FOR SUBLEASE ±6,844 SF

WAREHOUSE / OFFICE SPACE

6675 Schuster Street

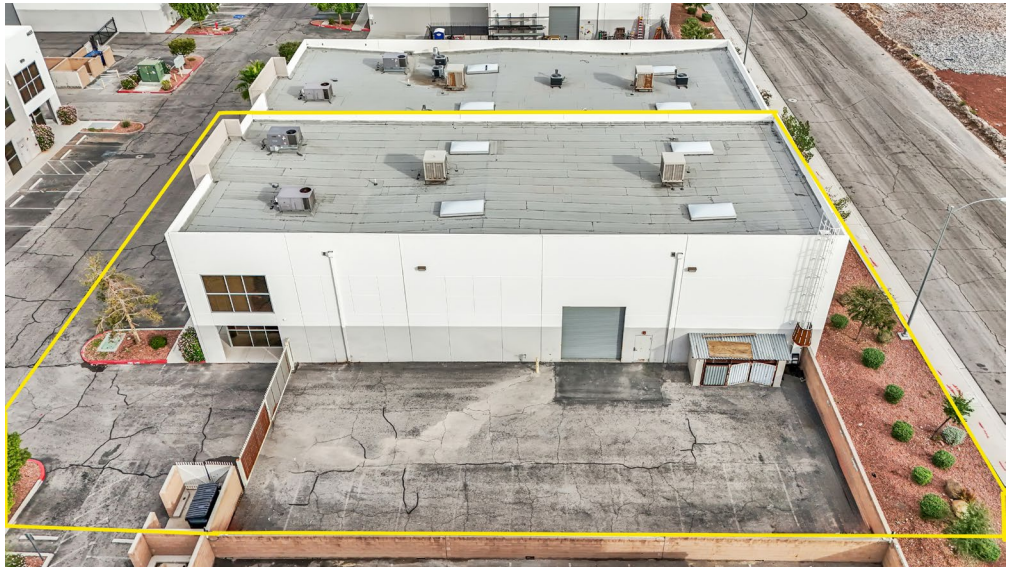
LAS VEGAS, NV 89118

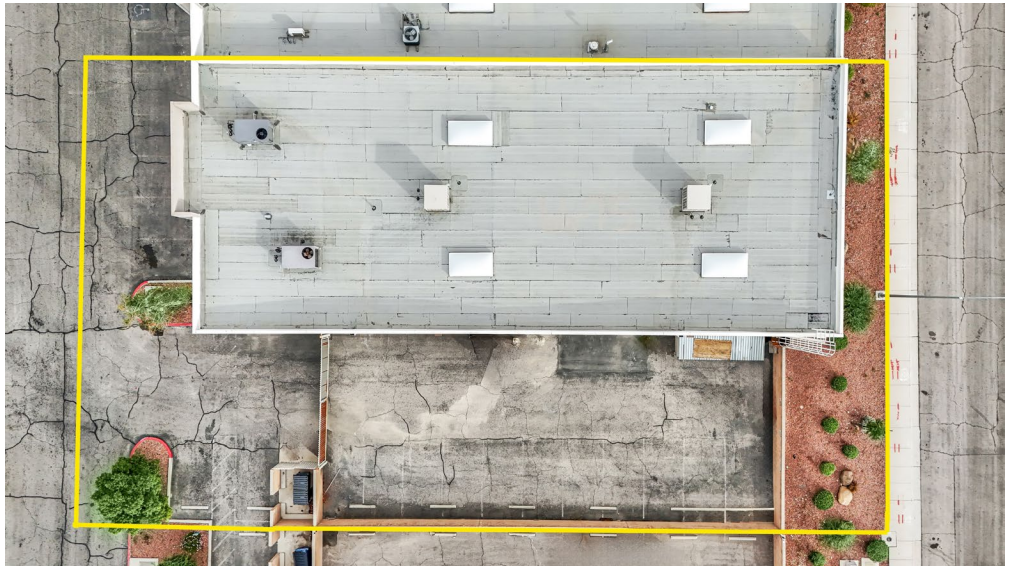
CUSHMAN & WAKEFIELD

PROPERTY HIGHLIGHTS

Total SF:	±6,844 SF
Office Space:	±2,141 SF two-story office (2nd Floor ±996 SF)
Warehouse Space:	±4,703 SF
Lot Size:	±0.38 acres
Yard Area:	Paved and fenced
Loading:	One (1) 12’ X 14’ grade level loading door
Clear Height:	±20’ minimum
Zoning:	M1 (Light Manufacturing – Clark County)
Construction Year:	2006
Sublease Expiration:	January 30, 2028

Please contact broker for rate



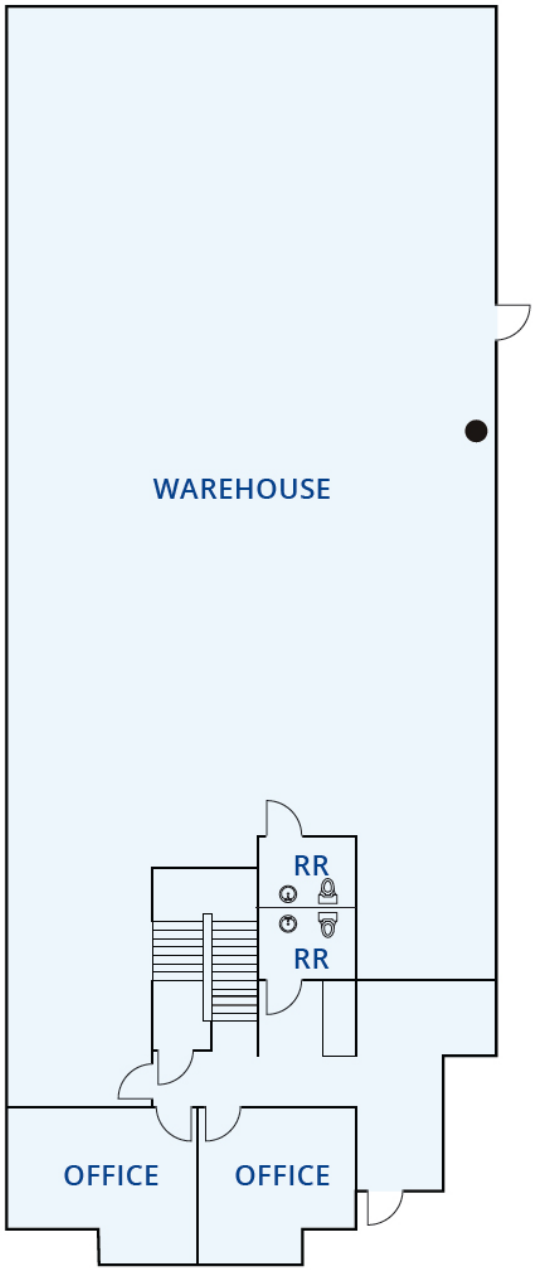


AERIAL

Las Vegas Strip
allegiant stadium
SCHUSTER STREET
W. SUNSET ROAD
6675 Schuster Street
Las Vegas, NV 89118
S. VALLEY VIEW BOULEVARD
W. MARTIN AVENUE
SIGNAGE
INTERSTATE
215

SITE PLAN

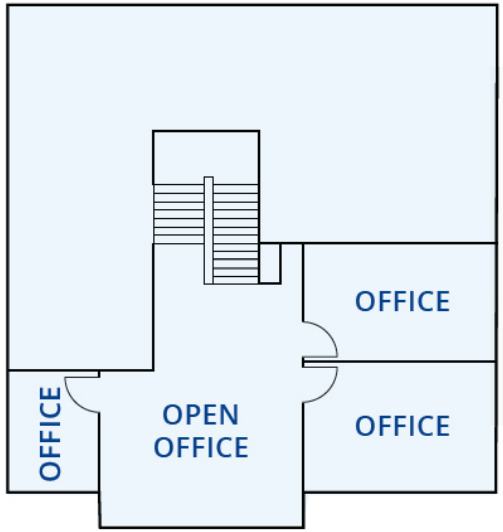
1st Floor



±6,800 Total SF

- ±4,703 SF warehouse
- ±2,141 SF two-story office(2nd Floor ±996 SF)
- One (1) 12’ X 14’ grade level loading door
- **Please contact broker for rate**

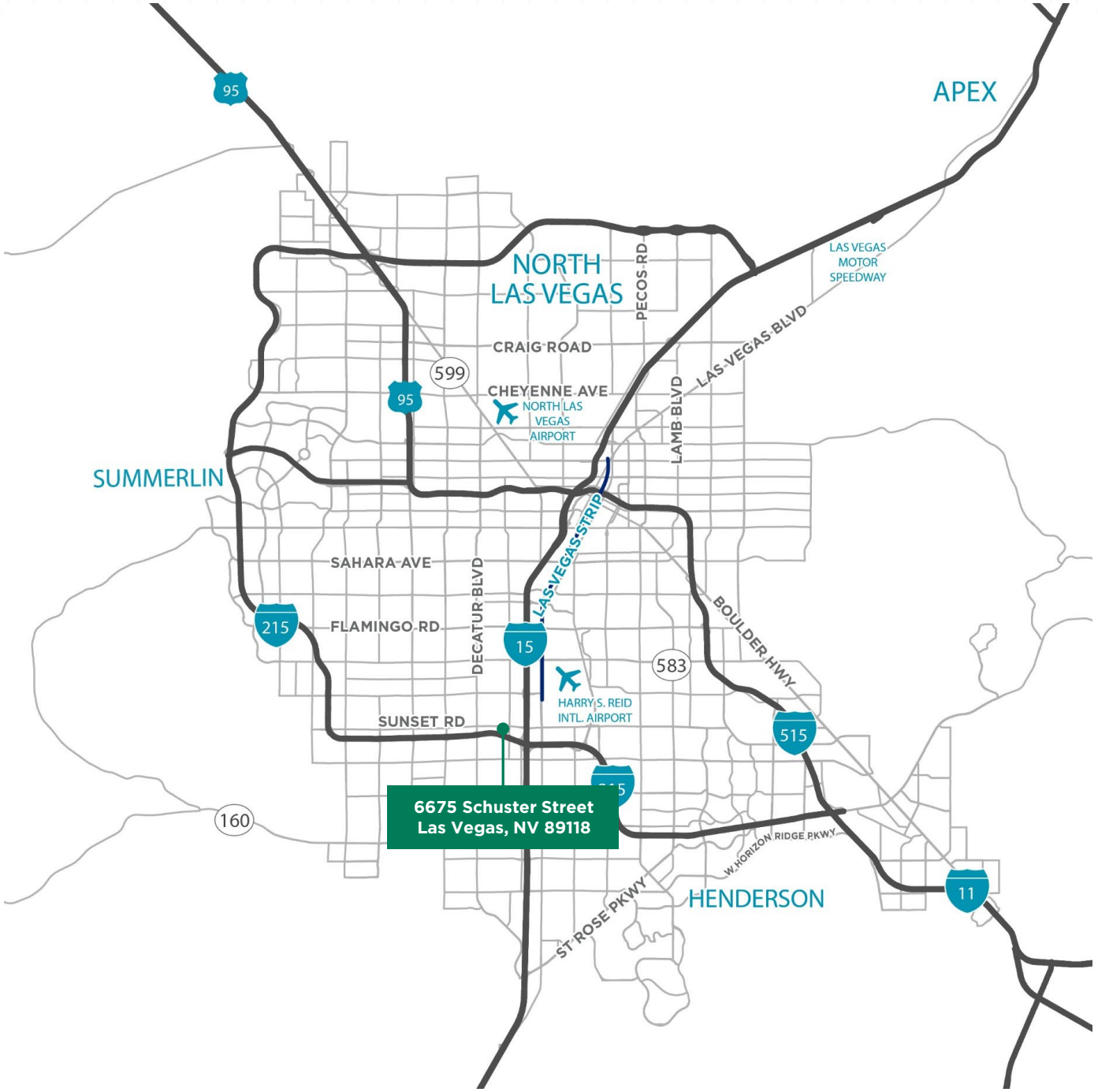
2nd Floor



● = Grade Level Doors

Not To Scale. For Illustration Purposes Only

LOCATION


APEX
NORTH LAS VEGAS
PECOS RD
LAS VEGAS MOTOR SPEEDWAY
CRAIG ROAD
599
LAS VEGAS BLVD
CHEYENNE AVE
NORTH LAS VEGAS AIRPORT
LAMB BLVD
95
SUMMERLIN
LAS VEGAS STRIP
SAHARA AVE
DECATUR BLVD
BOULDER HWY
215
FLAMINGO RD
15
583
HARRY S. REID INTL. AIRPORT
SUNSET RD
515
6675 Schuster Street
Las Vegas, NV 89118
160
W HORIZON RIDGE PKWY
HENDERSON
ST ROSE PKWY
11

CUSHMAN & WAKEFIELD

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