

# DECATUR BUSINESS CENTER

5475 S DECATUR BLVD • LAS VEGAS, NV 89118



- 88,205 SF Industrial Building (2-story)
- Upscale Common Lobby (with elevator)
- 32' clear height warehouse 12'x14' grade level doors
- High tech surveillance system with license plate recognition
- Access control
- 3.2:1000 Parking
- Strategically located minutes from Las Vegas Strip, I-15, I-215, and Harry Reid International Airport

## Property Summary

|               |           |
|---------------|-----------|
| AVAILABLE SF  | SF        |
| BUILDING SIZE | 88,205 SF |
| MARKET        | Las Vegas |

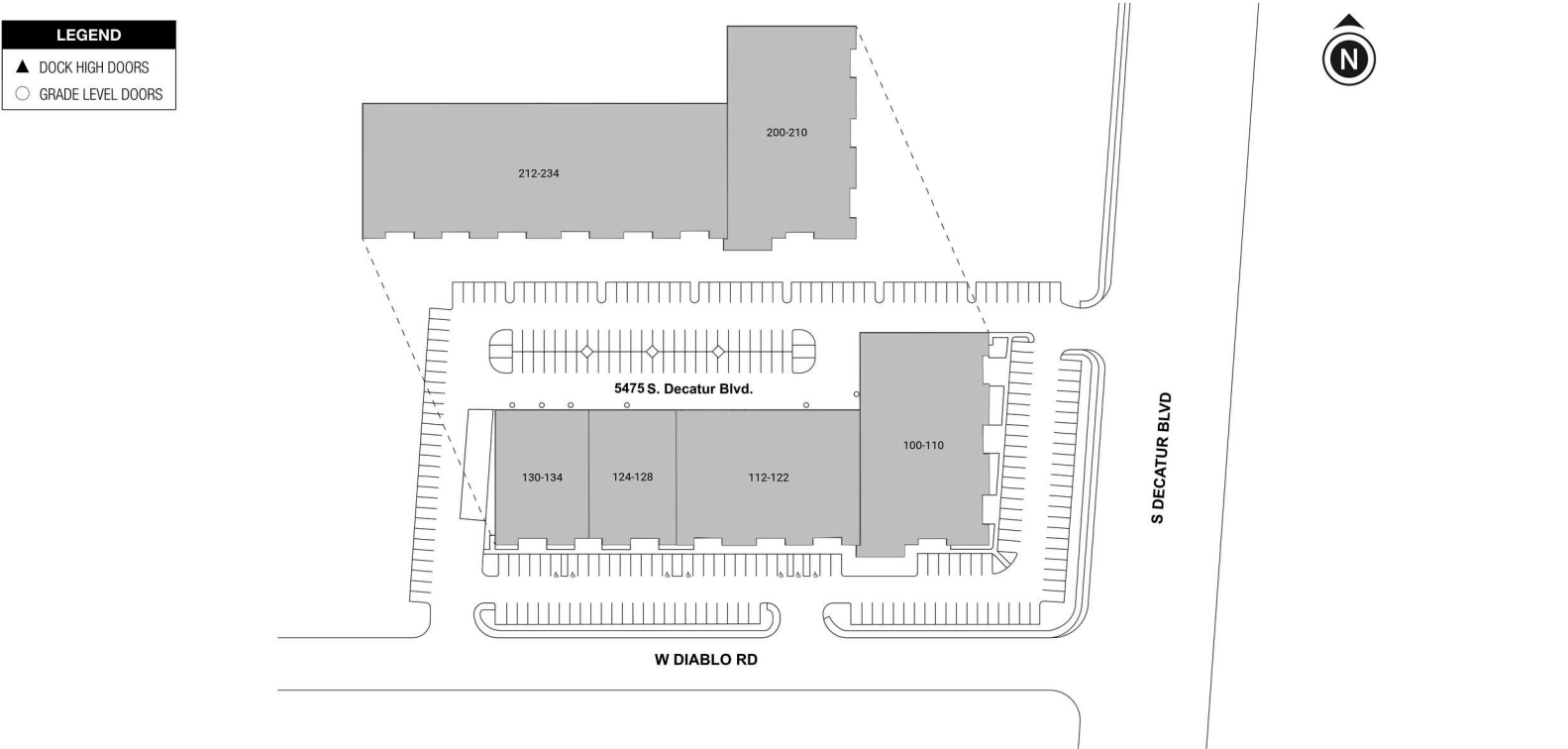
For more information, please contact:

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Current Availabilities

AVAILABLE OCCUPIED

| BUILDING | SUITE | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL | DL |
|----------|-------|------------|-------------|----------|------|----------|----|----|
|----------|-------|------------|-------------|----------|------|----------|----|----|

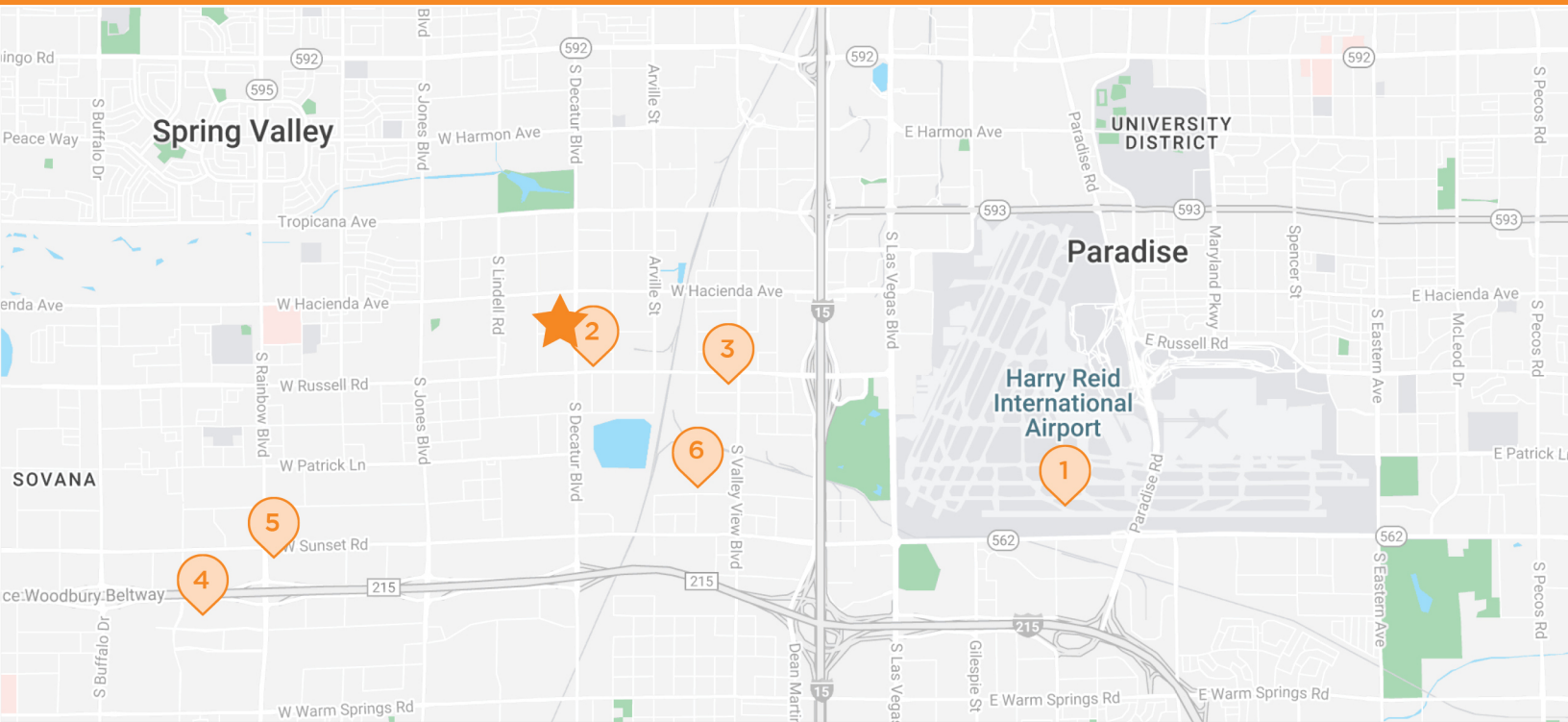
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1

### HARRY REID INTERNATIONAL AIRPORT

5757 Wayne Newton Blvd  
Las Vegas, NV 89119

2

### MCFADDEN-DALE INDUSTRIAL HARDWARE

5880 S Decatur Blvd #114  
Las Vegas, NV 89118

3

### JESSIE RAE'S BBQ

5611 S Valley View Blvd  
Las Vegas, NV 89118

4

### WALMART SUPERCENTER

7200 Arroyo Crossing Pkwy  
Las Vegas, NV 89113

5

### IN-N-OUT BURGER

6530 S Rainbow Blvd  
Las Vegas, NV 89118

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### THE REFUGE CLIMBING AND FITNESS

6283 S Valley View Blvd, Ste C  
Las Vegas, NV 89118