



RUSSELL ROAD DISTRIBUTION CENTER

33,430 SF FOR LEASE

OFFICE/WAREHOUSE/DISTRIBUTION

AVAILABLE FOR LEASE

4155 W. Russell Road, Suite A, Las Vegas, NV



BUILDING 2 FEATURES

Size: 33,430 SF Available

Office: ±6,638 SF

Parking: Ample

Clearance: 30' at First Column

Power: 300 Amps, 277/480 Volt, 3 Ph, 4 Wire
(Expandable)

Sprinklers: ESFR Fire System

Loading: 8 Dock High Loading Doors

1 Ramped Ground Level Door

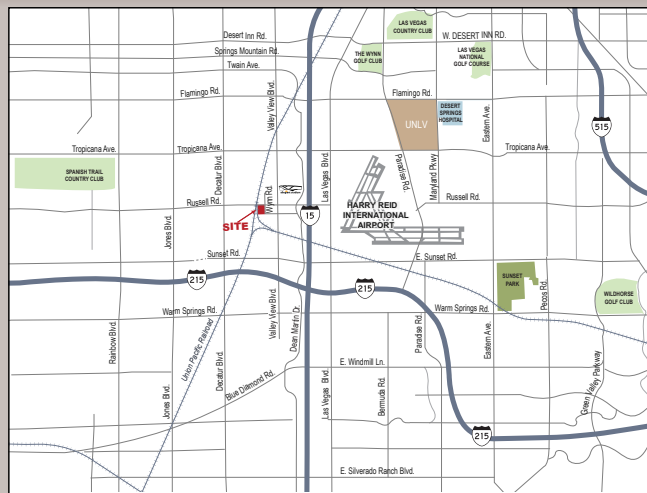
Other Amenities:

2% Skylights

6" Concrete Floor

60' Concrete Loading Apron

Generous Truck Turning Radius



LOCATION FEATURES

- Located in Southwest Las Vegas
- Immediate I-15 Freeway Access
- Close proximity to Allegiant Stadium, Las Vegas Boulevard ("The Strip"), convention facilities, and Harry Reid International Airport



R.E. License #0036596 (NV)
6795 S. Edmond Street, Suite 110
Las Vegas, NV 89118
www.majesticrealty.com

For more information, please contact:

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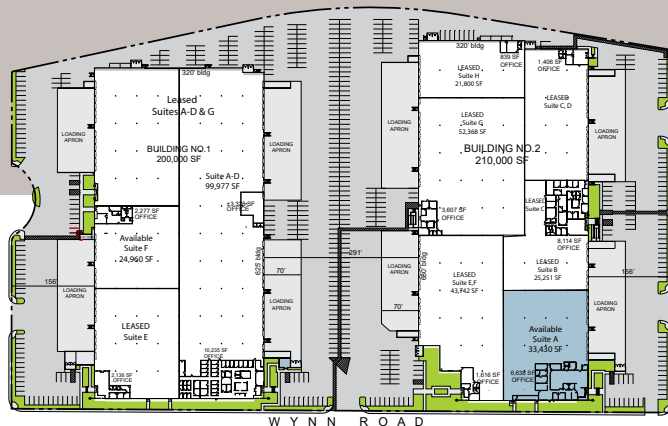
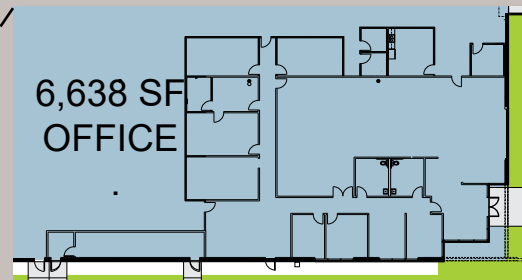
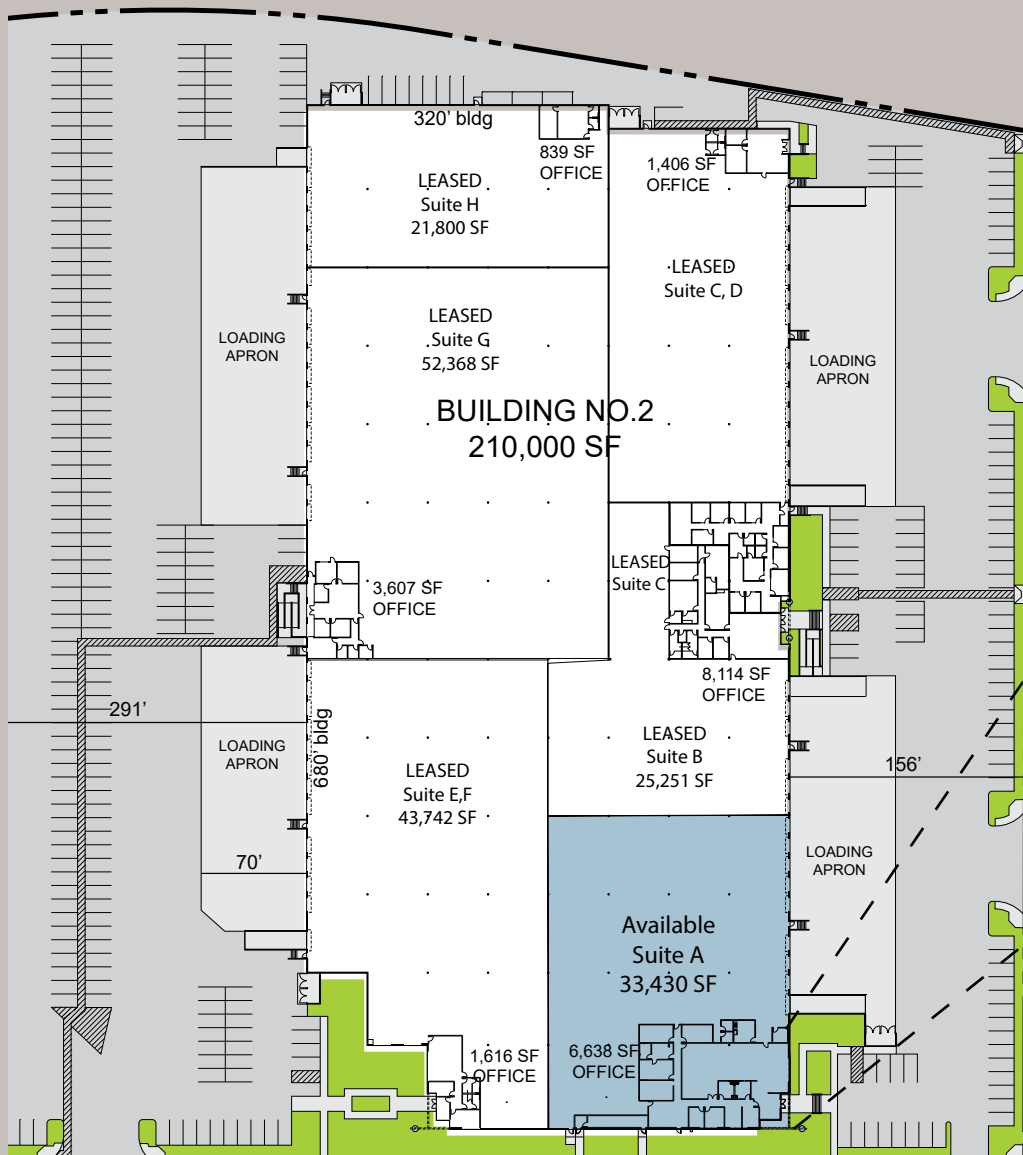
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