


Hacienda Business Park

4010-4090 W. Hacienda Avenue
Las Vegas, Nevada 89118




Property features:

- Southwest Las Vegas location
- Corporate image & appeal
- ±60,758 s.f. total on ±4.03 acres
- 4,375 s.f. available
- Grade level loading (12'x14' doors)
- ±18' warehouse clear height
- 120/208 volt, 3-phase power
- 4'x8' skylights/smoke hatches
- R-19 insulation under roof deck
- Evaporative cooling in warehouse
- Fully fire sprinklered
- 2.06:1000 parking ratio
- Zoned M-1 (Clark County)

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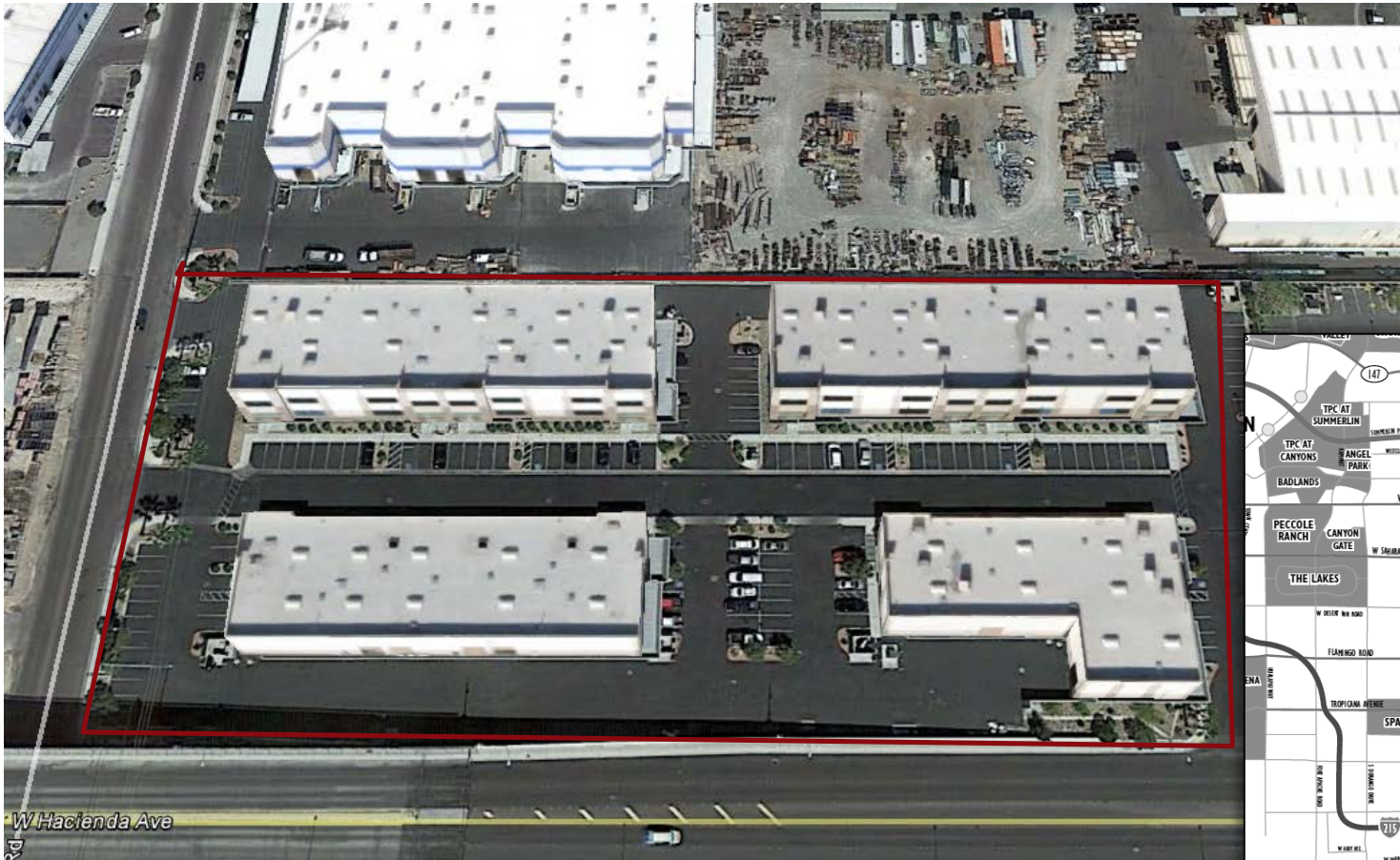
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302 East Carson Avenue, Suite 310
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For Lease



Contact information:


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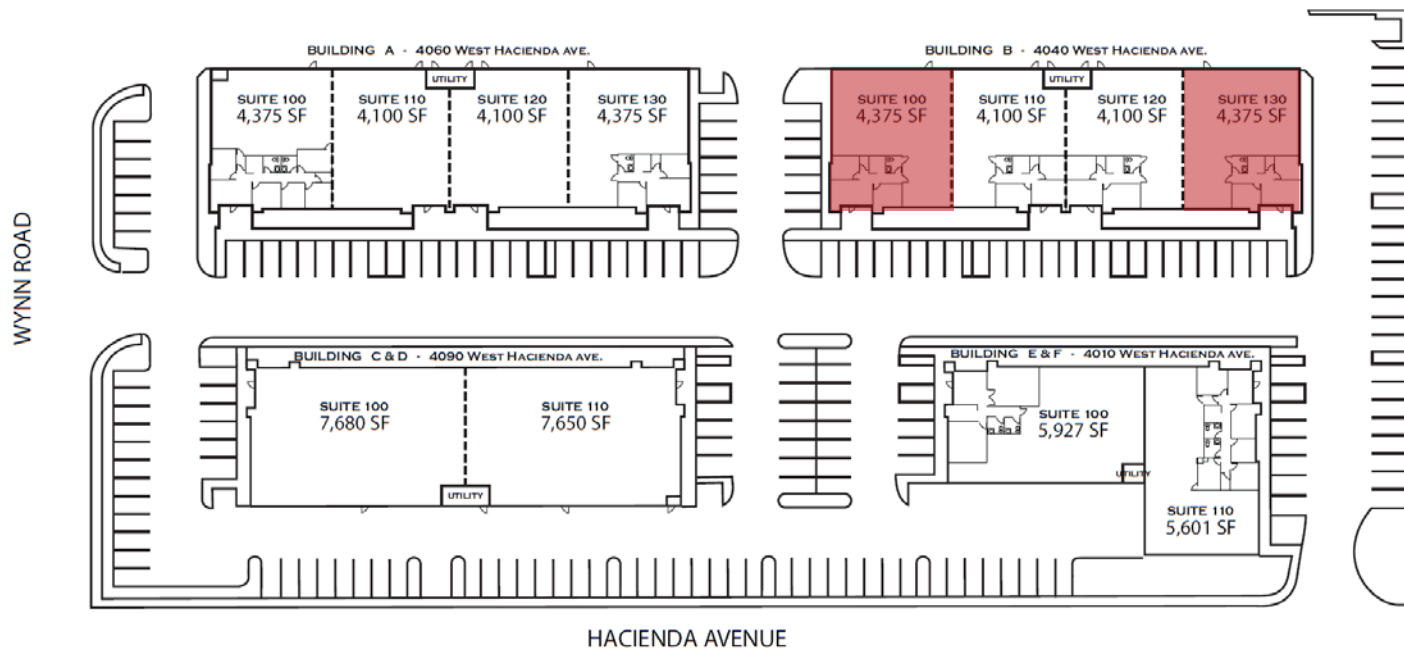
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 Available for lease



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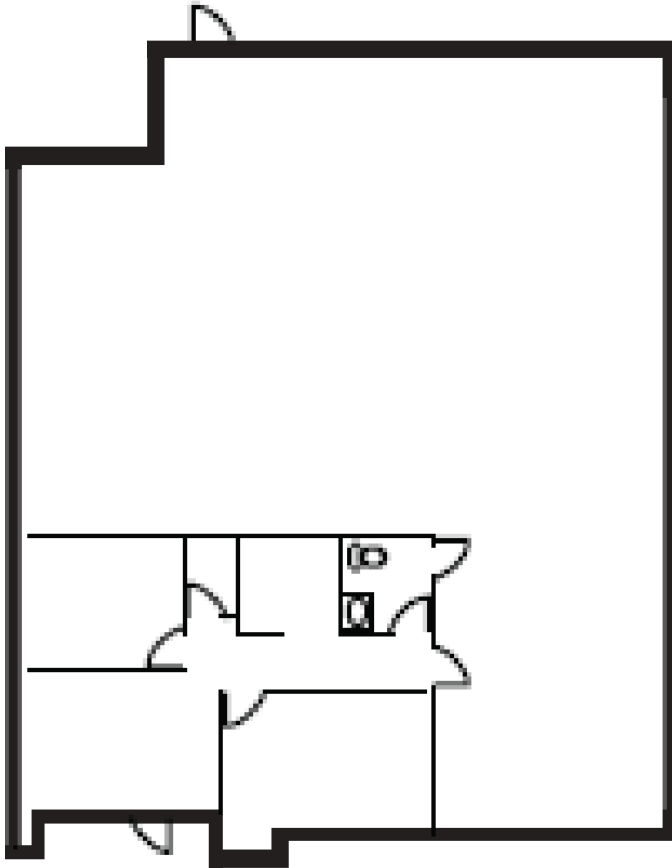


Suite	Total s.f.	Office s.f.	Warehouse s.f.	Ceiling height	Dock / Grade	Rate	Cam	Monthly
4040- 100	4,375	1,200	3,175	24'	0 / 2	\$0.65	\$0.19	\$3,675.00
4040- 130	4,375	1,200	3,175	24'	0 / 2	\$0.65	\$0.19	\$3,675.00

Hacienda Business Park

4010-4090 W. Hacienda Avenue
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For Lease




**4040 W. Hacienda Avenue
Suite 100**

4,375 total s.f.
1,200 s.f. office
3,175 s.f. warehouse
2 grade level loading door


\$0.65/s.f. NNN
\$0.19 CAM

\$3,675.00 per month

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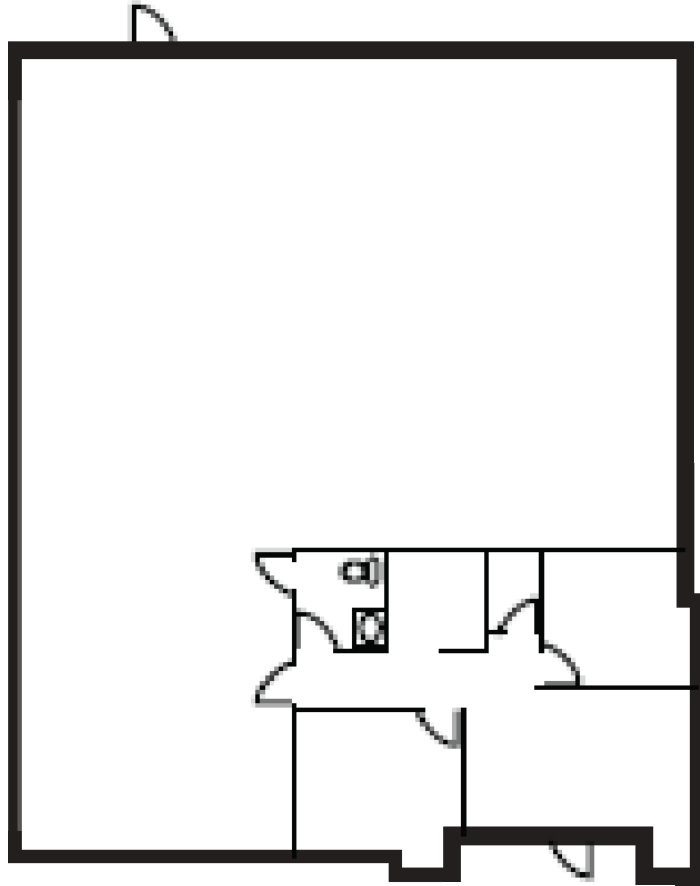
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Hacienda Business Park

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For Lease



**4040 W. Hacienda Avenue
Suite 130**


4,375 total s.f.
1,200 s.f. office
3,175 s.f. warehouse
Immediately available
2 grade level loading door


\$0.65/s.f. NNN
\$0.19 CAM

\$3,675.00 per month

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