

2407 HIGHLAND DR LAS VEGAS, NV 89102

**Stand alone
Near the Strip
and Airport**



**LEASE RATE: \$5000 MONTH MODIFIED GROSS (NO CAM)
ZONED M-1 • LAS VEGAS, NV 89102**

PROPERTY DESCRIPTION

This stand alone offers great visibility on Highland Drive and is conveniently positioned near both the Strip and the airport. The property includes a secure yard with a privacy screen, a single restroom, and an office space measuring 10x10. The warehouse is fitted with evaporative cooling and features two ground-level roll-up doors. Set on a 0.2-acre lot, the facility includes dedicated monument signage as well. The asphalt has recently been treated with a slurry coat for added maintenance. The monthly rent is priced at \$5,000 on a modified gross lease.

PROPERTY HIGHLIGHTS

- Built 1964
- 2,800 SF
- Dedicated monument signage
- Highland frontage
- Privacy screen on fenced lot
- 15' Clear height
- 2 ground-level roll-up doors
- \$5,000 monthly Modified Gross

FOR MORE INFORMATION CONTACT:

Location! Location! Location!

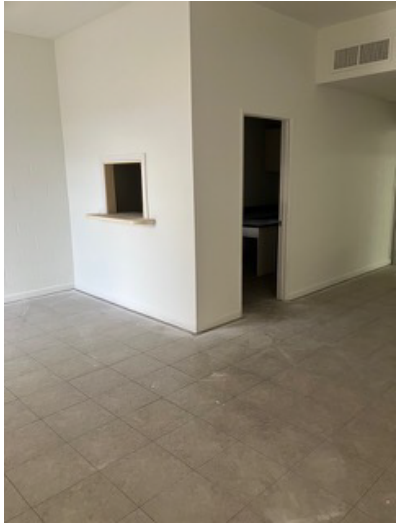
MATT FEUSTEL | Broker / Owner

(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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NORTH



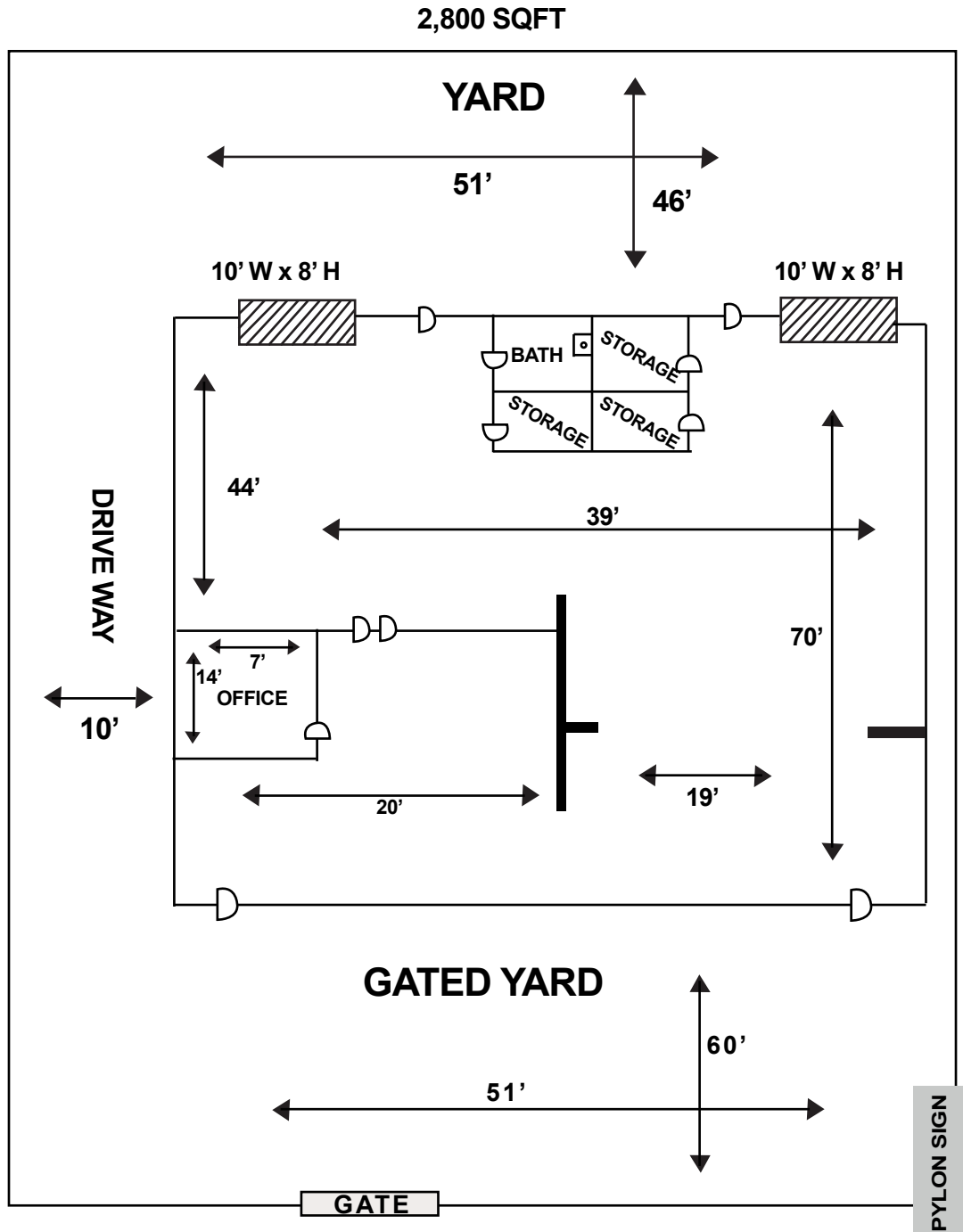
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HIGHLAND AVE

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