

2475 CHANDLER AVE.

SMALL FLEX SPACE AVAILABLE FOR LEASE WITH HVAC WAREHOUSES

**LEASE RATE: \$1.40/SF with \$0.21 CAM/NNN FEES
ZONED M-1 • LAS VEGAS, NV 89120**



PROPERTY DESCRIPTION

Wow! What a location! Conveniently located on the SE corner of Sunset Road and Eastern Avenue just East of McCarran Airport, The Las Vegas Strip, shoppes, restaurants and everything Las Vegas has to offer! Very versatile spaces and Landlord can give you space from 1,000 square feet all the way to 14,000 square feet. Spaces have 10x10 grade level roll-up doors, 12' ceiling height, small offices, HVAC warehouses, swamp cooled warehouses, new flooring, new paint and ready for your business! These WILL NOT LAST!!

HVAC WAREHOUSE/OFFICES AVAILABLE FOR LEASE NOW

**2475 CHANDLER AVENUE
1,000 - 14,000 SQUARE FEET
10' Grade Level roll up door & 12' Ceiling Height**

FOR MORE INFORMATION CONTACT:

MATT FEUSTEL | Broker / Owner

(702) 480-2403 | matt@areicommercial.com | NV Lic # B.0145204

4955 S Durango Dr, Ste 214 • Las Vegas, NV 89113

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.





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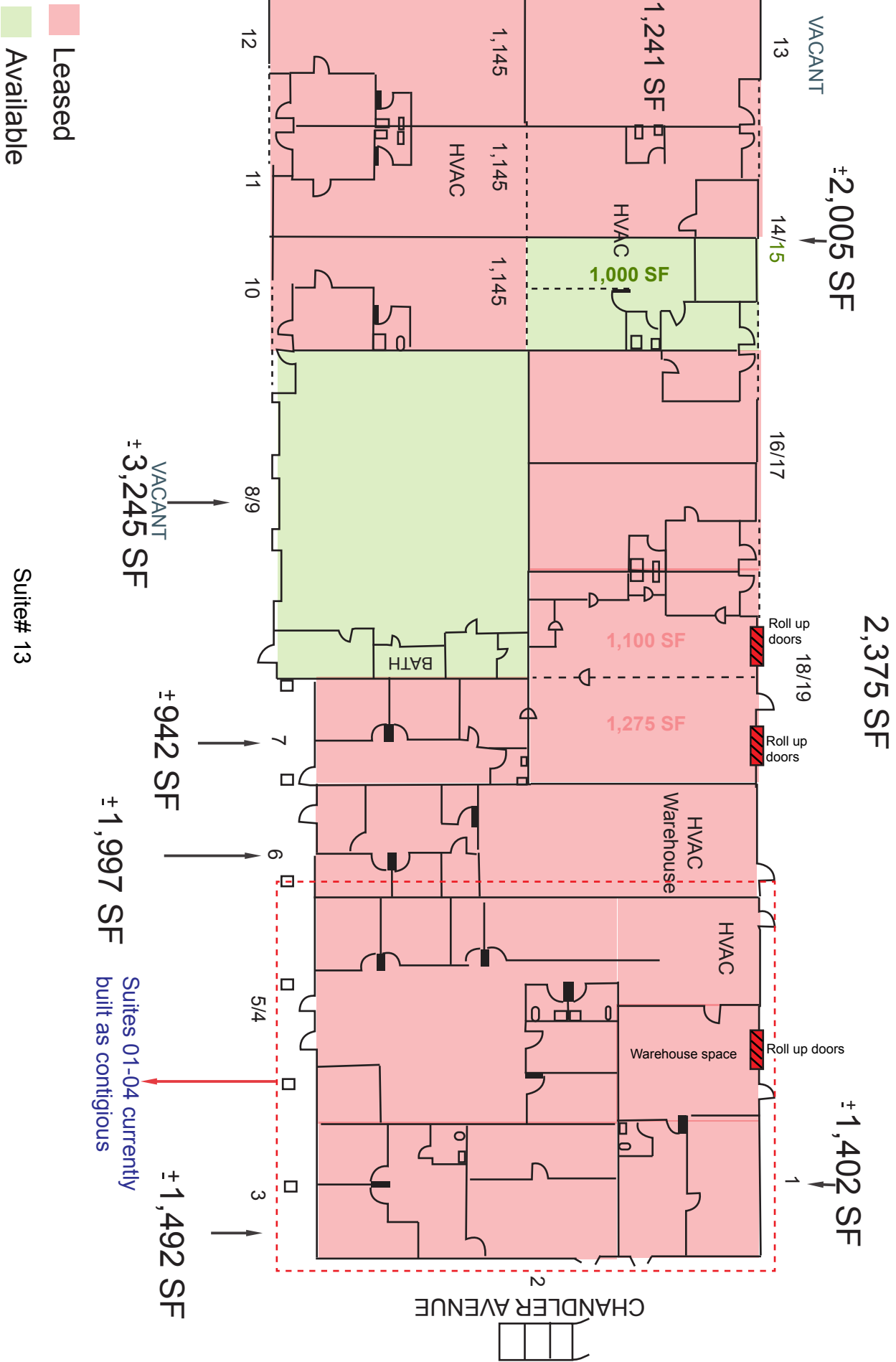
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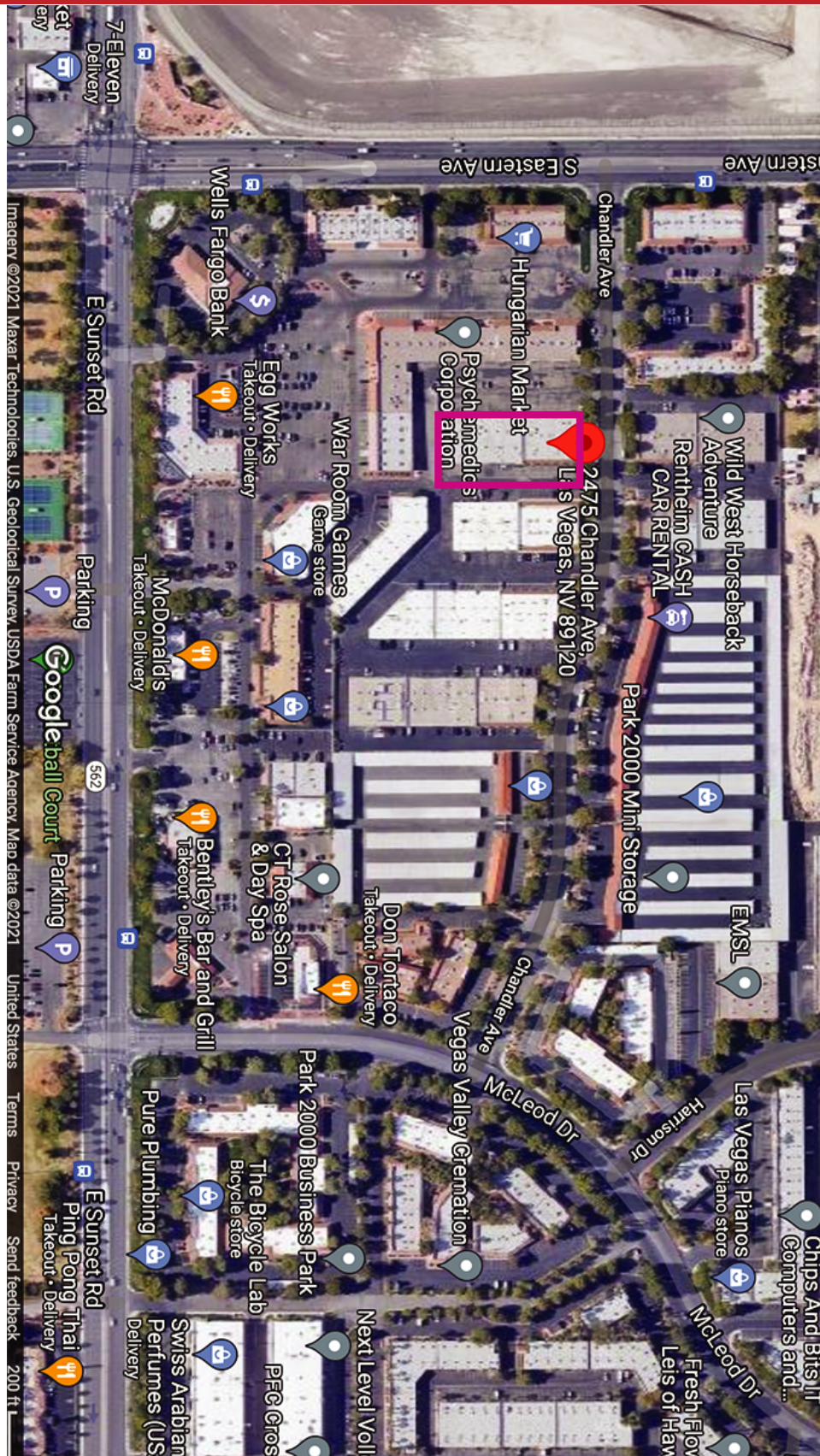
American Real Estate Investments
COMMERCIAL



DETAILED FLOORPLAN



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