



**CUSHMAN &
WAKEFIELD**
Commerce

FOR LEASE

CAMERON NEVSO COMMERCE CENTER

4625 W NEVSO DR | LAS VEGAS, NV 89103



PROPERTY FEATURES

4625 Nevso Dr is a 16,926 SF square foot flex/industrial single story multi-tenant flex building. The property is located on the hard corner of Nevso Drive and Cameron Street. It is minutes from the I-15, McCarran Airport and two miles from the Las Vegas Strip.

The property is zoned light manufacturing (M-1), making it ideal for distribution, showroom, office and many other uses. Available spaces have 60/40 warehouse to office ratio. 12' high grade roll ups and swamp coolers in the warehouse. All spaces are broom clean and move in ready. Stable aggressive ownership considering all deals.

- ±3,774 - 7,674 SF
- 12 ft high grade roll-up doors
- 100% HVAC
- \$0.85 PSF Modified Gross
- Stable ownership
- Move-in ready
- Central location
- Parking ratio: 3:1,000 SF
- 60/40 warehouse to office
- Aggressive owners
- Jurisdiction - CC Paradise 89103

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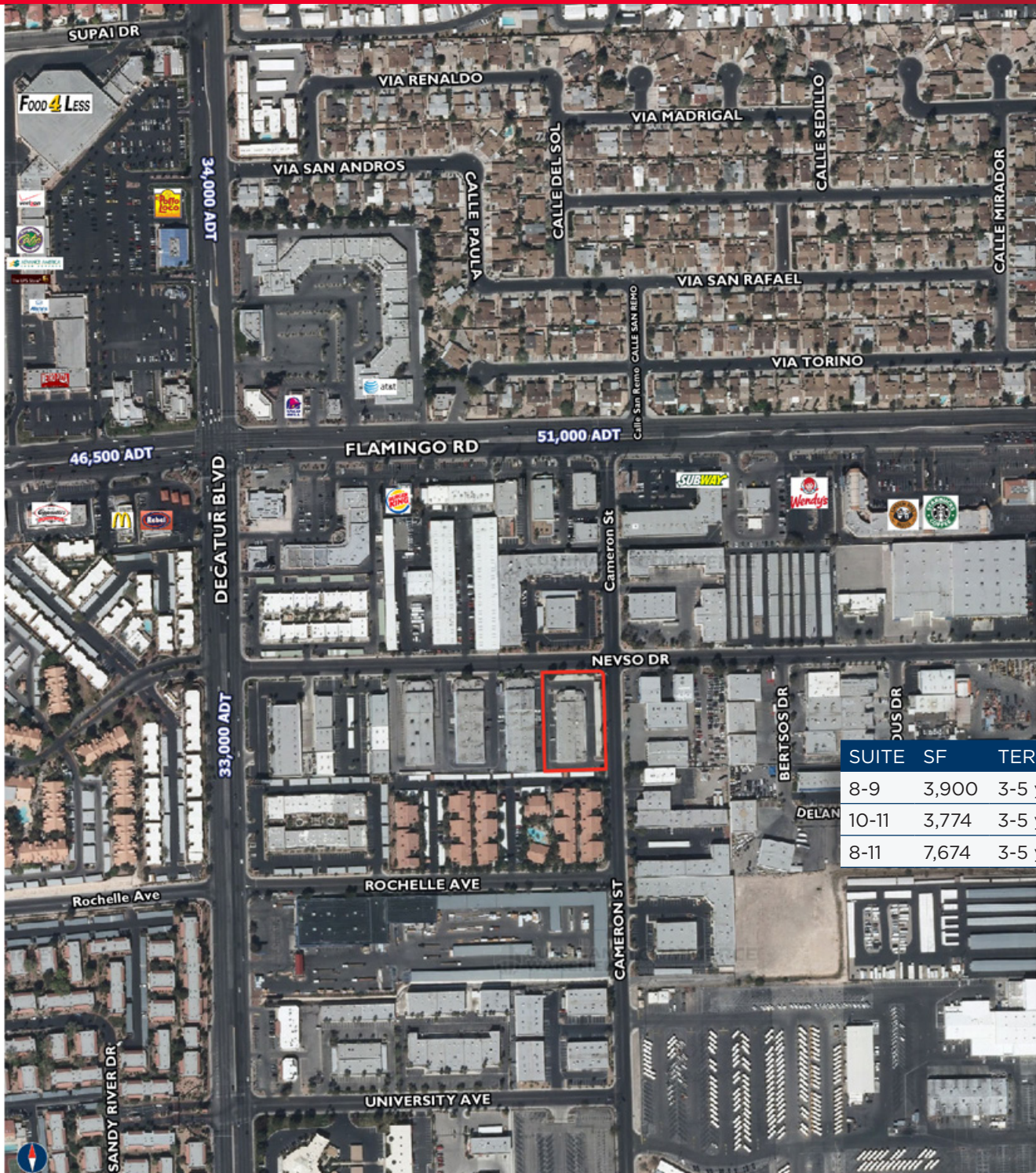


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SUITE	SF	TERM
8-9	3,900	3-5 yrs
10-11	3,774	3-5 yrs
8-11	7,674	3-5 yrs

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