



FOR SUBLICENSE — ±1,200 SF INDUSTRIAL/OFFICE BUILDING IN THE SOUTHWEST

CAMERON DEWEY BUSINESS CENTER

4760 W. DEWEY DRIVE, SUITE 133, LAS VEGAS, NV 89118



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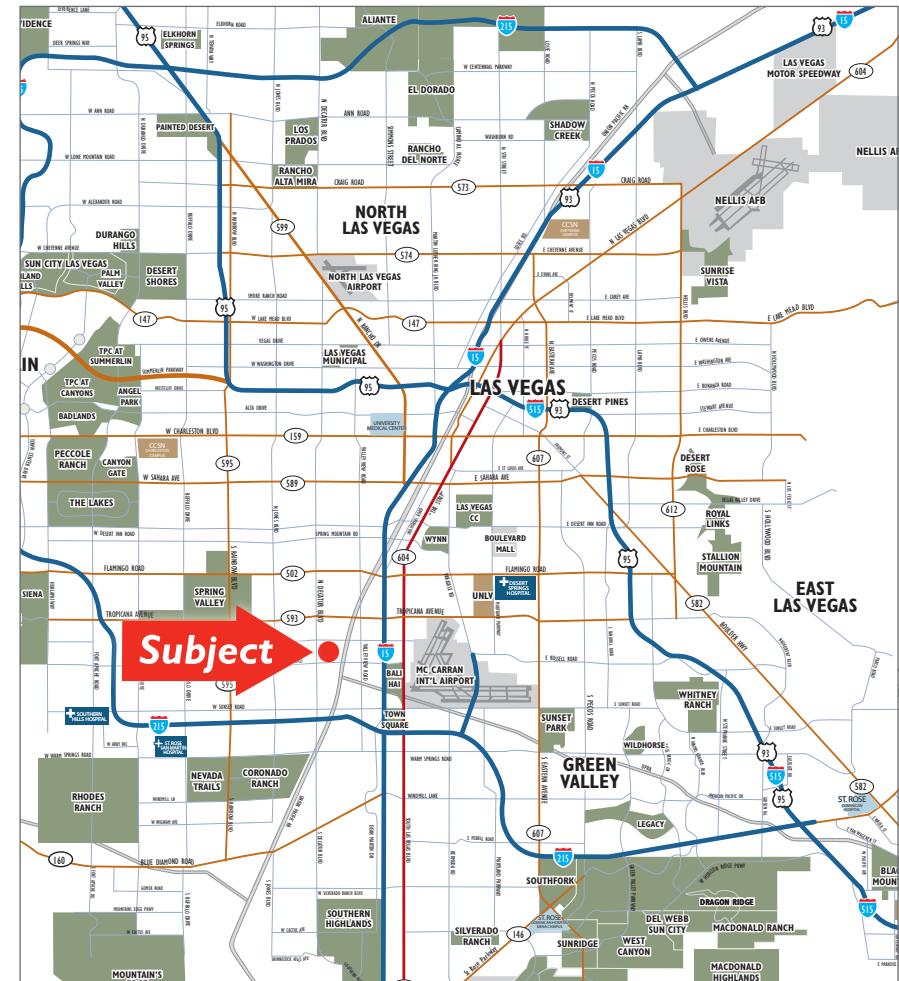
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4760 W. Dewey Drive Unit 133 (the “Property”) is located in the highly desirable Southwest subject. West of the Las Vegas Strip with central access to the I-215, I-15 freeway. This ±1,200 SF multi-tenant concrete tilt-up unit was built in 1998, and features ±400 SF of single story HVAC air conditioned office space and ±800 SF of evap-cooled warehouse. The property is fire sprinklered, has 200 amps, 120Y/208 volt, 3-phase power, 1.5/1000 parking ratio, and includes (1) 12' x 14' grade level loading door. The property is zoned M-1 (Clark County), which permits light industrial and manufacturing with ancillary office uses.

Property Name:	Cameron Dewey Business Center
Product Type:	Industrial
Construction Type:	concrete tilt-up
Building Size:	66,800 SF
# of buildings:	2
# of Floors:	1
Lease type:	NNN
Min. Divisible SF:	±1,200 SF
Max. Contig. SF:	±1,200 SF
Sublease Rate:	\$1,145.77/Monthly
CAM Charge	\$240.00/Monthly
Parking Ratio:	1.5/1000 ratio
Clear Height	±18'
# Doors: (1)	12' x 14' grade level
Power:	200 amps 120/208v 3 phase power



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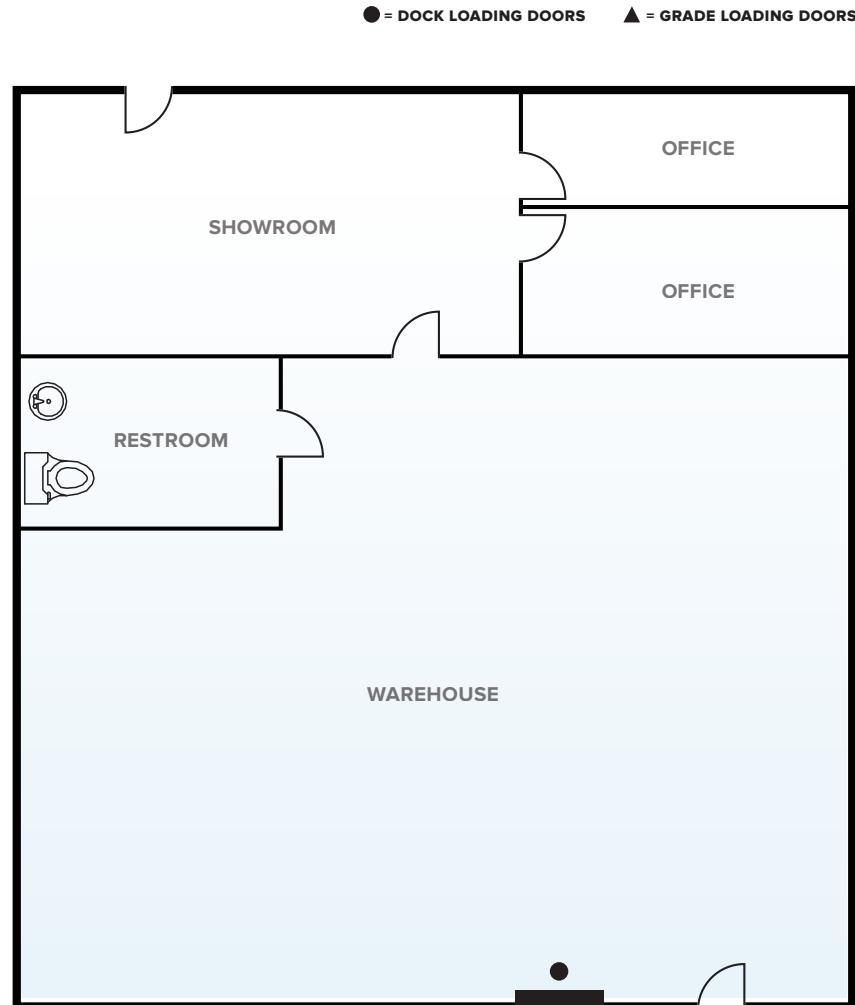
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SUITE 133 — PROPERTY HIGHLIGHTS

- ±1,200 total SF
- ±400 SF office
- ±800 SF warehouse
- Located near the corner of Dewey Drive and Decatur Boulevard just west of the I-15 freeway
- One (1) single stall restroom
- LED lighting
- Fire sprinklered
- One (1) evaporative cooler
- Insulated warehouse ceiling
- Parking ratio 1.5/1000
- Sublease Expiration: December 31, 2021
- **CAM: \$240.00 per month**
- **SUBLEASE RATE: \$1,145.77 per month**



For illustration purposes only. Not to scale.

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400 offices in
68 countries on
6 continents

ANZ: 54

United States: 159

Canada: 48

Latin America: 20

Asia Pacific: 45

EMEA: 114

\$3.5 billion in annual revenue

2 billion square feet under management

18,000+ professionals and staff

Exclusive Listing Agents:

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All statistics are for 2019, are in U.S. dollars and include affiliates.

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