

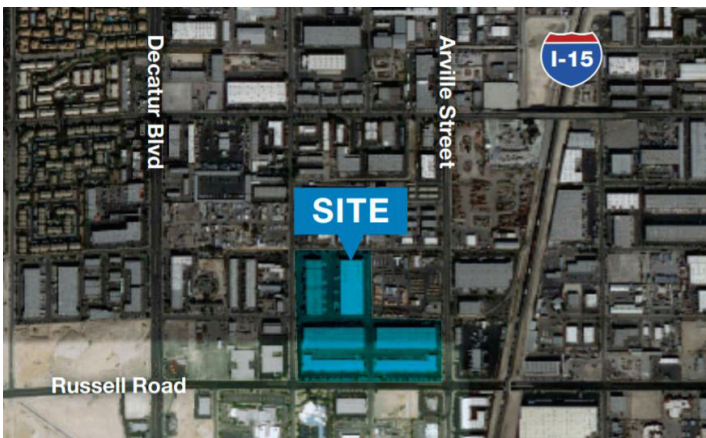


**FOR
LEASE**

Diablo Industrial Center

4444 W Russell Rd, Las Vegas, NV 89118

Diablo Industrial Center is a 499,720 square foot industrial center located on West Russell Road, between Arville and Cameron Street in the heart of the Southwest submarket. Just minutes from the Las Vegas Strip, Harry Reid International Airport, I-15 and I-215 interchange. With units ranging between 5,000 and 65,000 square feet, Diablo offers an exceptional mix of small flex-space and large warehouse space to fit your business needs.



PROPERTY HIGHLIGHTS

SPACE

- Year built: 1995-1999
- Building SF: ±499,720
- Dock High and/or Grade Level Loading Doors
- Power: 480/277 Volt, 3 Phase
- Parking Ratio: 1.6 : 1,000
- Lease Type: NNN
- Zoning: M-1

LOCATION

- Centrally Located for Easy Access to the entire Las Vegas Valley

AMENITIES

- CAM Includes HVAC/Evaporative Cooler Maintenance
- Fully Fire Sprinklered

CONTACT

Annie Swanson • Senior Leasing and Property Manager
702.366.1075 • AnabelyS@SchnitzerProperties.com
SchnitzerProperties.com



Formerly known as Harsch Investment Properties