

WestOne Business Center - Building 4

3350 W. Ali Baba Lane, Suite E-F | Las Vegas, NV 89118



±10,400 SF Industrial Space
Asking Lease Rate: \$0.85 PSF

West One Business Center is located in the desirable Southwest Submarket on the corner of Valley View Boulevard and Ali Baba Lane just South of Tropicana Avenue. Located within close proximity to the I-15 and I-215, minutes from McCarran International Airport and the Las Vegas Strip.

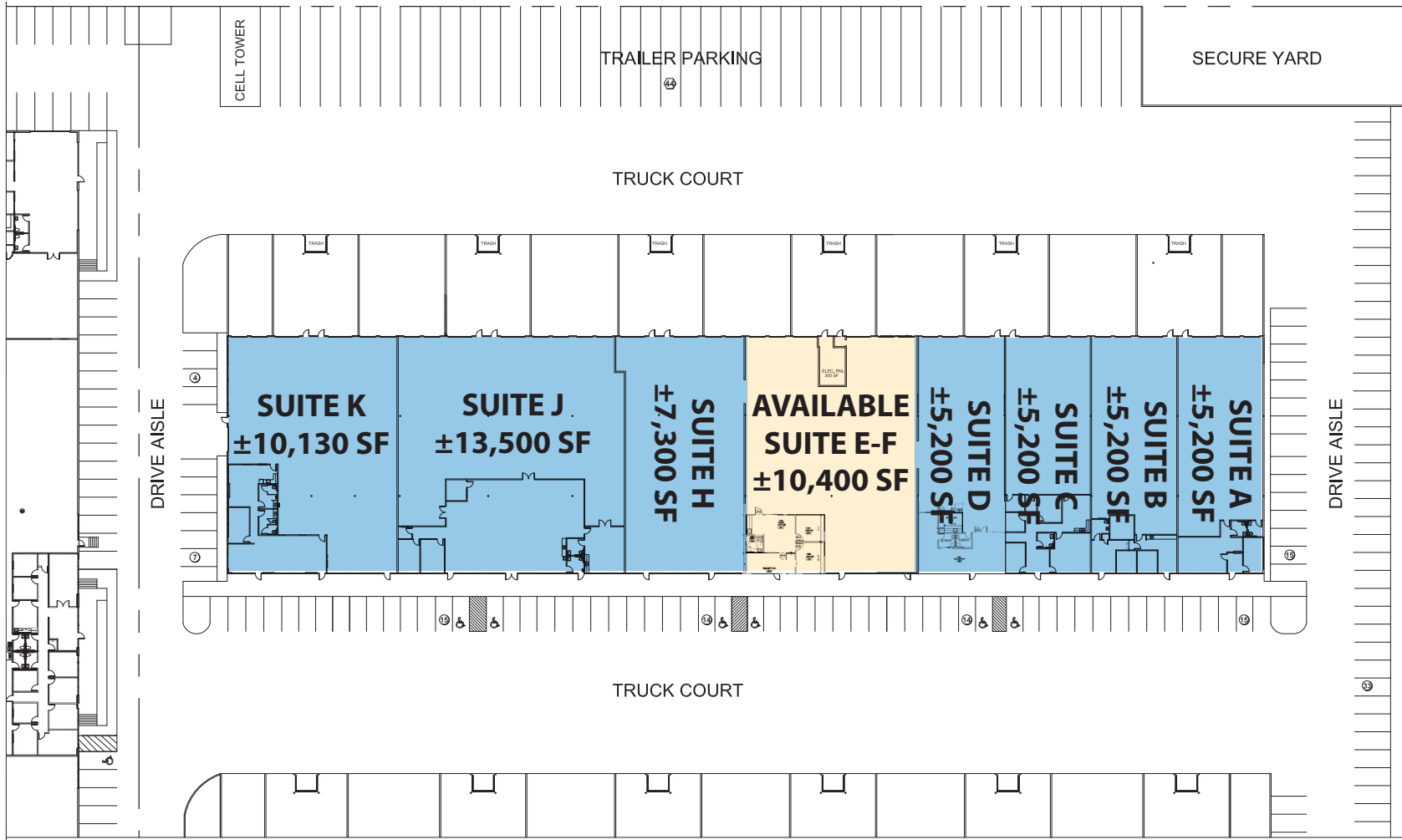
Property Highlights

- ±852 SF of Existing Office Space
- Four (4) Dock High Loading Doors
- Two (2) Drive-In Doors
- Fire Sprinkler System (0.28 gpm/2,000 sf)
- 20' Minimum Clear Height
- Rear Loading
- 200 Amps, 277/480 Volts, 3-Phase Power
- Skylights
- Near an abundance of restaurants, service amenities and industrial owner/users and manufacturing/distribution facilities.

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