylights in the Warehouse
- ±225 Amps, 120/208 Volt, 3-Phase Power

LEASE RATE: \$0.65 psf NNN per Month
\$0.12 psf CAM



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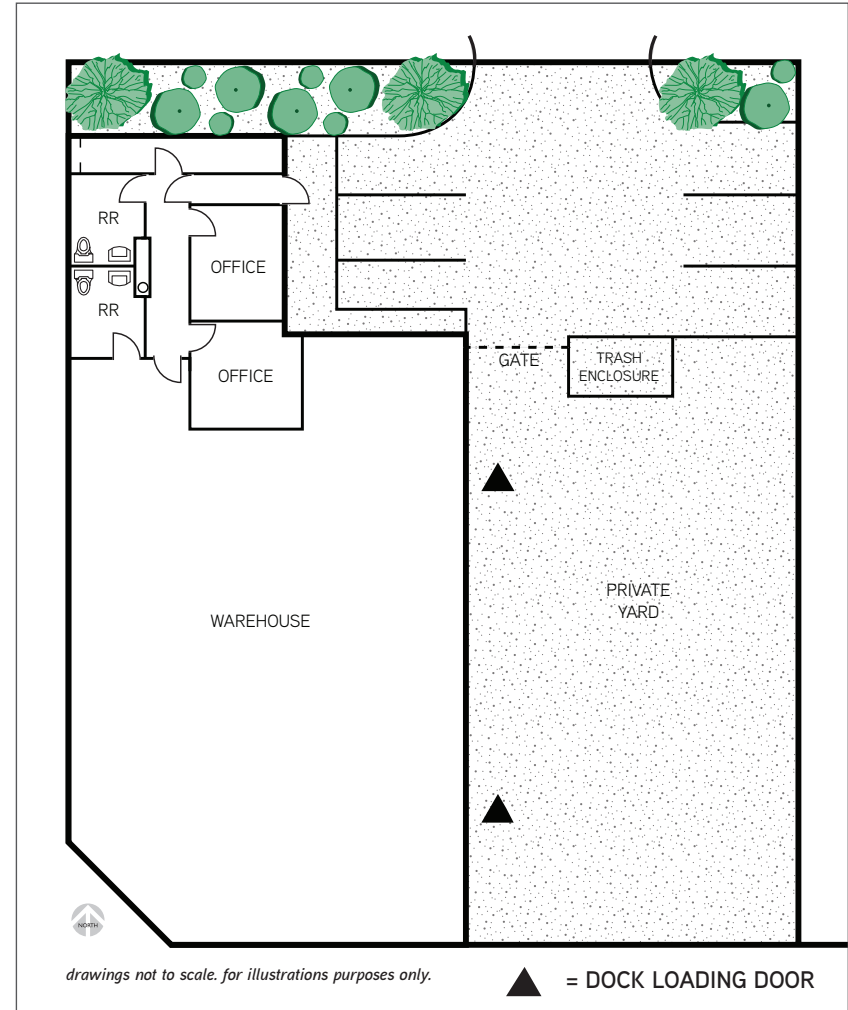
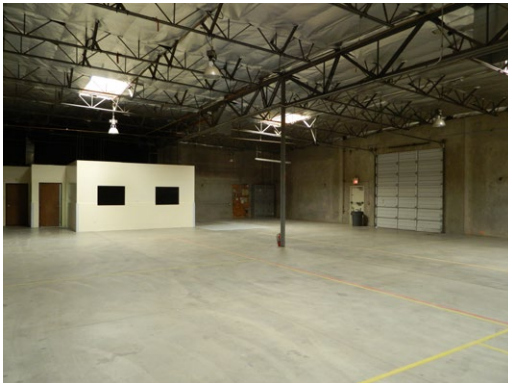
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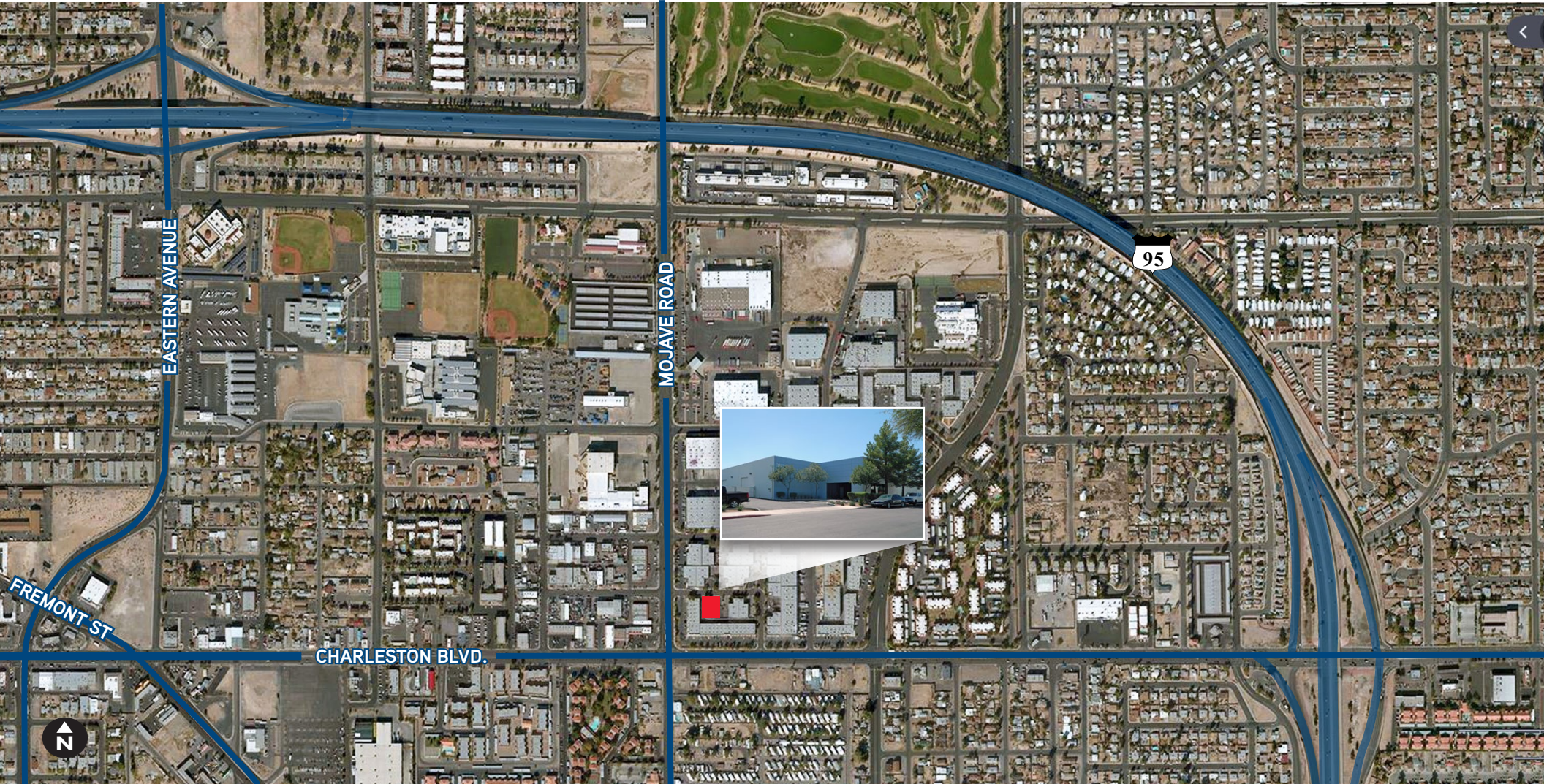
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