



FOR LEASE

955 Grier Drive

Suite B & C / Las Vegas, NV 89119

HARD TO FIND MID-BAY OFFICE WAREHOUSE

±10,428 - ±25,308 SF
IN THE AIRPORT SUBMARKET



WHERE BUSINESSES TAKE FLIGHT!

PROPERTY FEATURES

ALL OFFERS WILL BE CONSIDERED

- Total available ±25,308 SF
- Divisibility options:
 - Suite B - ±10,428 SF
 - ±1,940 SF office
 - ±8,488 SF warehouse
 - Suite C - ±14,880 SF
 - ±7,534 SF office
 - ±7,346 SF warehouse
- One block south of Sunset Rd, on SWC of Grier and Paradise in Hughes Airport Center
- Reception area
- Private offices
- 4 Restrooms
- Open bullpen area & conference room
- Showroom area
- Breakroom & server room
- Clearance height 22' and parts cage
- 3 Oversized Grade Level Doors (14' x 16')
- Offices reconfigured to suit
- HVAC offices; swamp-cooled warehouse
- Lease terms: 3-5 years
- **Lease rate: \$0.79 PSF (NNN)**
- **CAMs \$0.17/SF/MO**

Travis Noack
+1 702 688 6870
tnoack@comre.com

Warren Noack
+1 702 688 6869
wnoack@comre.com

Kimberly Noack-Summers
+1 702 688 6924
ksummers@comre.com

6725 Via Austi Pkwy.,
Suite 275
Las Vegas, NV 89119
Main +1 702 796 7900
Fax +1 702 796 7920
comre.com



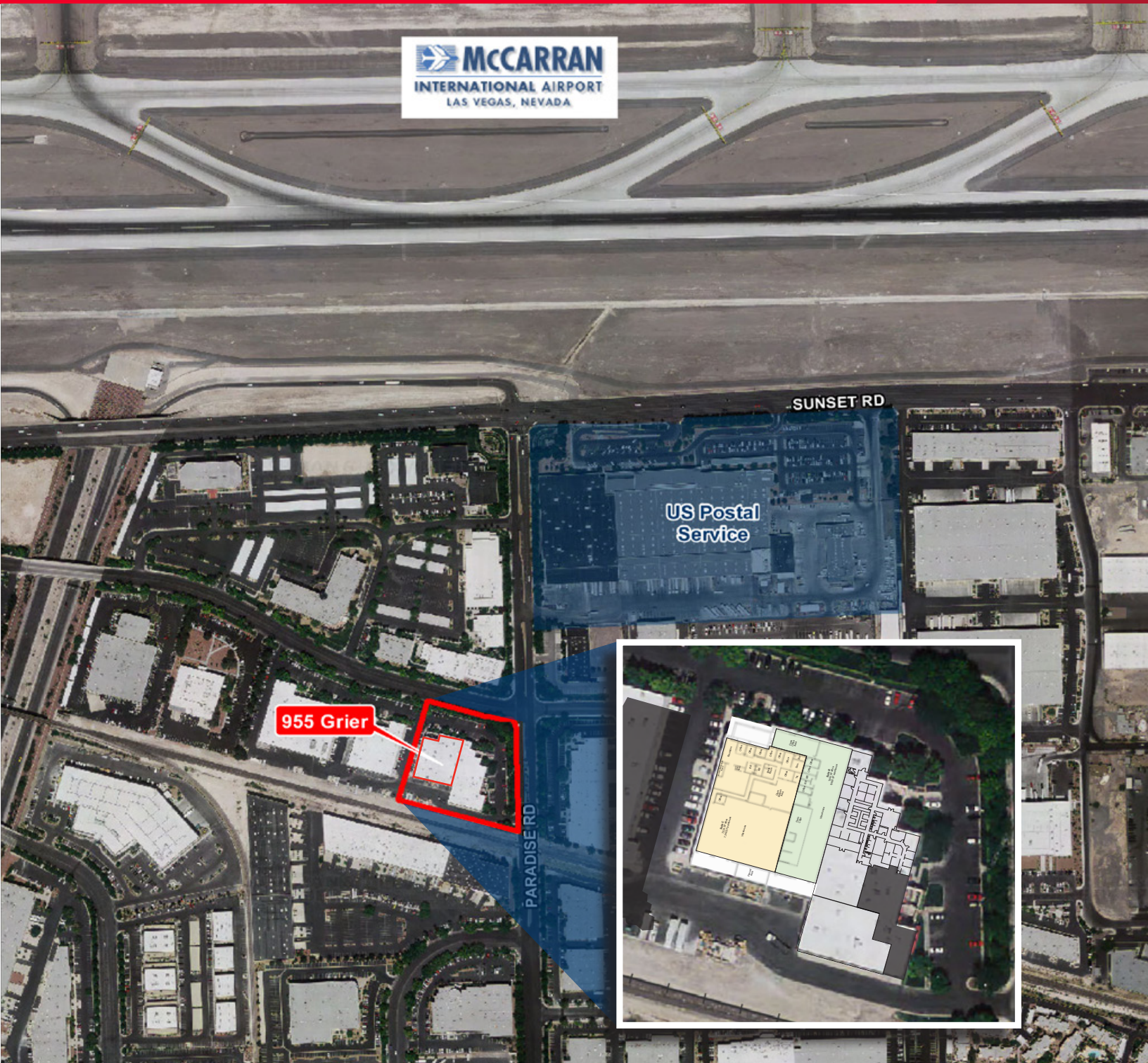
**CUSHMAN &
WAKEFIELD**

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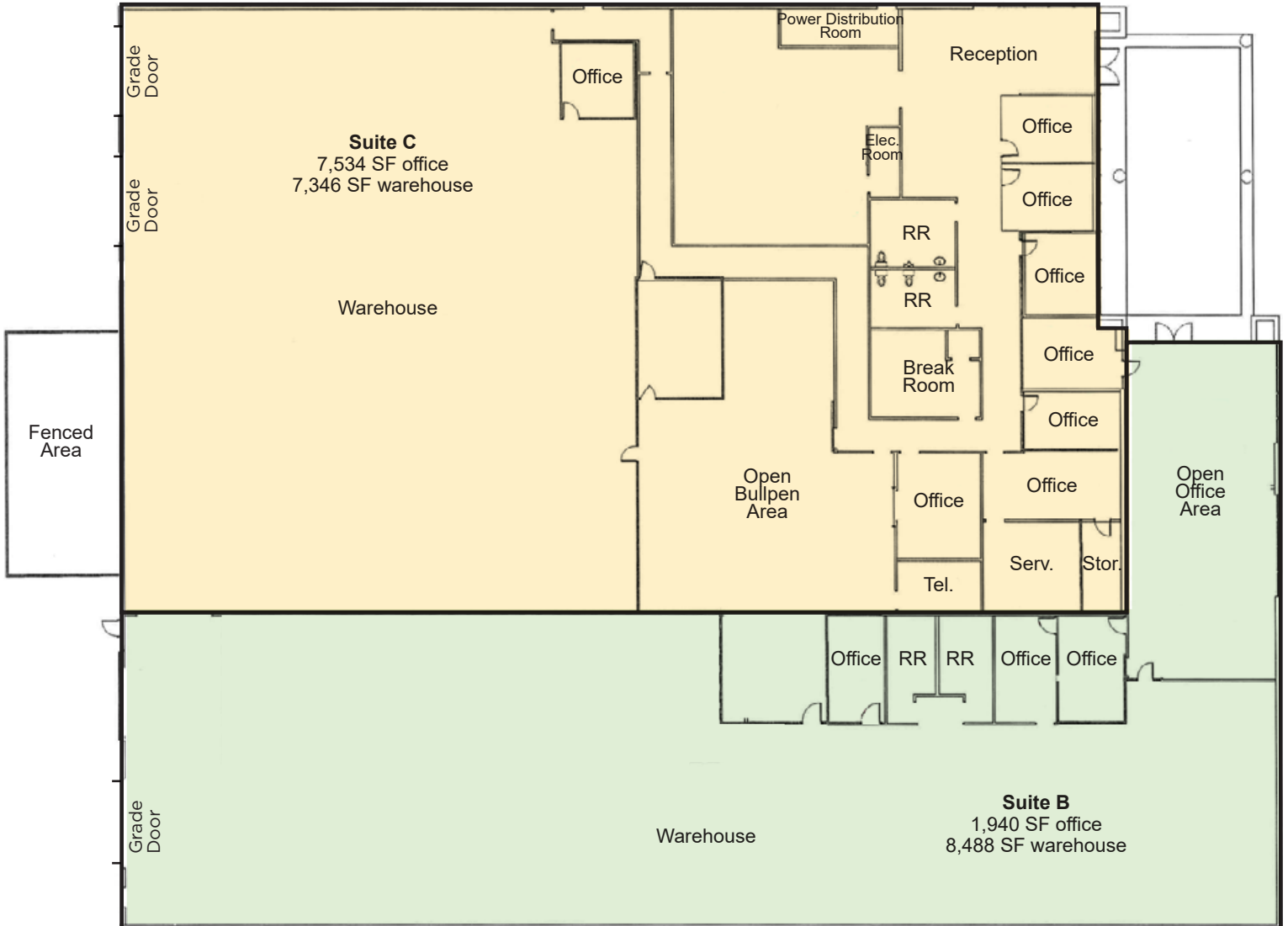
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