Entire Building

6770 Bermuda Rd, Las Vegas, NV 89119

SUITE AT A GLANCE

SIZE*
39,995 SF

LEASE
NNN

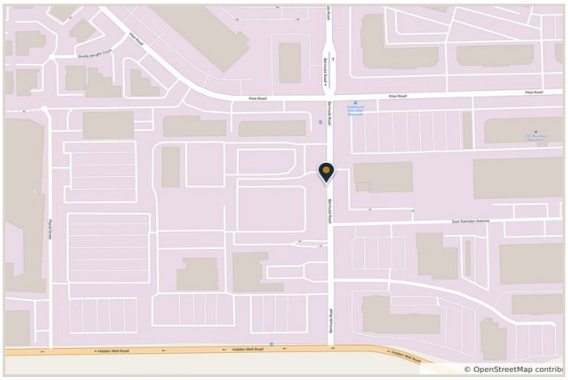
BASE RENT / MONTH
$1.40 /SF

BASE RENT / YEAR
$16.80 /SF

CAM
$0.20 /SF/mo

THE 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**



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ABOUT THIS SUITE

The entire 39,995 square foot building, built in 1994, on a 2.32-acre site on Bermuda Rd near Sunset Rd. One tenant controls the building and the land around it, and IL zoning fits office, warehouse, service, and light industrial use. NNN lease.

ABOUT THE PROPERTY

Lease the entire 39,995 square foot building at 6770 Bermuda Rd in Las Vegas, built in 1994 on a 2.32-acre site. One tenant gets the whole building and the land around it. Zoning is IL (Industrial Light) with Clark County, a fit for office, warehouse, service, and light industrial users. The whole building leases NNN. Walk Score 28, Transit Score 50, Bike Score 41, with the Maryland Pkwy and Sunset Rd bus lines close by for staff who ride. I-215 nearby carries about 266,000 vehicles a day between Sunset Rd and Las Vegas Blvd (NDOT, 2025). Call for a showing.

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

Diamond Creek Holdings, LLC

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