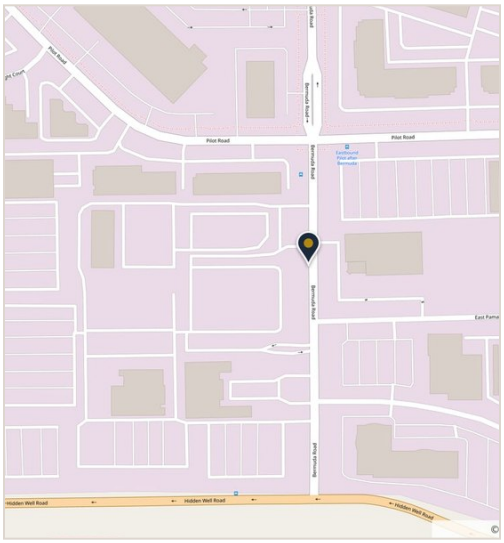
6770 Bermuda Rd

Las Vegas, NV 89119

SIZE
39,995 SF

BASE RENT
$1.40/SF/mo



AVAILABILITY

SUITE	SF*	BASE /SF/MO	BASE /SF/YR	CAM /SF/MO
Entire Building (NNN)	39,995	$1.40	$16.80	$0.20

* Square footages are estimated and not guaranteed. Tenants should verify them and satisfy themselves as to their accuracy.

Diamond Creek Holdings, LLC

2764 Lake Sahara Dr. #115, Las Vegas, NV 89117

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6770 Bermuda Rd — continued

ABOUT THIS PROPERTY

Property type	**Industrial**	Zoning	**IL (Clark County)**
APN	**177-03-201-002**	Lot size	**2.32 acres**
Year built	**1994**	Building size	**39,995 SF**
Walk Score	**28 · Transit 50 · Bike 41**		

Put your whole operation under one roof at 6770 Bermuda Rd in Las Vegas. The building has 39,995 square feet, was built in 1994, and sits on a 2.32-acre site, so one tenant controls the building and the land around it. Zoning is IL (Industrial Light) with Clark County, which fits office, warehouse, service, and light industrial use. The lease is NNN for the entire building.

Location

- 6770 Bermuda Rd, Las Vegas, NV 89119
- On Bermuda Road near Sunset Rd
- Bus lines on Maryland Pkwy (0.1 and 0.2 mile) and Sunset Rd (0.3 mile)

Walkability and transit

Walk Score 28, Transit Score 50, Bike Score 41. This is a drive-to site with good transit: several bus lines stop nearby, so staff have real options for getting to work.

The area

- About 4,104 people in 2,075 households live in the surrounding census tract, and the wider Paradise area is home to about 185,913 people in 75,934 households (Census ACS 2020-2024), a large labor pool close to work.
- Unincorporated Clark County permitted 5,605 new housing units in 2025, and Clark County 14,466 in all (Census Building Permits Survey), so the valley keeps adding workers and customers.
- I-215 carries about 266,000 vehicles a day between Sunset Rd and Las Vegas Blvd, and about 140,000 between Warm Springs Rd and Sunset Rd (NDOT, 2025 AADT), so the freeway is close at hand for deliveries and staff.

Why it leases

Nearly 40,000 square feet on more than two acres, with IL zoning and good bus service, all under one lease. Best fit is a business that wants office, warehouse, or service space in one building.

Call for a showing.

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