

FOR LEASE > AIRPORT SUBMARKET

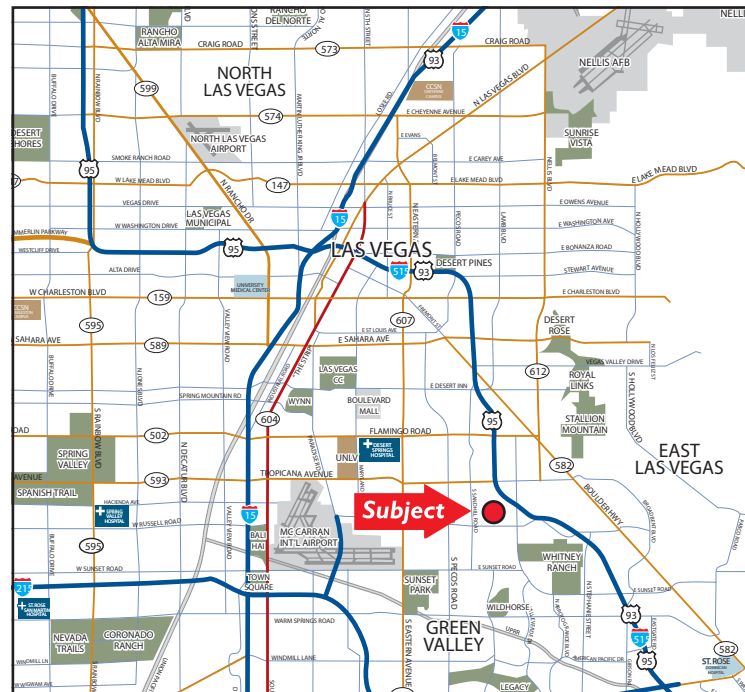
# 3874 SILVESTRI LANE

LAS VEGAS, NV 89120



## AVAILABLE:

- > ±14,998 SF Two-story Office/Warehouse Building on 0.80 Acres
- > ±6,315 SF of Two-story Office Space
- > ±21' Clear Height
- > MD Zoning - Clark County
- > Dock High (1) Grade Level Loading (2)
- > T-5 Lighting in Warehouse and Offices
- > 400 Amp 3 Phase Power; 120/208 Volt
- > Parking Lot Sealed and Striped
- > Fire Sprinklered
- > 6,300 SF Private Fencable Yard
- > Convenient access to I-215, I-15, and Las Vegas Blvd. via Sunset Rd.
- > Rental Rate: \$0.45 PSF/Month (NNN)



For more information or an appointment to show call:

Colliers International  
3960 Howard Hughes Pkwy., Suite 150  
Las Vegas, Nevada USA 89169  
T +1 702.735.5700 | F +1 702.731.5709  
www.colliers.com

**RENAE RUSSO**  
renae.russo@colliers.com  
+1 702-836-3775

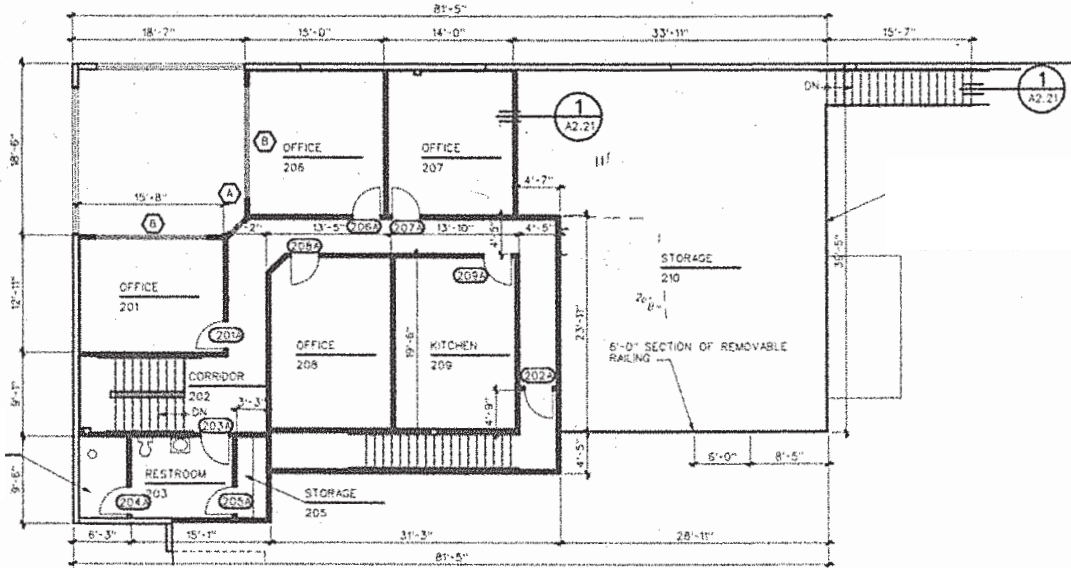
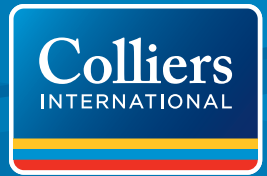
**ERIC MOLFETTA**  
eric.molfetta@colliers.com  
+1 702-836-3756

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.

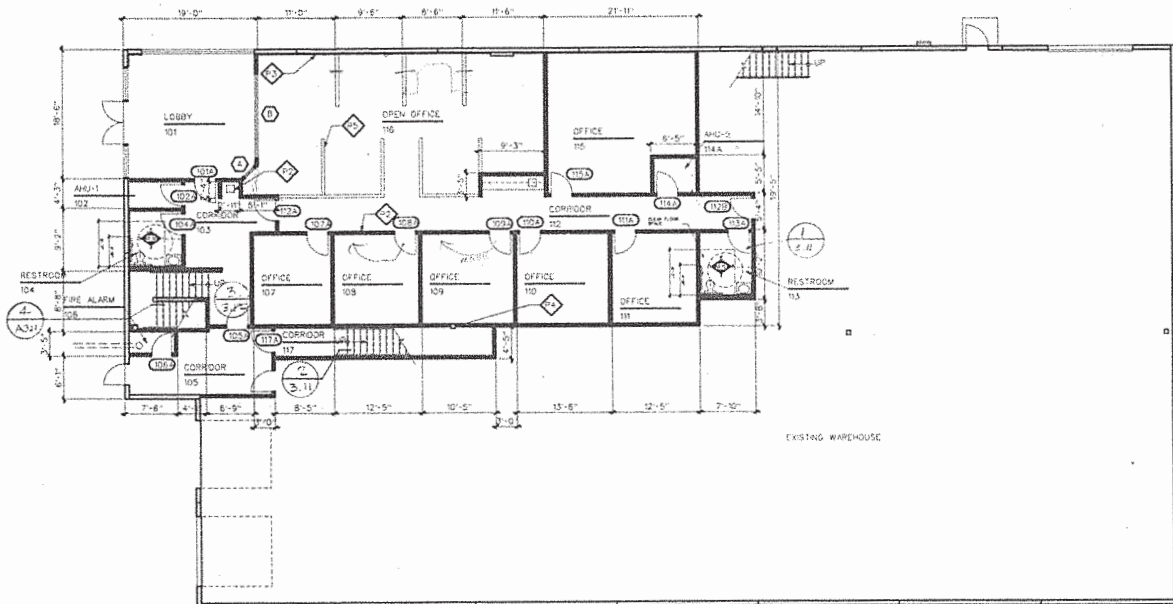
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SECOND FLOOR | OFFICE



FIRST FLOOR | OFFICE

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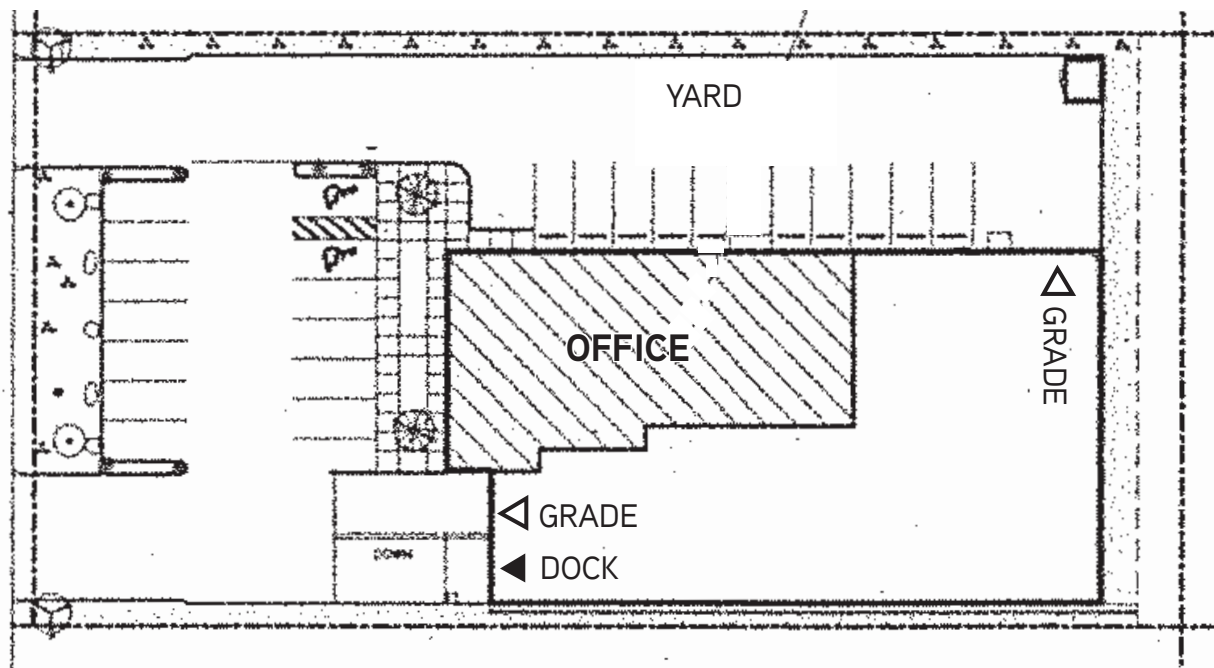
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FLOOR PLAN



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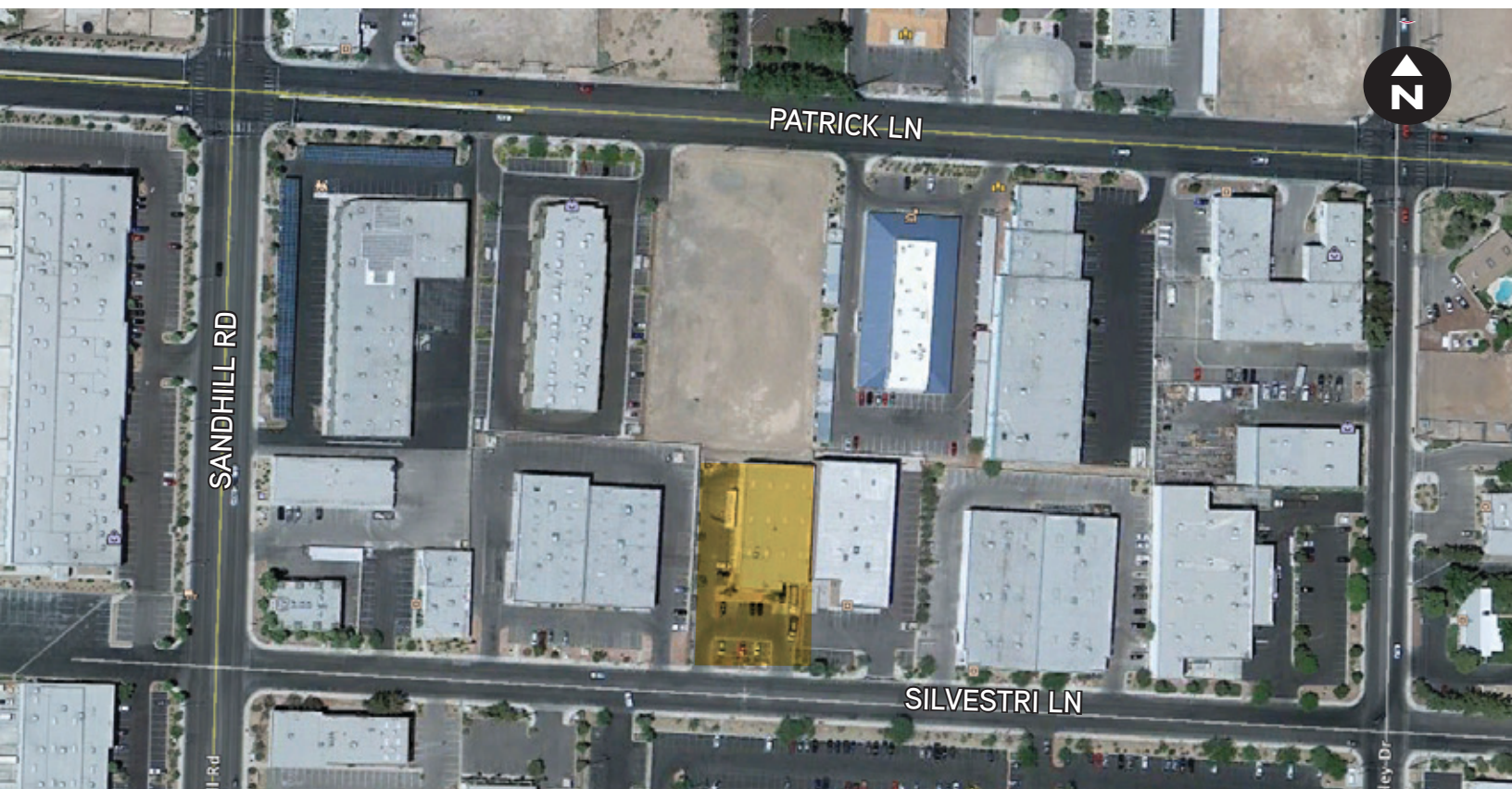
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