



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

# CAMERON DEWEY BUSINESS CENTER

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



LAUREN WILLMORE

+1 702 836 3730

License # NV-S. 0188698

MIKE WILLMORE

+1 702 836 3748

License # NV-S.0183520



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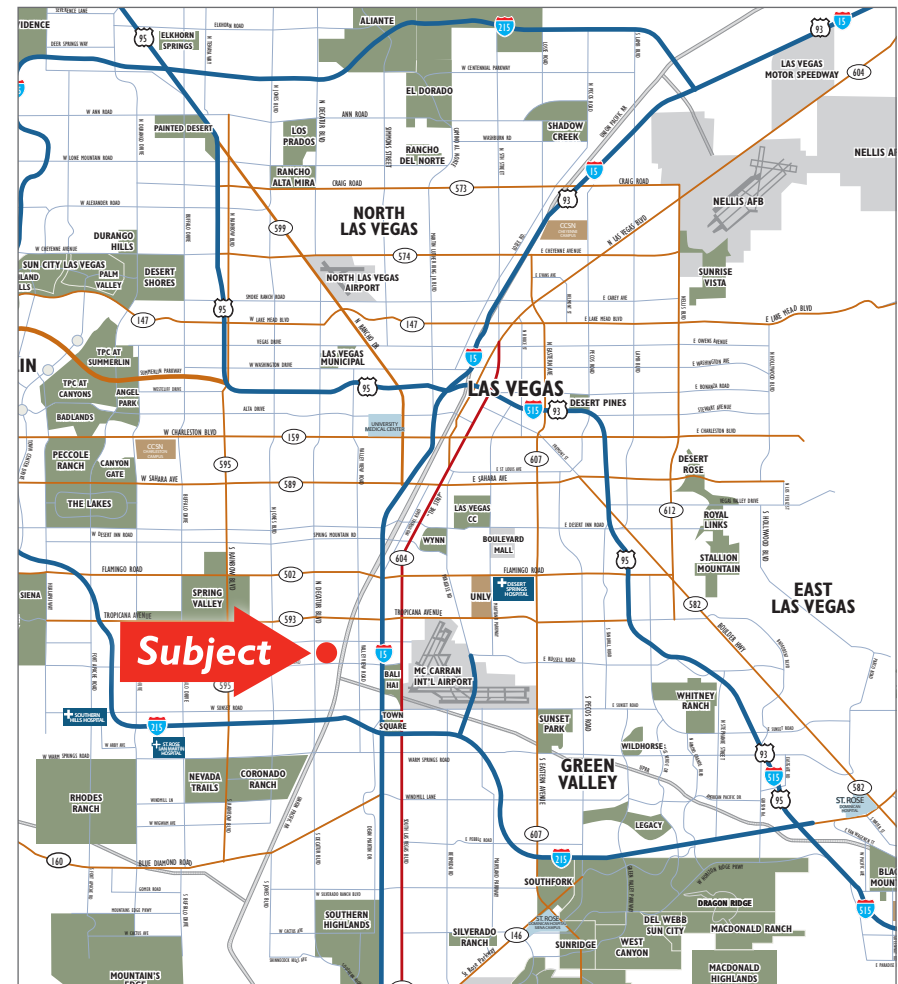
# CAMERON DEWEY BUSINESS CENTER

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



**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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## 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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lauren.willmore@colliers.com

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### MIKE WILLMORE

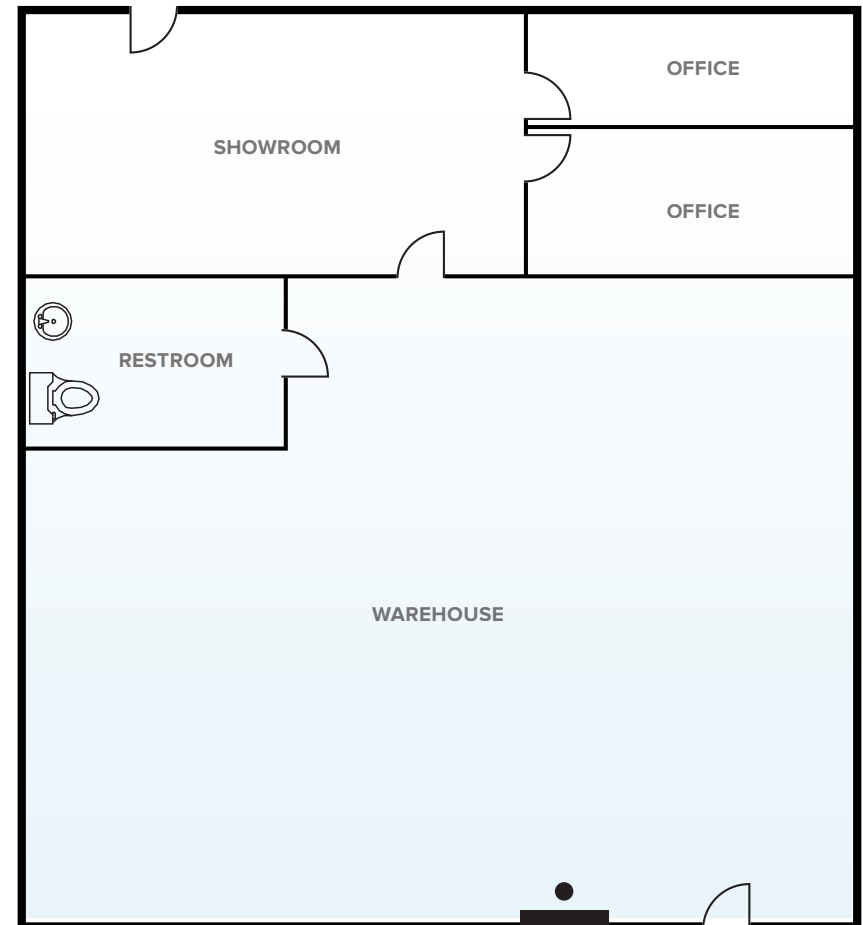
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● = DOCK LOADING DOORS

▲ = GRADE LOADING DOORS



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[mike.willmore@colliers.com](mailto:mike.willmore@colliers.com)

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**400** offices in  
**68** countries on  
**6** continents

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**Exclusive Listing Agents:**

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lauren.willmore@colliers.com

License # NV-S. 0188698

**MIKE WILLMORE**

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mike.willmore@colliers.com

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**ANZ:** 54

**United States:** 159

**Canada:** 48

**Latin America:** 20

**Asia Pacific:** 45

**EMEA:** 114

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**\$3.5** billion in annual revenue

**2** billion square feet under management

**18,000+** professionals and staff



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

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