



**CUSHMAN &
WAKEFIELD**
Commerce

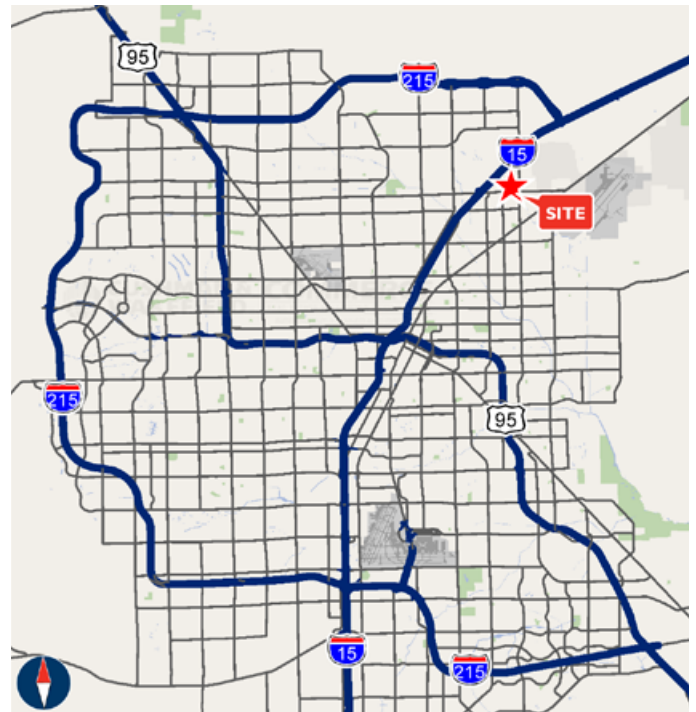
FOR LEASE

4420 ANDREWS ST
NORTH LAS VEGAS, NV 89031



PROPERTY HIGHLIGHTS

- Located near East Craig Road and the I-15 freeway on Andrews Street
- ±62,155 SF building on 3.24 AC
- M-2 zoning
- One (1) ±11,250 SF unit left for lease in unit B
- ±10,750 SF warehouse features:
 - 21' clear height
 - ESFR sprinklers
 - 277/480v 3 phase power
 - Two (2) 9' x 10' dock high doors
- ±500 SF office space
- Parking ratio: 1.5:1,000
- Asking \$0.42/SF NNN
- CAMs: \$0.077/SF
- Total monthly ±\$5,591



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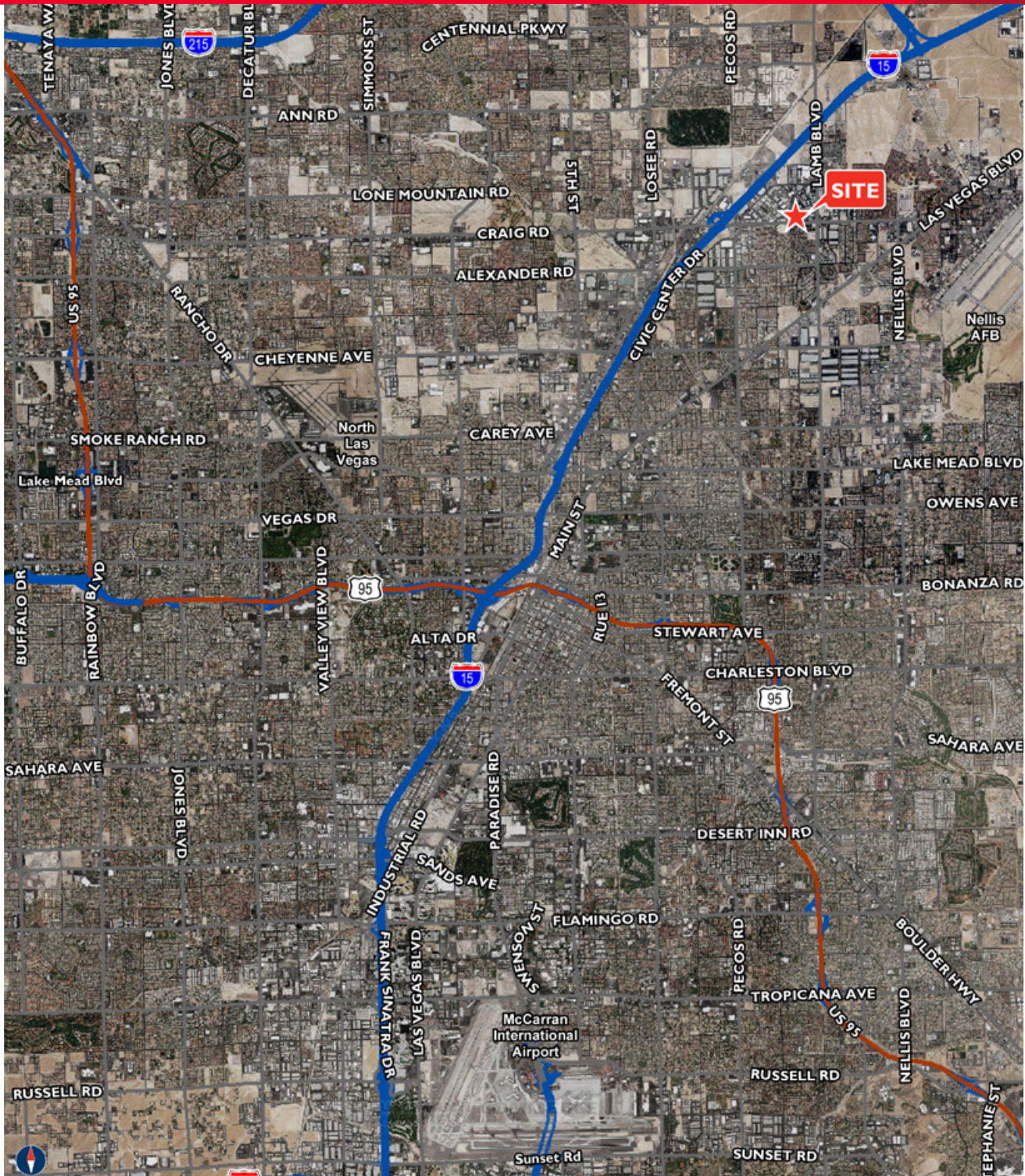
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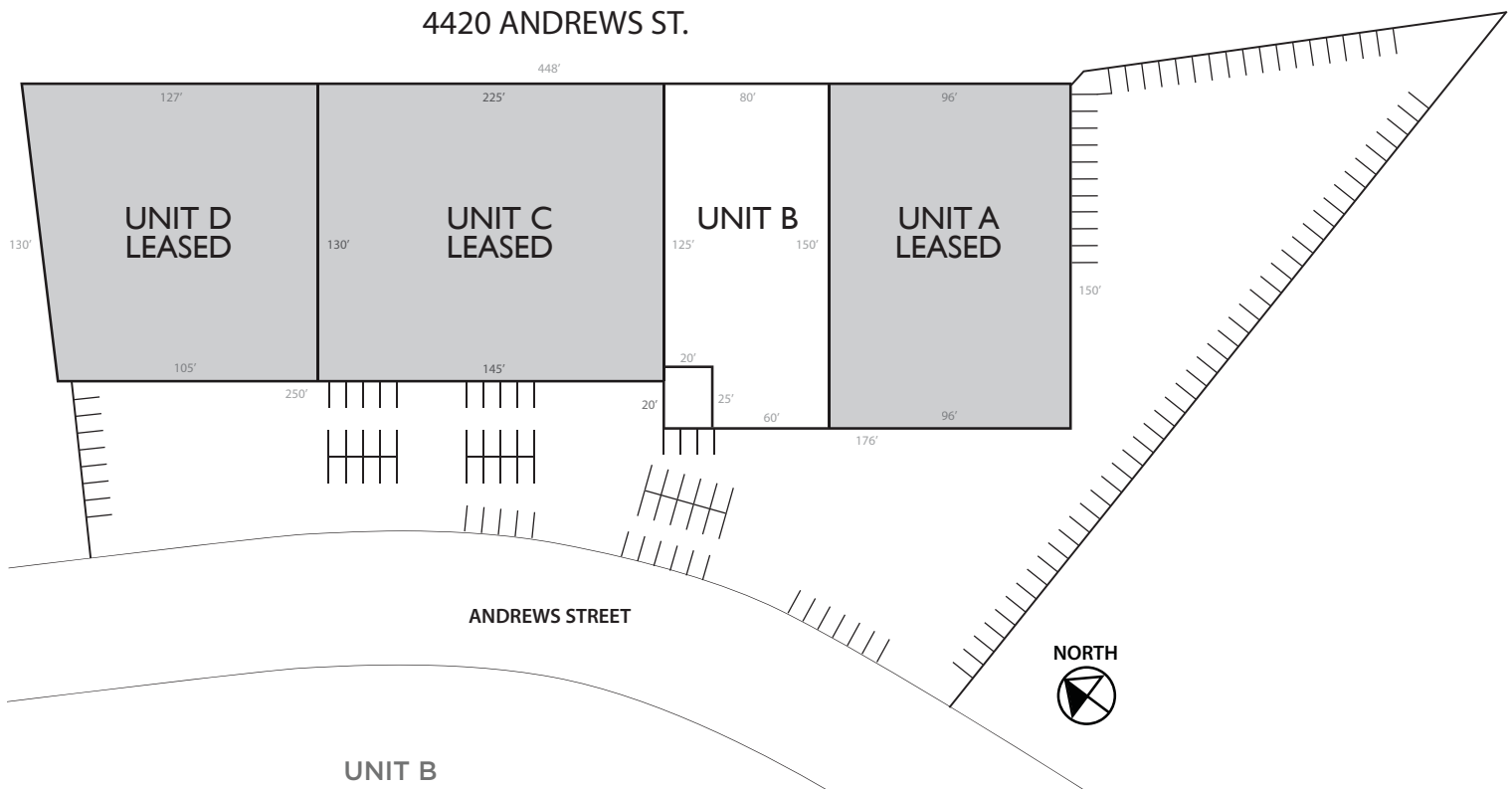
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UNIT B

- ±11,250 SF
- 500 SF office
- Two (2) 9' x 10' dock doors
- 277/480v 3 phase power

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