

**FOR LEASE**

# Wynn Road Business Center

5475 Wynn Road, Las Vegas, NV 89118

**ONE SUITE REMAINING!**



## Property Highlights

- ±25,031 SF office/warehouse unit
- ±127,617 SF distribution building on ±6.22 acres
- 24' clear height
- 277/480 volt 3-phase power
- Dock and grade level loading
- .45/3,000 SF sprinkler density
- Skylights, high bay lighting, & evaporative cooling
- 120' truck court
- 60' concrete aprons
- Southwest Submarket near Strip & McCarran Airport
- I-15 access via Russell Road
- Zoned M-1 (Clark County)
- \$0.52/SF NNN
- \$0.10/SF CAM

**Jennifer Levine**

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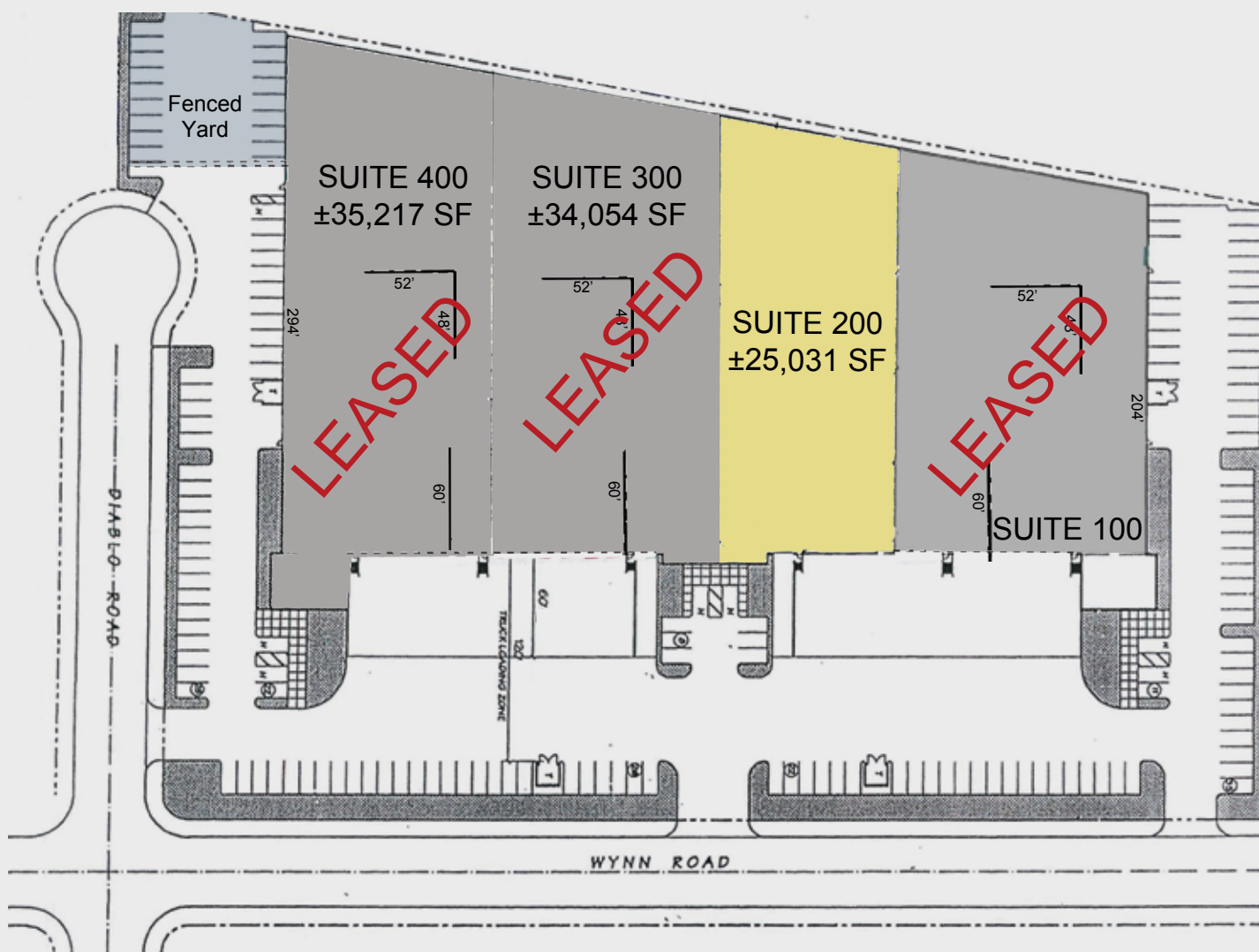
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Suite	Total SF	Office SF	Clear Height	9'x10' Docks	12'x14' Grades	277/480v 3-Phase	NNN/SF/MO	\$/SF/MO
200	25,031	1,696	24'	4	1	200 Amps	\$0.10	\$0.52



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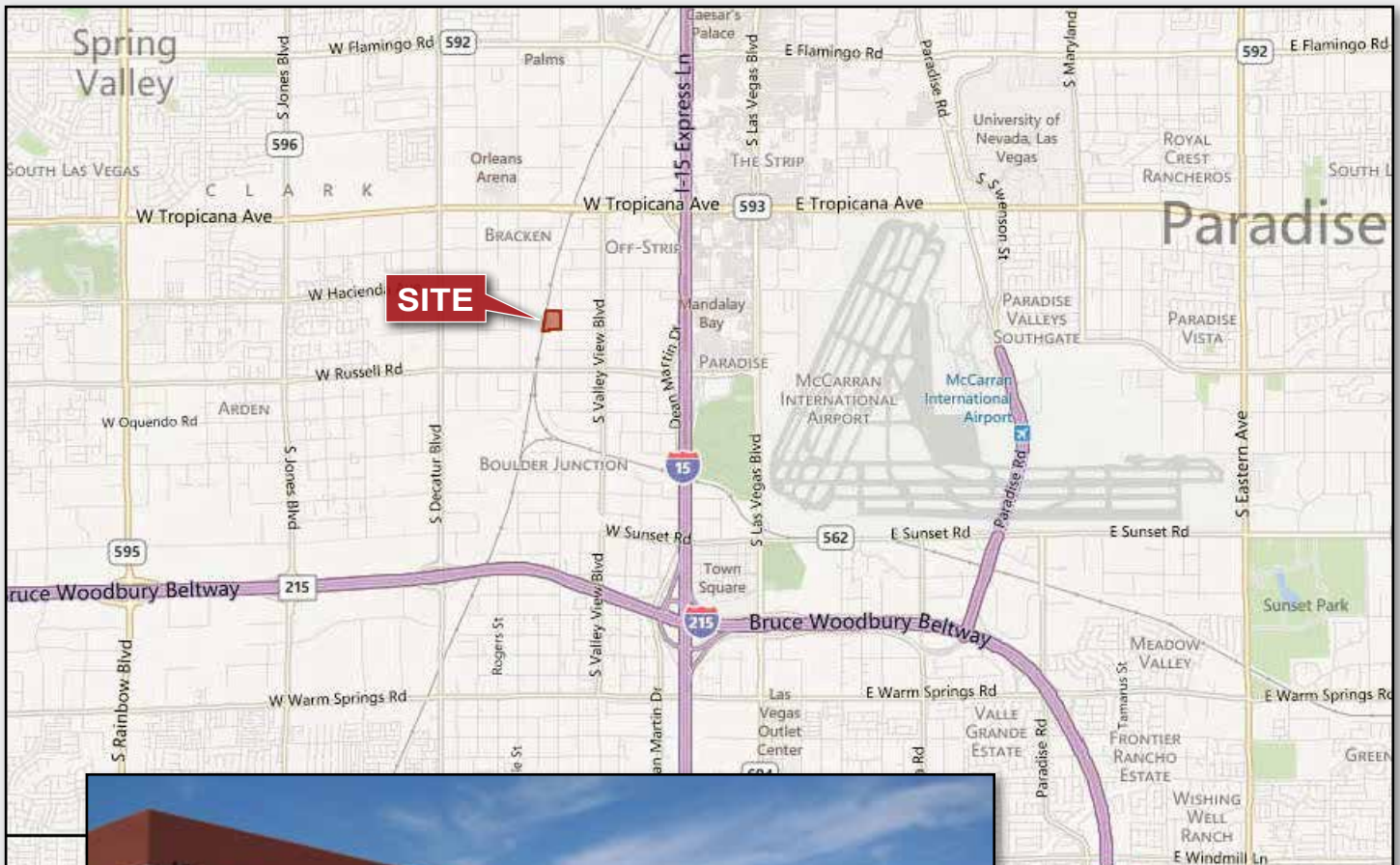
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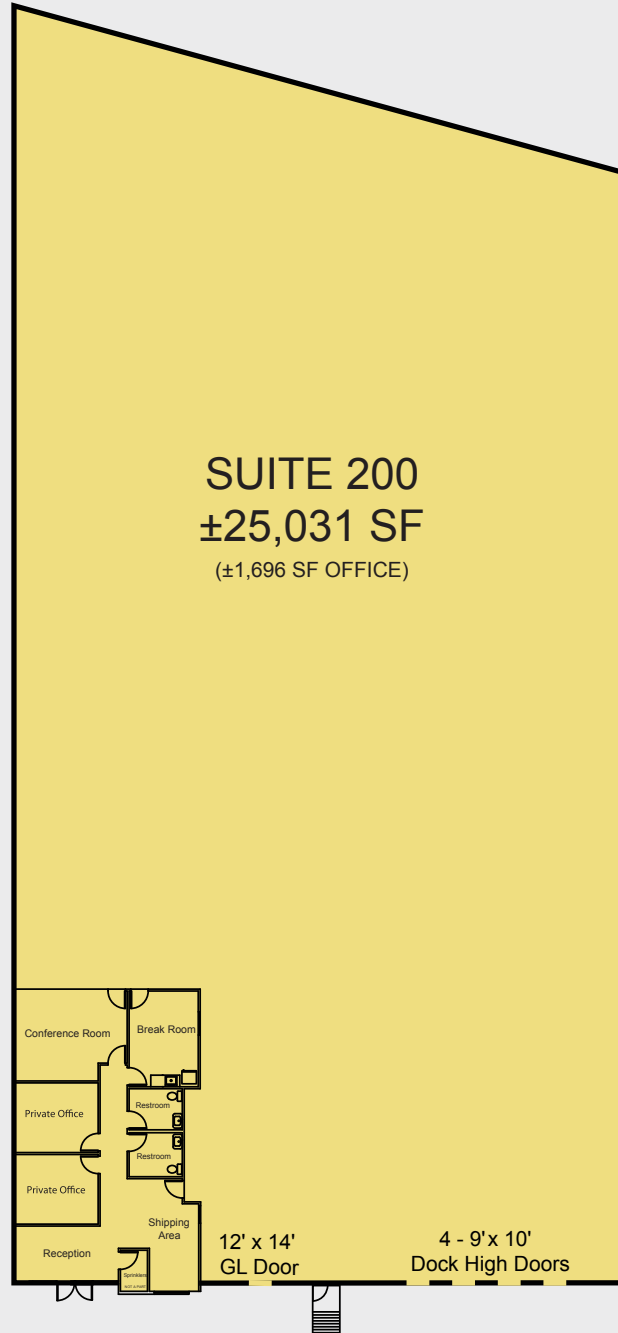
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