

**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**

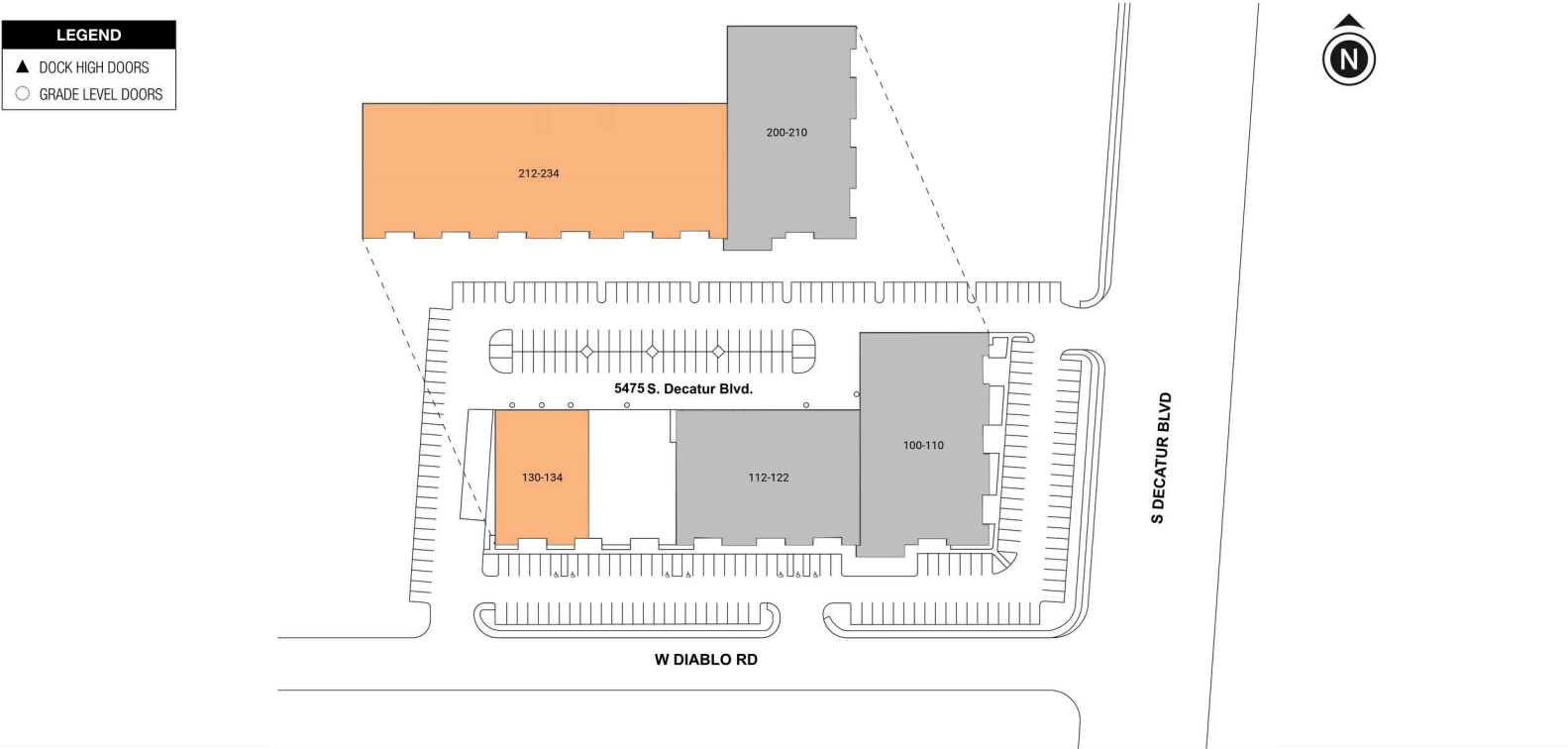
|               |                 |
|---------------|-----------------|
| AVAILABLE SF  | 9,070-17,931 SF |
| BUILDING SIZE | 88,205 SF       |
| RENOVATED     | 2023            |
| MARKET        | Las Vegas       |

For more information, please contact:

**ADAM MURRAY**  
LEASING MANAGER  
BKM MANAGEMENT COMPANY  
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AVAILABLE OCCUPIED

## Current Availabilities

| BUILDING | SUITE   | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL | DL |
|----------|---------|------------|-------------|----------|------|----------|----|----|
| N/A      | 130-134 | 9,070      | 2,790       | 31       | IND  | 0        | 0  |    |
| N/A      | 212-234 | 17,931     | 17,931      | 100      | OFF  | 0        | 0  |    |

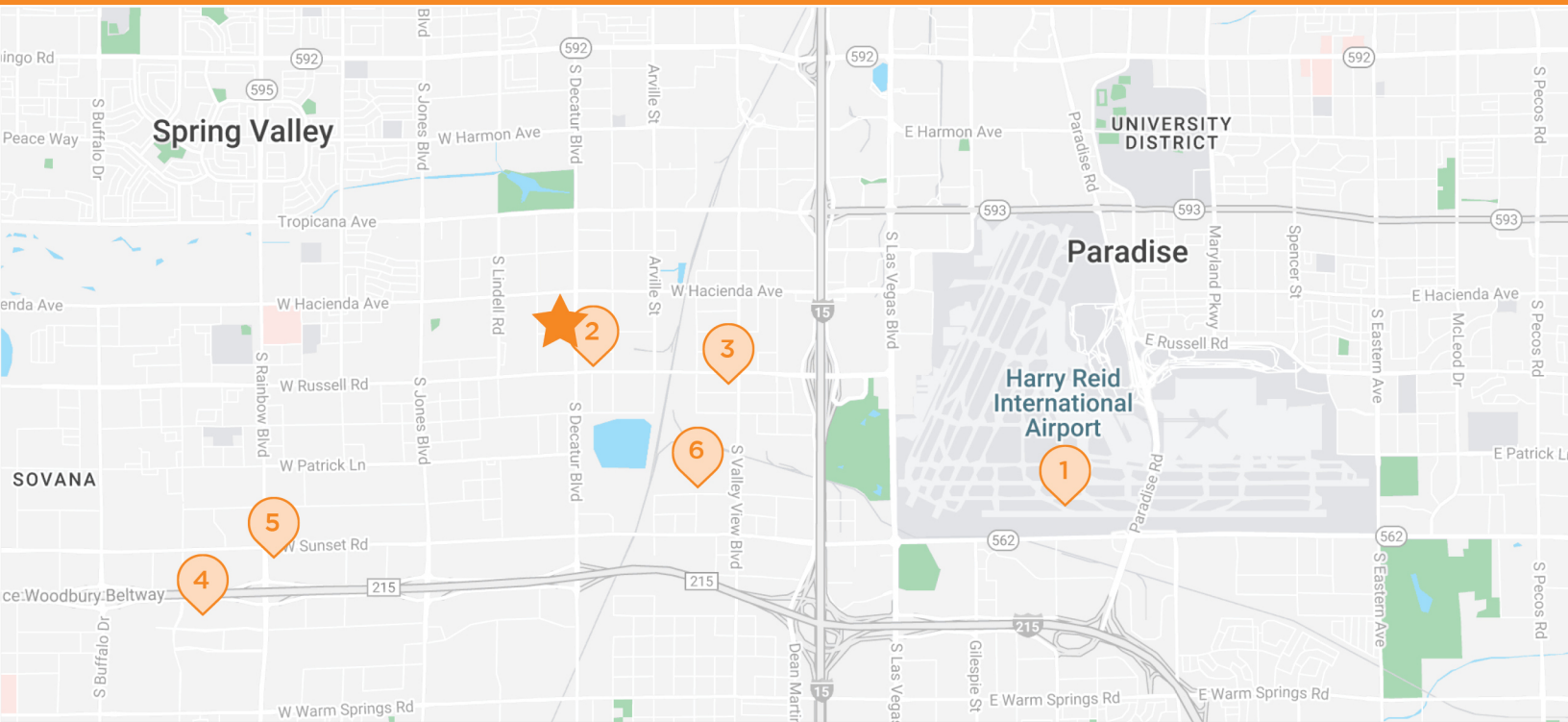
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### HARRY REID INTERNATIONAL AIRPORT

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

6

### THE REFUGE CLIMBING AND FITNESS

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