

FOR LEASE

Diamond Southwest Industrial Park

3475—3515 W. POST ROAD, LAS VEGAS, NV 89118

±1,765 SF Available
100% HVAC

Includes Dock High Loading

LISTED BY

Colliers



ONE REMAINING SUITE AVAILABLE

PROPERTY DETAILS

Diamond Southwest Industrial Park is centrally located at the SWC of Post Road and Polaris Avenue. Prime SW location directly between the Summerlin & Henderson residential communities with great access to both the I-15 and I-215, along with close proximity to Harry Reid International Airport, The Las Vegas "Strip", and Convention Centers.



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SAM NEWMAN, SIOR
+1 702 836 3724
sam.newman@colliers.com
License # NV-S.0172845

PAT MARSH, SIOR
+1 702 836 3741
pat.marsh@colliers.com
License # NV-S.0039553

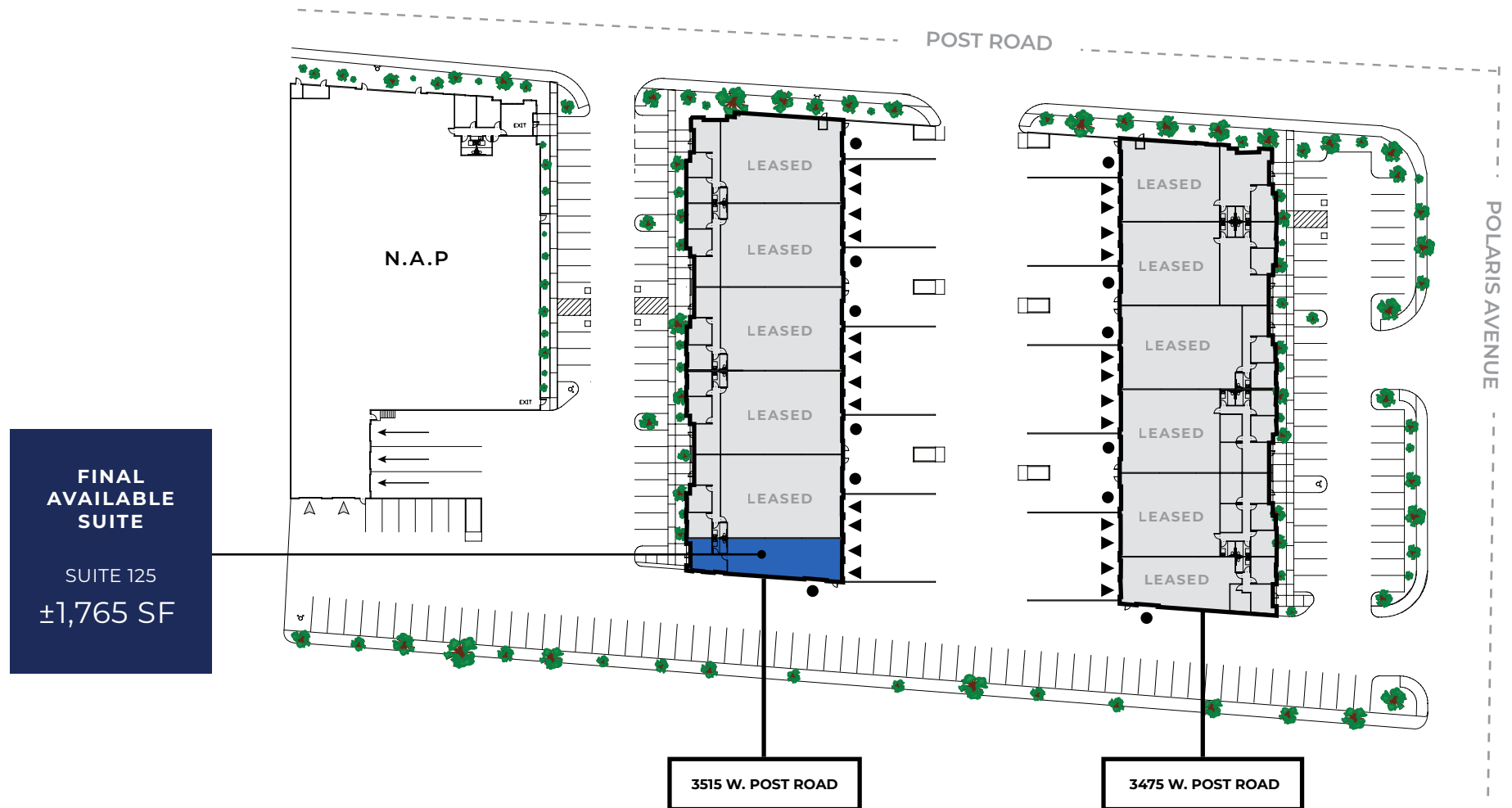
CHARLIE NEWMAN
+1 702 425 5537
charlie.newman@colliers.com
License # NV-S.196915

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SITE PLAN

■ = Available ● = Grade Level Doors ▲ = Dock High Loading Doors

Not To Scale. For Illustration Purposes Only.



FLOOR PLAN

■ = Available ● = Grade Level Doors ▲ = Dock High Loading Doors

3515 W. POST ROAD, LAS VEGAS, NV 89118

SUITE 125

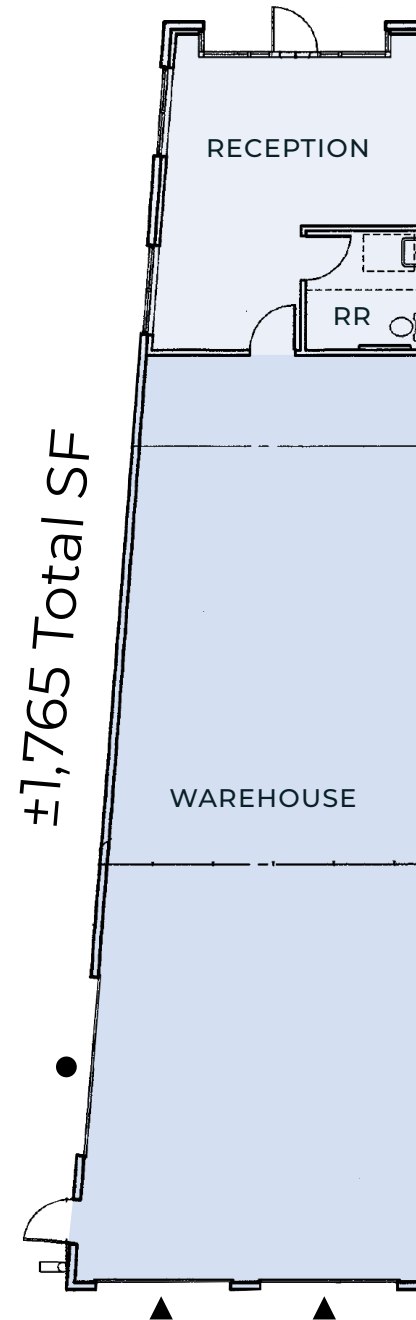
- 1,765 Total SF
- ±410 SF Office
- ±1,355 SF Warehouse
- One ±12' x ±14' Grade Level Loading Door
- Two ±9' x ±10' Dock High Loading Doors
- ±200 Amps of 120/208v 3-Phase Power
- ±18' Average Clear Height
- Zoned M-1 (Clark County)
- 100% HVAC

Lease Rate: \$1.79 PSF, Mo.

Monthly NNN Fees: \$0.36 PSF NNN

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TRADE AREA MAP 

The property is centrally located, and is considered the premiere area of Las Vegas due to its close proximity to the resort corridor, Harry Reid International Airport and both Interstate 215 & Interstate 15.



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PROPERTY PHOTOS



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INTERIOR PHOTOS



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EXCLUSIVE LISTING AGENTS

SAM NEWMAN, SIOR

+1 702 836 3724

sam.newman@colliers.com

License # NV-S.0172845

PAT MARSH, SIOR

+1 702 836 3741

pat.marsh@colliers.com

License # NV-S.0039553

CHARLIE NEWMAN

+1 702 425 5537

charlie.newman@colliers.com

License # NV-S.196915

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