

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

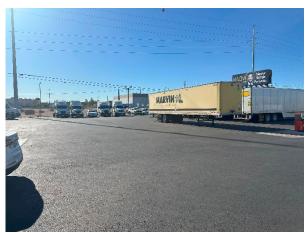


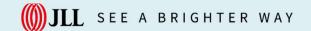




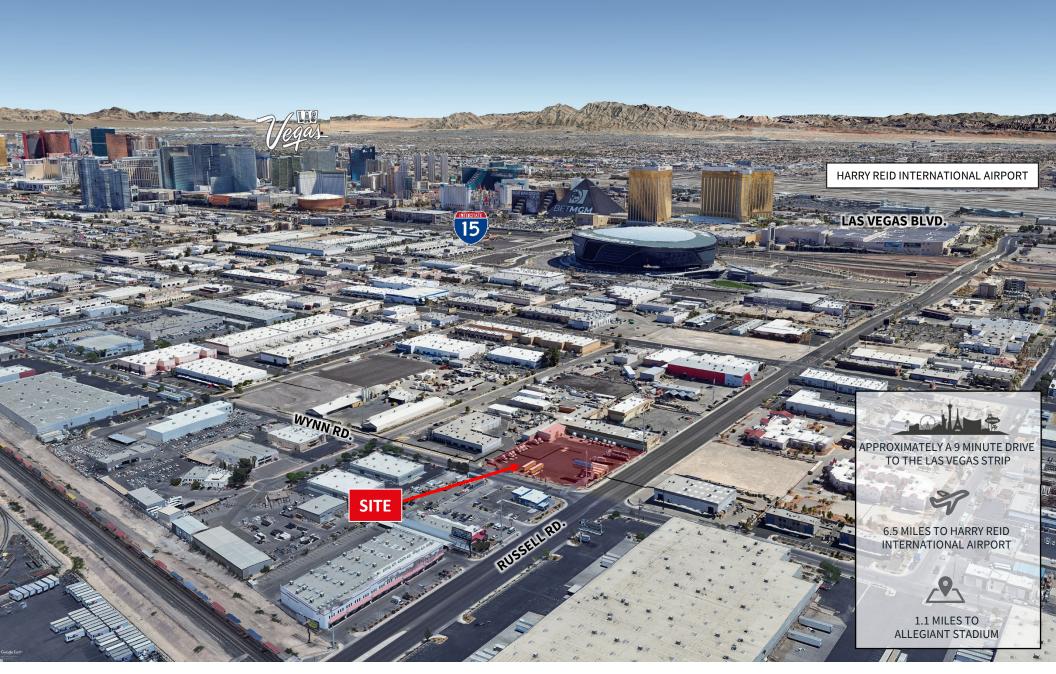






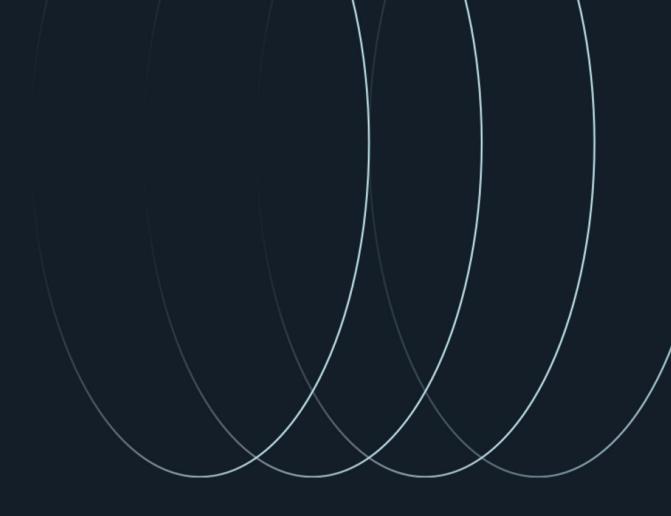


## LOCATION AERIAL









#### FOR MORE INFORMATION PLEASE CONTACT:

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