

3910 GRAPHIC CENTER DRIVE LAS VEGAS | NEVADA 89118

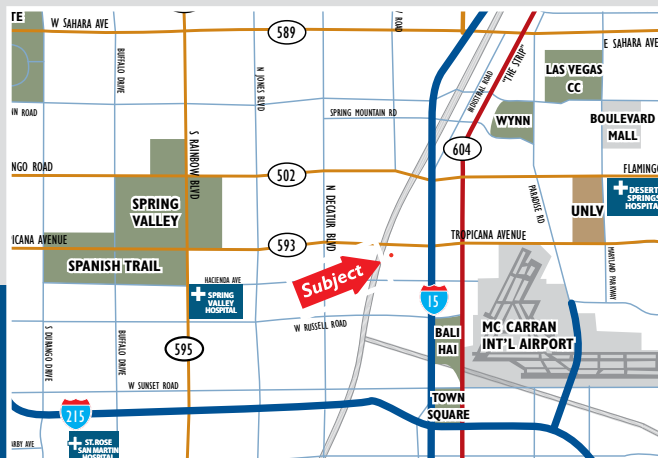
For Lease

Colliers
INTERNATIONAL

PROPERTY FEATURES

- ±18,465 SF High Image Industrial Building
 - ±4,800 SF of Showroom
 - ±8,900 SF of Warehouse
 - ±3,500 SF of Mezzanine
 - ±1,250 SF of Office
- Situated on ±1 Acre
- 24' Clear Height
- 32 Parking Spaces
- 3 Phase, 208V Power Outside and Inside
- Three Quarters of a Mile From City Center
- One Mile to "The Strip"
- Excellent visibility from Tropicana
- 2008 Annual Average Daily Traffic Counts of 56,000 on Tropicana Ave., 450' E of Valley View Blvd.

FOR LEASE AT \$0.35 PSF



NOTE: One or more Colliers International agents is an owner/licensee.

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

For More Information Contact:

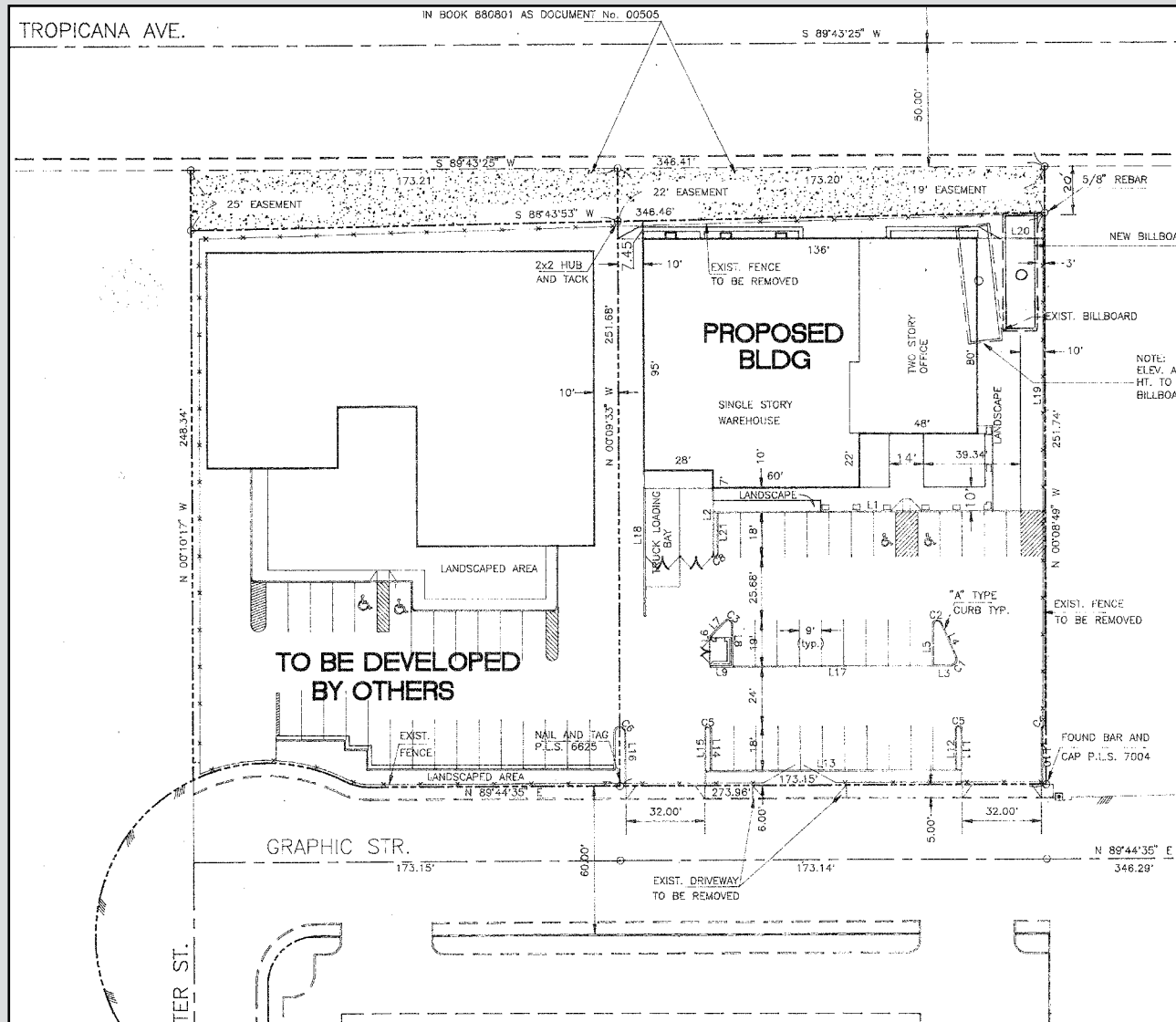
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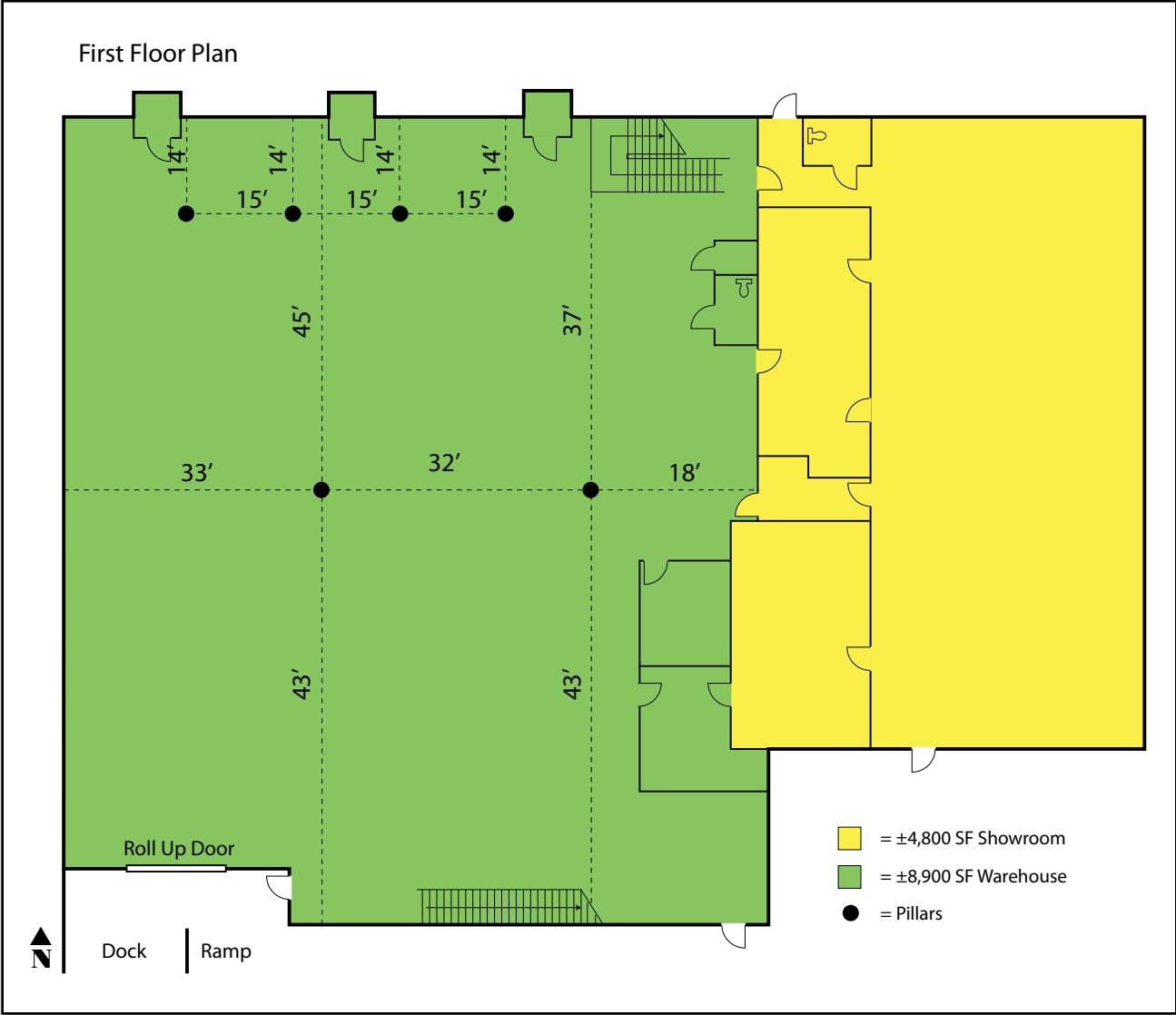
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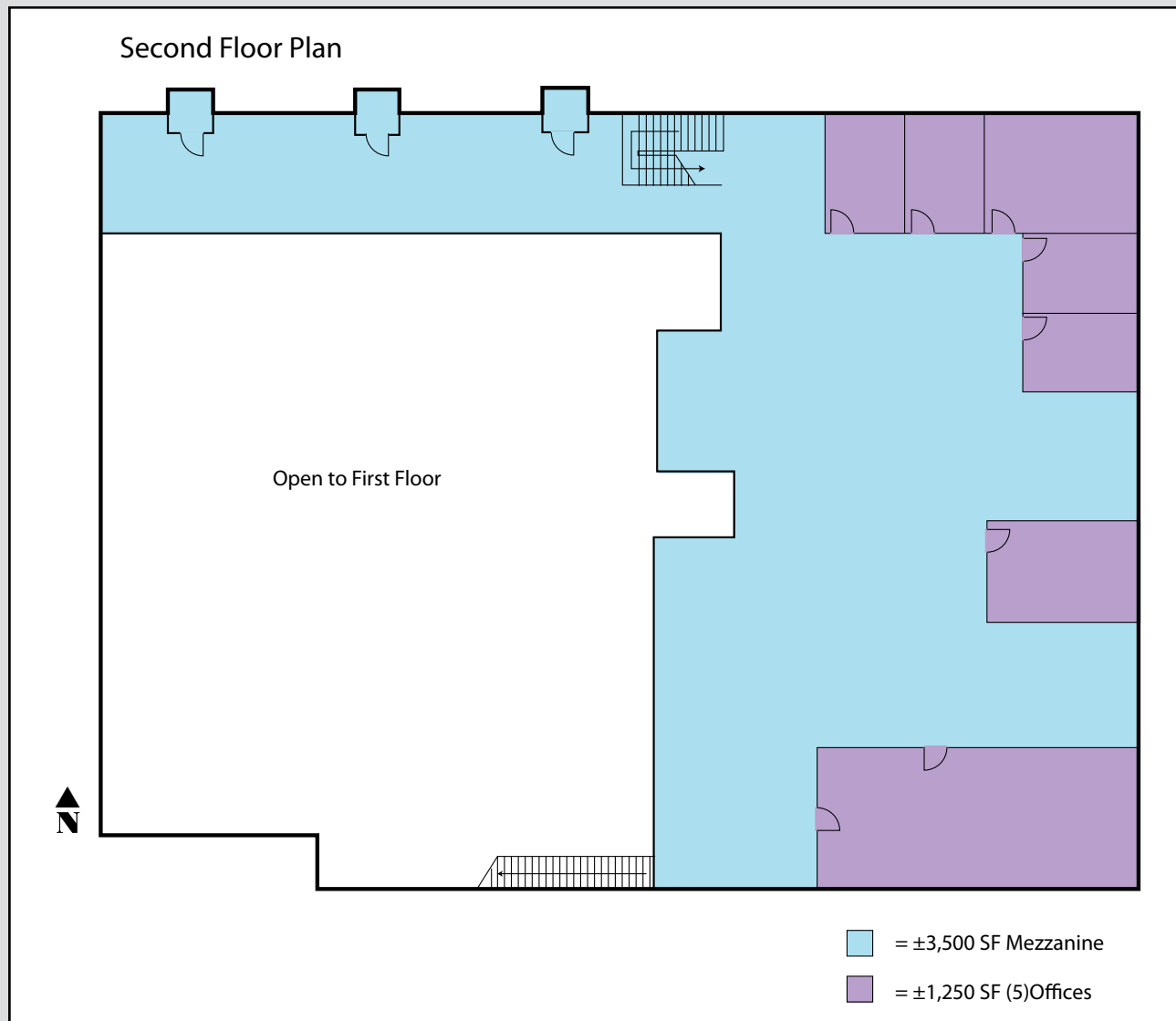
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