5420 #112 (Warehouse)

Cameron Corporate Center

5410-5420 Cameron St, Las Vegas, NV 89118



SUITE AT A GLANCE

SIZE*
2,000 SF

LEASE
NNN

BASE RENT / MONTH
$1.35 /SF

BASE RENT / YEAR
$16.20 /SF

CAM
$0.28 /SF/mo

THE PROPERTY

Property	**Cameron Corporate Center**
Property type	**Industrial**
Zoning	**IL (Clark County)**
APN	**162-30-302-008**
Lot size	**2.38 acres**
Year built	**1994**
Buildings	**2-story office (5410) · warehouse (5420)**
Walk Score	**46 · Transit 37 · Bike 39 (5410)**

ABOUT THE PROPERTY

Cameron Corporate Center at 5410-5420 Cameron St in Las Vegas is a two-building complex built in 1994 on one 2.38-acre site: a two-story office building and a warehouse building. The office building has 10 suites totaling roughly 14,294 square feet, and the warehouse building has 13 suites totaling about 35,500 square feet, so a business can keep its office steps from its warehouse or shop. Most warehouse suites have grade-level roll-up doors, and one suite has a truck ramp for dock-height loading. Zoning is IL (Industrial Light) with Clark County, and leases are NNN. The site is just off W Hacienda Ave and W Russell Rd near Valley View, minutes from I-15, Allegiant Stadium, and the south Strip. Walk Score 46, Transit Score 37, Bike Score 39: a drive-to site where quick freeway access does the work.

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

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