

4840 S. Fort Apache Road Las Vegas, NV 89147



Chris Godino
P: 702.796-5500 Ext. 528
C: 702-501-5500
cgodino@teglv.com

THE EQUITY GROUP | 6018 SOUTH DURANGO DRIVE, SUITE 110 | LAS VEGAS, NV 89113 | P: 702.369.4300 | F: 702.798.4340 | WWW.TEGLV.COM

The information herein was obtained from sources deemed reliable; however The Equity Group makes no guarantees, warranties, or representation as to the completeness or accuracy thereof



4840 S. Fort Apache Road Las Vegas, NV 89147



Property Description 4840 S. Fort Apache Road Southwest Las Vegas Submarket

- GLA Size: 6,000 SF total
- Year Built: 2003
- Zoning General Commercial (C-2)
Spring Valley, Clark County, NV
- Clear Ceiling Height 12'
- Power L 250a /227-480v 3 phase.
- Power R 225a /208-120v 3 phase 4w
- Parking 44 spaces 7.33 per 1000/sf
- Traffic Volume (2017) 33,000 Ft.
Apache Road & 64,000 on 215 (2016)

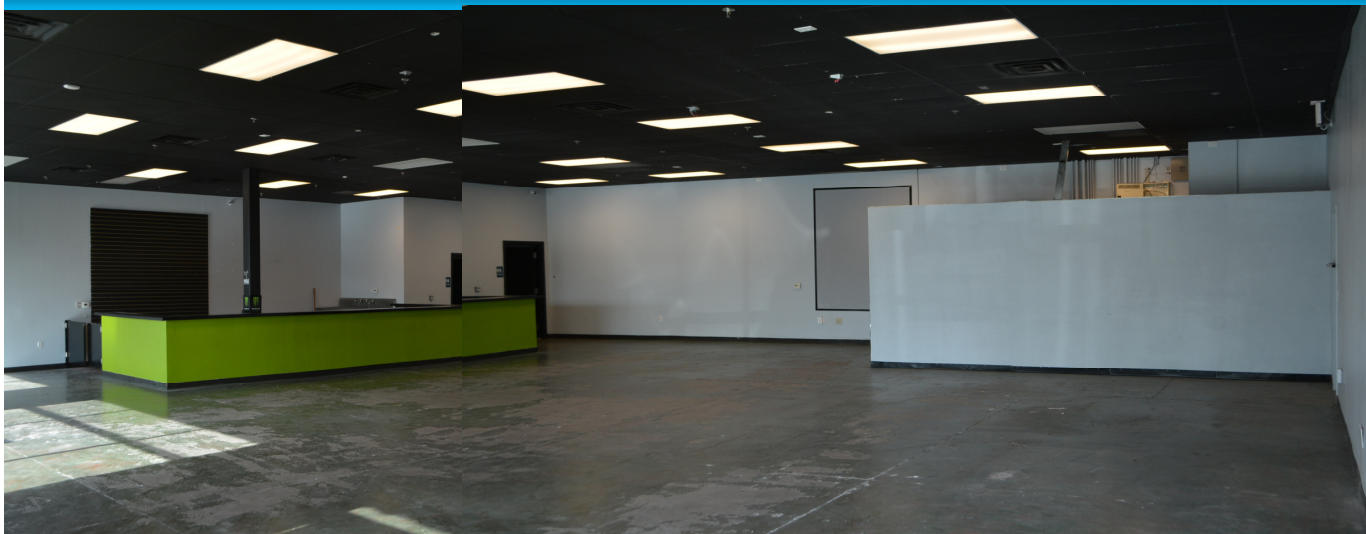
Location Description:

West of 215 from Tropicana Avenue
on South Fort Apache Road. Access
form Sienna, Summerlin South, with
215 direct access to Las Vegas Strip,
McCarron Airport and I-15 South.

Chris Godino
P: 702-796-5500 Ext. 528
C: 702-501-5500
cgodino@teglv.com



4840 S. Fort Apache Road Las Vegas, NV 89147



Property Details

Siena Canyon
4840 S. Fort Apache Road
Suite 100

- **+2,700 sf Available**
- **Leasing Rate \$1.50 psf Base Rent per Mo.**
- **NNN's Est. \$0.45 psf per Mo.**



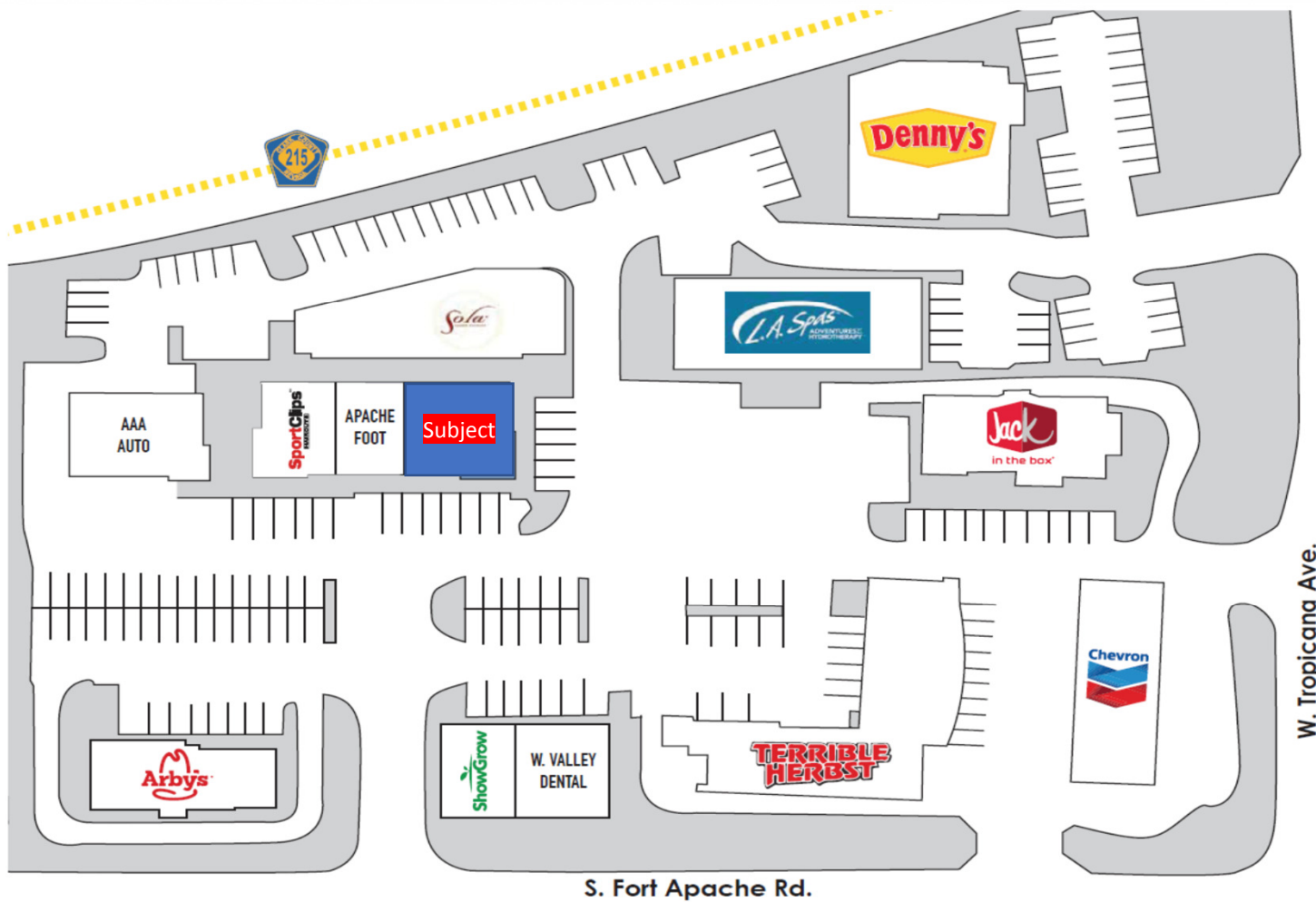
Chris Godino
P: 702-796-5500 Ext. 528
C: 702-501-5500
cgodino@teglv.com



THE EQUITY GROUP | 6018 SOUTH DURANGO DRIVE, SUITE 110 | LAS VEGAS, NV 89113 | P: 702.369.4300 | F: 702.798.4340 | WWW.TEGLV.COM

The information herein was obtained from sources deemed reliable; however The Equity Group makes no guarantees, warranties, or representation as to the completeness or accuracy thereof

4840 S. Fort Apache Road Las Vegas, NV 89147



Chris Godino
P: 702-796-5500 Ext. 528
C: 702-501-5500
cgodino@teglv.com

THE EQUITY GROUP | 6018 SOUTH DURANGO DRIVE, SUITE 110 | LAS VEGAS, NV 89113 | P: 702.369.4300 | F: 702.798.4340 | WWW.TEGLV.COM

The information herein was obtained from sources deemed reliable; however The Equity Group makes no guarantees, warranties, or representation as to the completeness or accuracy thereof



4840 S. Fort Apache Road Las Vegas, NV 89147



4840 S Fort Apache Rd

2,700 Square Feet Available For Lease



Imagery ©2018 Google, Map data ©2018 Google 100 ft

Chris Godino
P: 702-795-5500 Ext. 528
C: 702-501-5500
cgodino@teglv.com



THE EQUITY GROUP | 6018 SOUTH DURANGO DRIVE, SUITE 110 | LAS VEGAS, NV 89113 | P: 702.369.4300 | F: 702.798.4340 | WWW.TEGLV.COM

The information herein was obtained from sources deemed reliable; however The Equity Group makes no guarantees, warranties, or representation as to the completeness or accuracy thereof

4840 S. Fort Apache Road Las Vegas, NV 89147

