

SIRIUS INDUSTRIAL PARK

3120 West Sirius Avenue, Las Vegas, NV 89102



Desert Inn Rd

Rigel Ave

Meade Ave

Sirius Ave

AVAILABLE
±5,000 SF

FLEX SPACE FOR LEASE



BUZZ HORDEN
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702.257.1300
CAMCRE.COM



PROPERTY FEATURES

- ±5,000 SF available
- Open warehouse with small office and restroom
- Grade level roll-up door
- Fire sprinklered
- M zoning (City of Las Vegas)

LOCATION HIGHLIGHTS

Positioned adjacent to the Area15 entertainment district with convenient access to the Las Vegas Strip, I-15, and the Resort Corridor.

INTRODUCTORY RATE



\$0.75 SQFT (NNN) Months 1-4
\$0.95 SQFT (NNN) Months 5-8
\$ 1.30 SQFT (NNN) Months 9-12
with \$0.07 annual increase thereafter

DEMOGRAPHICS WITHIN 5 MI



468,695
TOTAL POPULATION



417,335
DAYTIME POPULATION



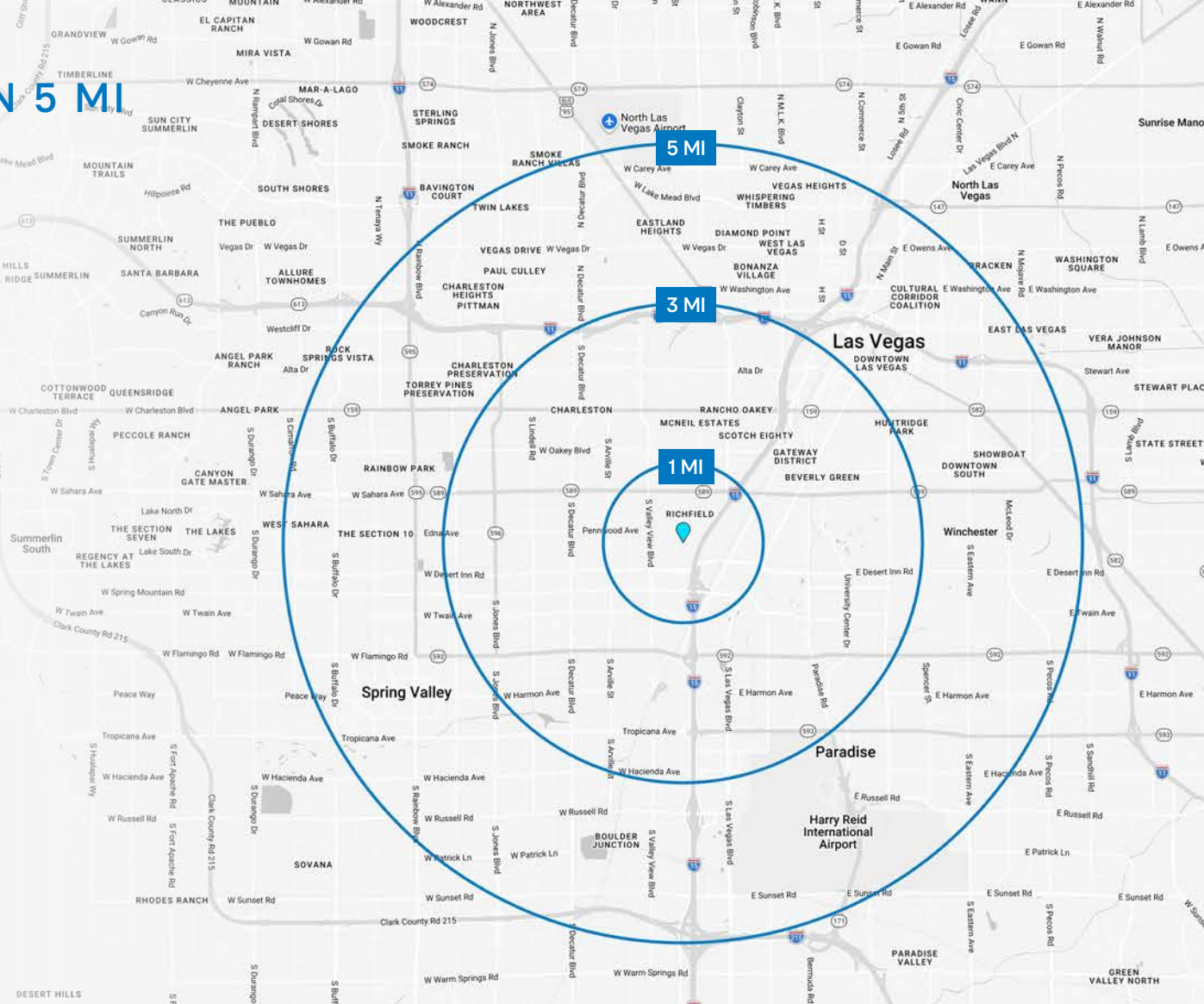
39.3
AVERAGE AGE



188,806
TOTAL HOUSEHOLDS



\$73,332
AVERAGE HH INCOME



FOR MORE INFORMATION, CONTACT



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