



**FOR
LEASE**

4510 W Hacienda
Las Vegas, NV 89118

**±5,778 SF INDUSTRIAL
SPACE WITH YARD**

Property Specs

Positioned in the highly desirable Southwest submarket, this well-maintained industrial property is offered for lease and features excellent frontage with immediate access to I-15 and the Las Vegas Strip. The building provides a functional layout suitable for a wide range of users, highlighted by a private, fenced yard—ideal for secure storage, outdoor operations, and added flexibility—making it a compelling leasing opportunity in one of Las Vegas' most active industrial corridors.

YEAR BUILT	1998
APN	162-30-210-009
ZONING	I-L
CLEAR HEIGHT	±18'
CONSTRUCTION	Concrete tilt up
LOADING	Grade Level
POWER	Three-Phase
ADDITIONAL FEATURES	Secure gated yard space

- LED lights in the warehouse and office.
- Swamp coolers have been recently serviced.



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SUMMARY

AREA MAP

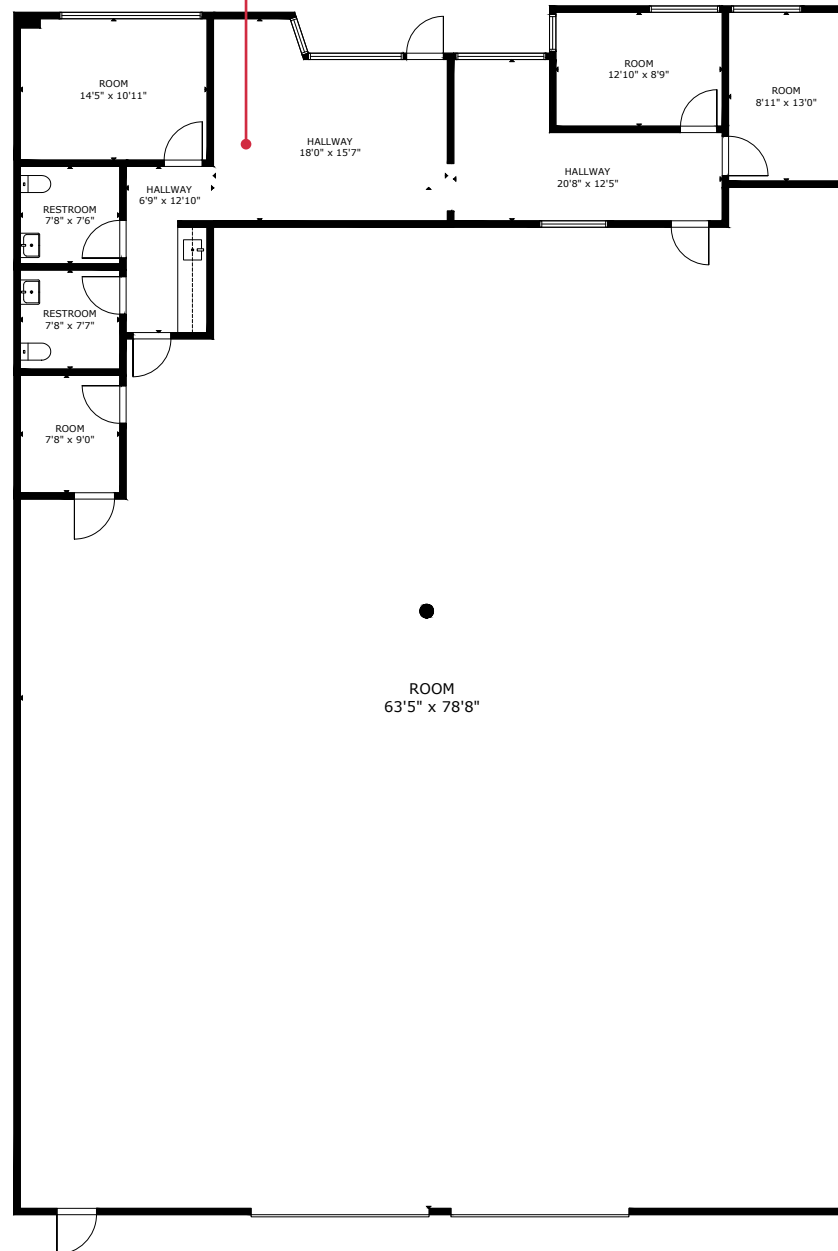




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FOR A 3D TOUR

PROPERTY DETAILS

Address	4510 W Hacienda,
Total SF	±5,778 SF
Office SF	±1,000 SF
Warehouse SF	±4,778 SF
Yard SF	±1,800 SF
Grade Door	Two (2) 12'x14'
Power	400 Amps, 120/208V, 3-Phase Power
Lighting	LED lights in the warehouse and office
Lease Rates	\$1.35/SF NNN
CAM	\$0.18
Total Monthly	\$8,840.34
Additional Features	Secure gated yard space Swamp coolers have been recently serviced



FLOOR PLAN



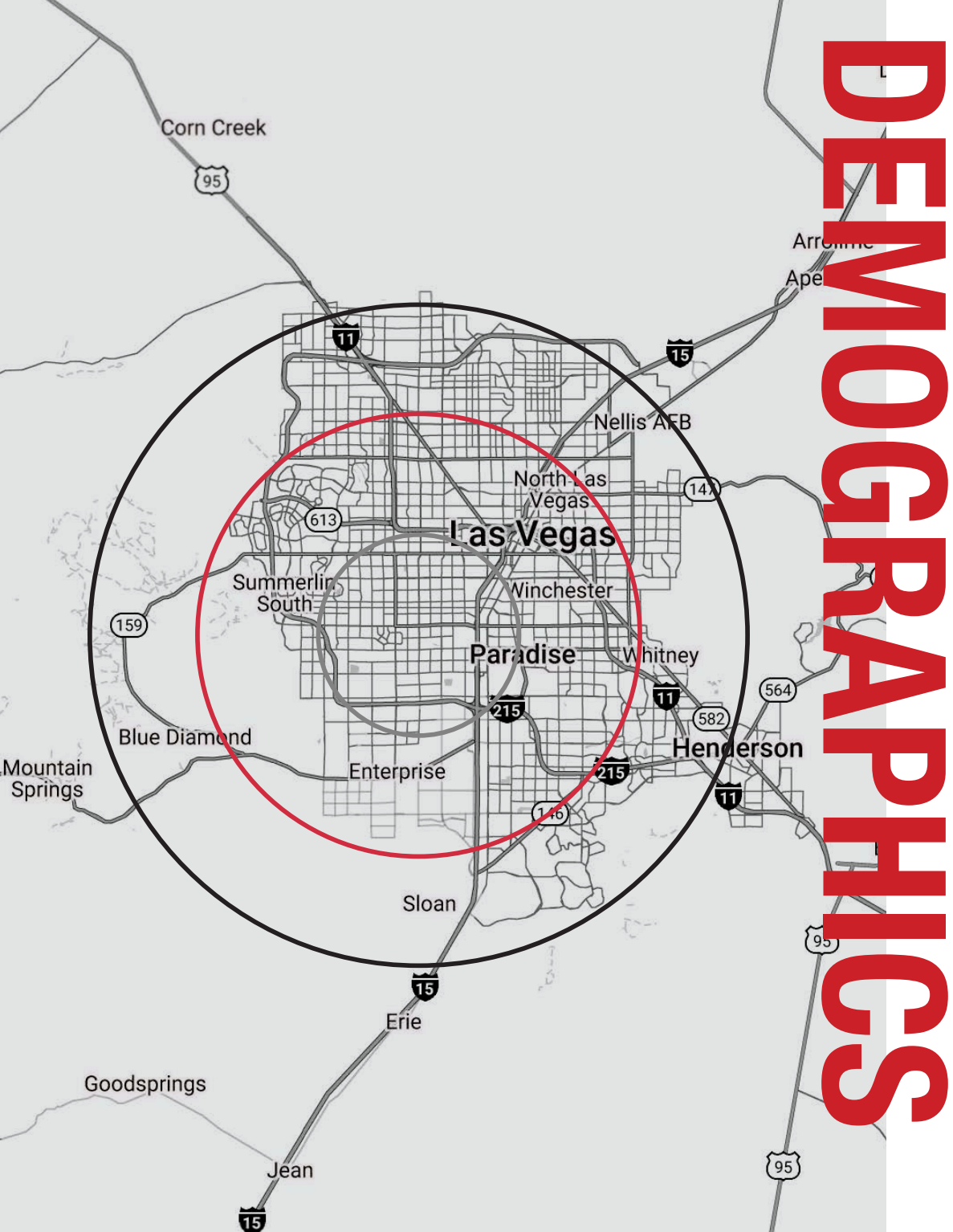
PHOTOS





PHOTOS





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	10,847	106,547	366,696
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	5,058	45,845	152,645
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$92,317	\$83,633	\$94,170

Traffic Counts

STREET	AADT
Decatur Blvd	36,500
Russell Rd	22,700

Cities Nearby

Los Angeles, California	273 miles
Phoenix, Arizona	302 miles
Salt Lake City, Utah	418 miles
San Diego, California	334 miles
Denver, Colorado	75 miles
San Antonio, Texas	1,280 miles

TERMS & CONDITIONS

Terms and Conditions

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Summary Documents

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