



7,867 SF± OFFICE/WAREHOUSE WITH 3 GRADE DOORS

FOR LEASE

BROOKHOLLOW BUSINESS PARK

7310-7340 SMOKE RANCH RD. | LAS VEGAS, NV 89128

Owned & Managed By:



REALCOMM ADVISORS
444 E. Warm Springs Road, Suite 120
Las Vegas, Nevada 89119
+702-515-1010
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NV-RE License S.0072999

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7310-7340 SMOKE RANCH RD. | LAS VEGAS, NV 89128

Owned & Managed By:

brookhollow

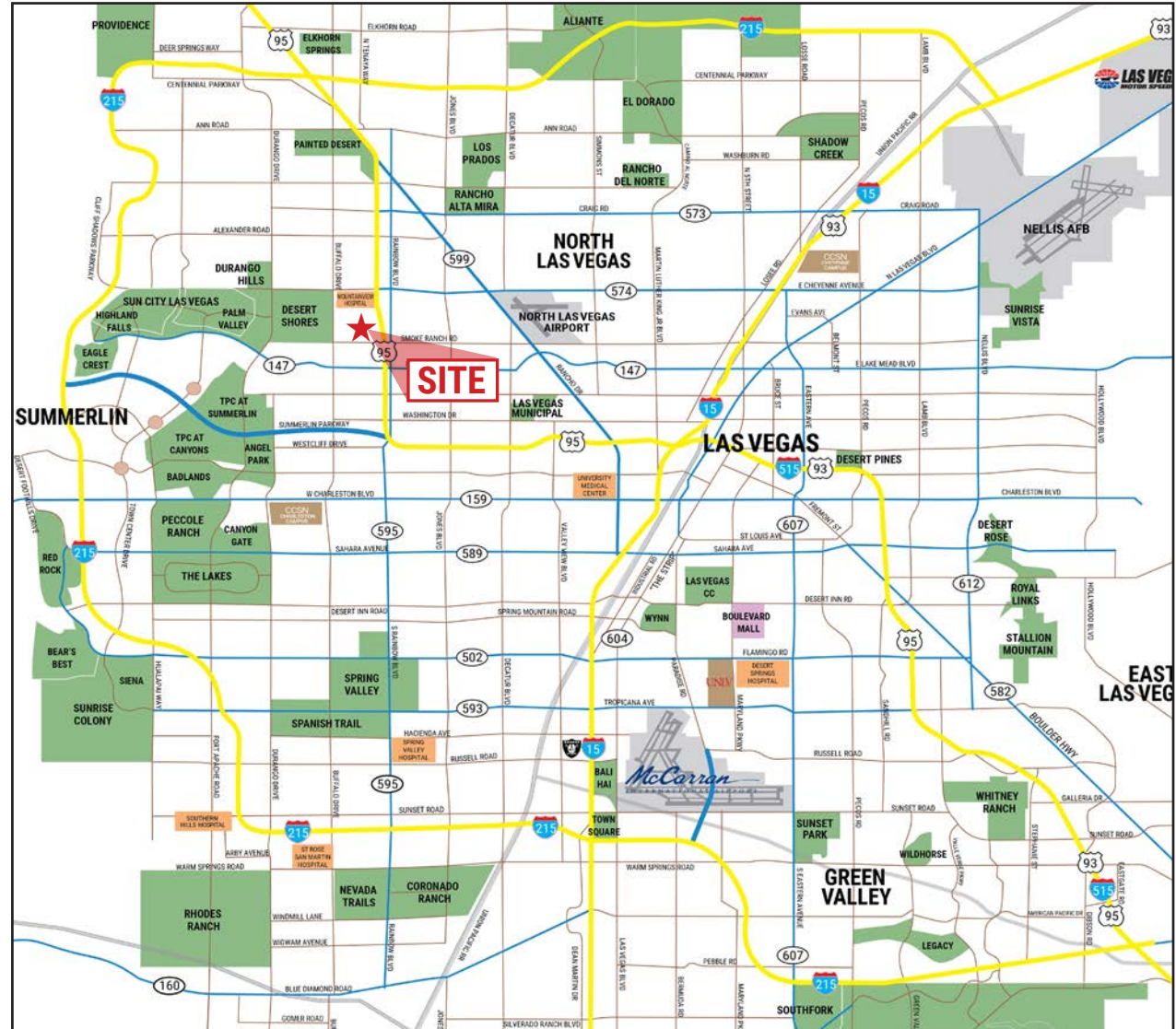
FOR LEASE

PROPERTY DETAILS

- Last office/warehouse suite available!
- Storefront Entries
- 20'± Clear Height
- 120/208 Volt and/or 277/480 Volt, 3-Phase
- Concrete Tilt-Up Construction
- Three 10'x12' Grade Level Loading Doors
- HVAC Offices and Evaporative Cooled Warehouses
- Just off US-95 and Lake Mead Blvd., in the Mountain View Medical District
- C-PB Zoning (City of Las Vegas)
- Lease Rate: **\$0.80/SF NNN**
- NNN Fee: **\$0.28/SF**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	20,817	194,692	418,963
EST. AVERAGE HH INCOME	\$61,727	\$70,196	\$75,900

Information is subject to change at any time. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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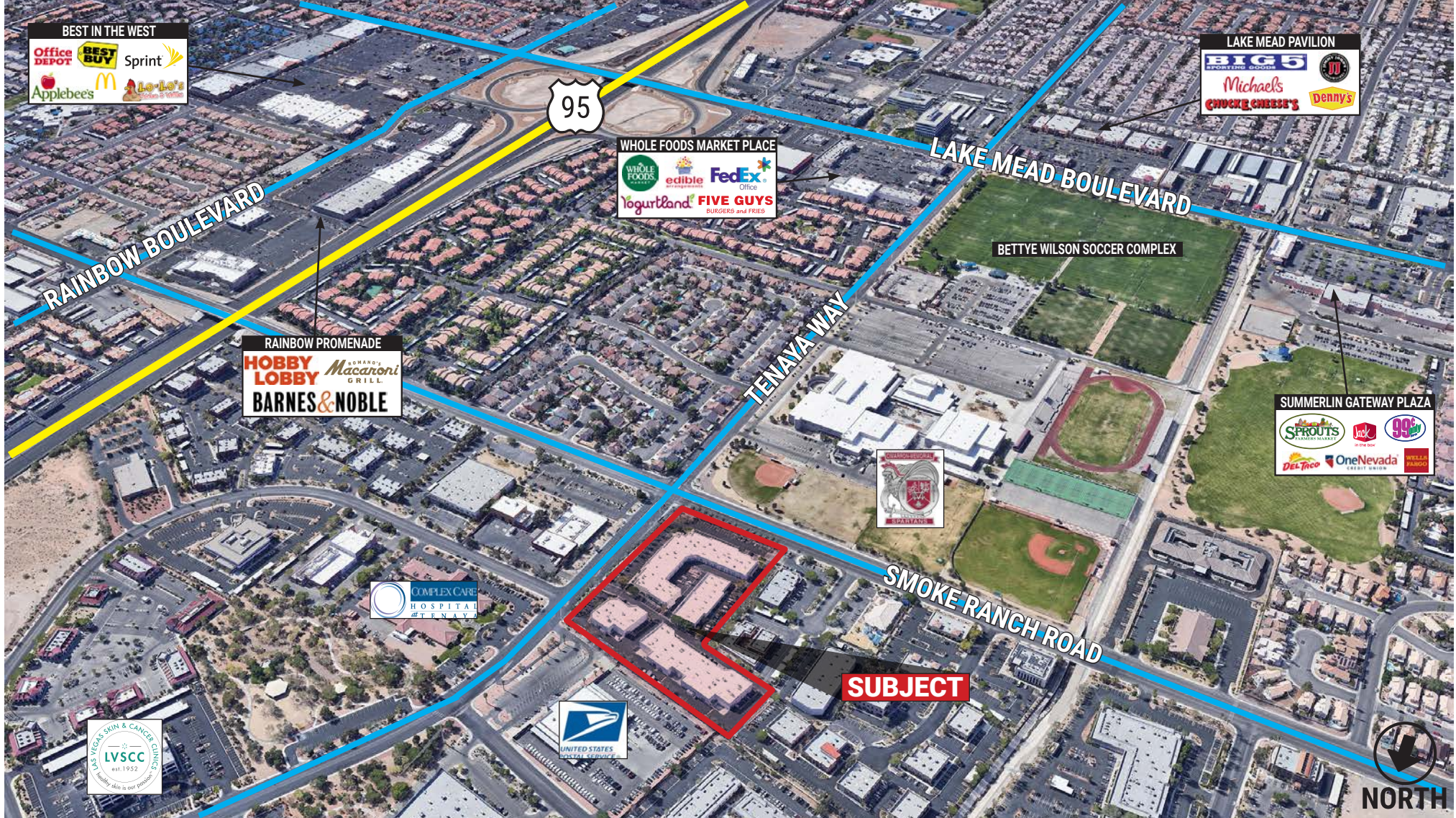
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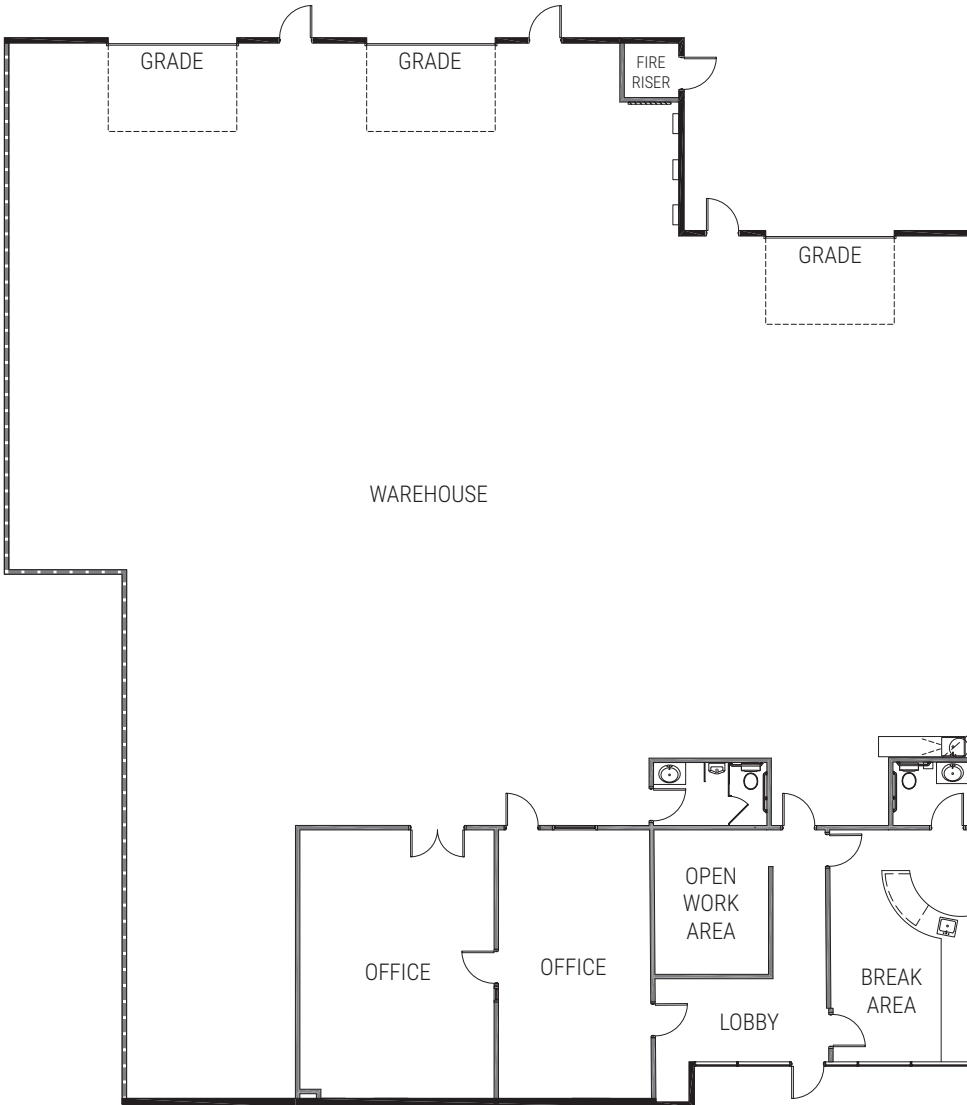
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3 (10'x12) Grade Level Doors
 125 Amps, 120/208 Volt &
 200 Amps, 277/480 Volt,
 3-Phase Power
 20'± Clear Height

7340 SMOKE RANCH RD. (BLDG. "D")

STE. D ±7,867 SF

(1,573 SF± OFFICE | 6,294 SF± WAREHOUSE)

BASE RENT: \$0.80/SF/MO. NNN FEES: \$0.28/SF/MO.

TOTAL MONTHLY RENT: \$8,496

BLDG "A"
7310



NORTH

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