

FOR LEASE

SILVERADO BUSINESS PARK

4114-4216 N. Pecos Road, Las Vegas, NV 89115

Voit

REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

- Attractive storefronts
- Turn-key office build-outs
- Dock high & grade level loading
- ESFR sprinkler system
- Natural gas available
- 200A, 277/480V, 3-phase power
- Lease Rate \$0.45/SF NNN
- CAM \$0.18/SF (inc. HVAC maintenance)
- Clear height ±24'
- Zoning M-1 (North Las Vegas)
- Parking 2:1000



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AVAILABLE UNITS

Unit	Total SF	Office	Rate/SF	NNN/SF	Total/Mo.
4168-103	7,255	±10%	\$0.45	\$0.18	\$4,571
4216-108	5,796	±10%	\$0.45	\$0.18	\$3,651

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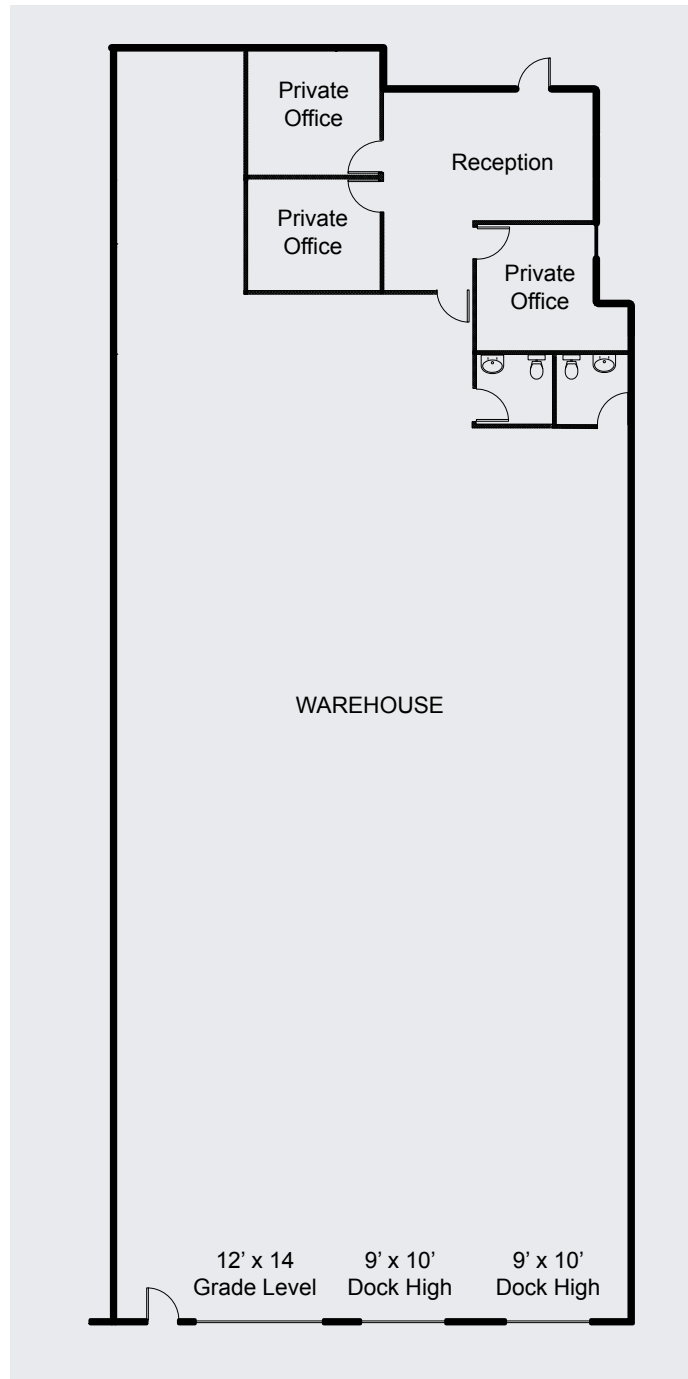
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4216 N. Pecos Rd.
Suite 108
5,796 SF

Features:

- 5,796 SF total
- 3 private offices
- 2 restrooms
- 1 grade level door (12' x 14')
- 2 dock high doors (9' x 10')
- 200A, 277/480V, 3-phase power
- 24' clear height



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