



Office + Warehouse + Yard

4055 E. Patrick Ln., Ste. B
Las Vegas, NV 891201

Lease Rate: \$1.25 SF/Mo
 NNN Rate: \$0.26 SF/Mo
 Total Available: 7,053 SF
 Warehouse: 4,659 SF
 Roll-up Doors: 3, Ground Level, 12'x12'
 Clear Height: 16'
 Fire Sprinklers: Wet
 Power: Heavy Duty
 Yard Included: 2,985 SF
 Add'l Yard Space: 4,200 SF @ \$1,000/mo
 Zoning: IP
 Year Built: 2025



Property Owner

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