



**Fenced, paved & lighted yard area**

# For sublease

4040 W. Russell Rd., Las Vegas, NV 89118  
±3,800 SF office/warehouse on ±1.91 Acre parcel



# Space Highlights

Available Size : ±3,800  
office/warehouse building on ±1.91  
acre parcel

Fenced, paved and lighted yard area

Drive In Door: One (12' x 14')

Available: April 2025



## Master Lease Expires

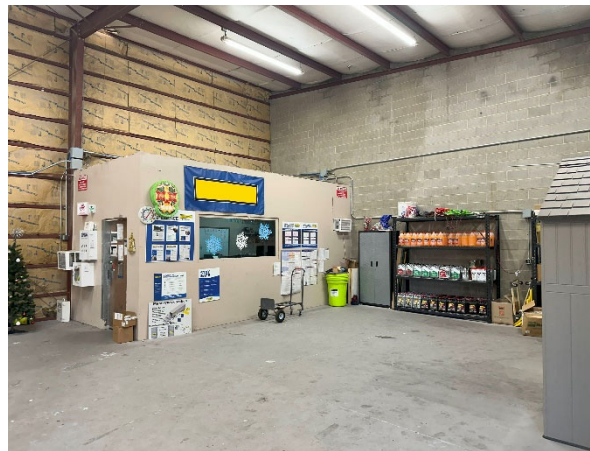
July 31, 2027



## Rate

\$25,000/month plus NNN

4040 W. Russell Rd., Las Vegas, NV 89118





# LOCATION AERIAL



HARRY REID INTERNATIONAL AIRPORT

LAS VEGAS BLVD.

WYNN RD.

SITE

RUSSELL RD.

APPROXIMATELY A 9 MINUTE DRIVE  
TO THE LAS VEGAS STRIP

6.5 MILES TO HARRY REID  
INTERNATIONAL AIRPORT

1.1 MILES TO  
ALLEGiant STADIUM





FOR MORE INFORMATION PLEASE CONTACT:

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