

FOR LEASE
1,930 SF



INDUSTRIAL, RETAIL or OFFICE

6100 MOUNTAIN VISTA ST, UNIT 160
HENDERSON, NV 89114

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*Mt***Vista, LLC**

LEASE OVERVIEW



- ✓ 1,930 SF Industrial, Office, or Retail
- ✓ 21' Clear Height
- ✓ 1 Drive-In Door
- ✓ Ample Parking
- ✓ Fully Fire Sprinklered
- ✓ Good Visibility on Busy Mountain Vista St.
- ✓ HVAC in the Office, Swamp Cooler in the Warehouse

STARTING RENT

\$2,933/mth + CAM
(\$1.52/SF NNN)

DOORS	CLEAR HEIGHT	ZONING	CAM/SF/MTH
1 Drive-In/Unit	21'	I-P	\$0.46

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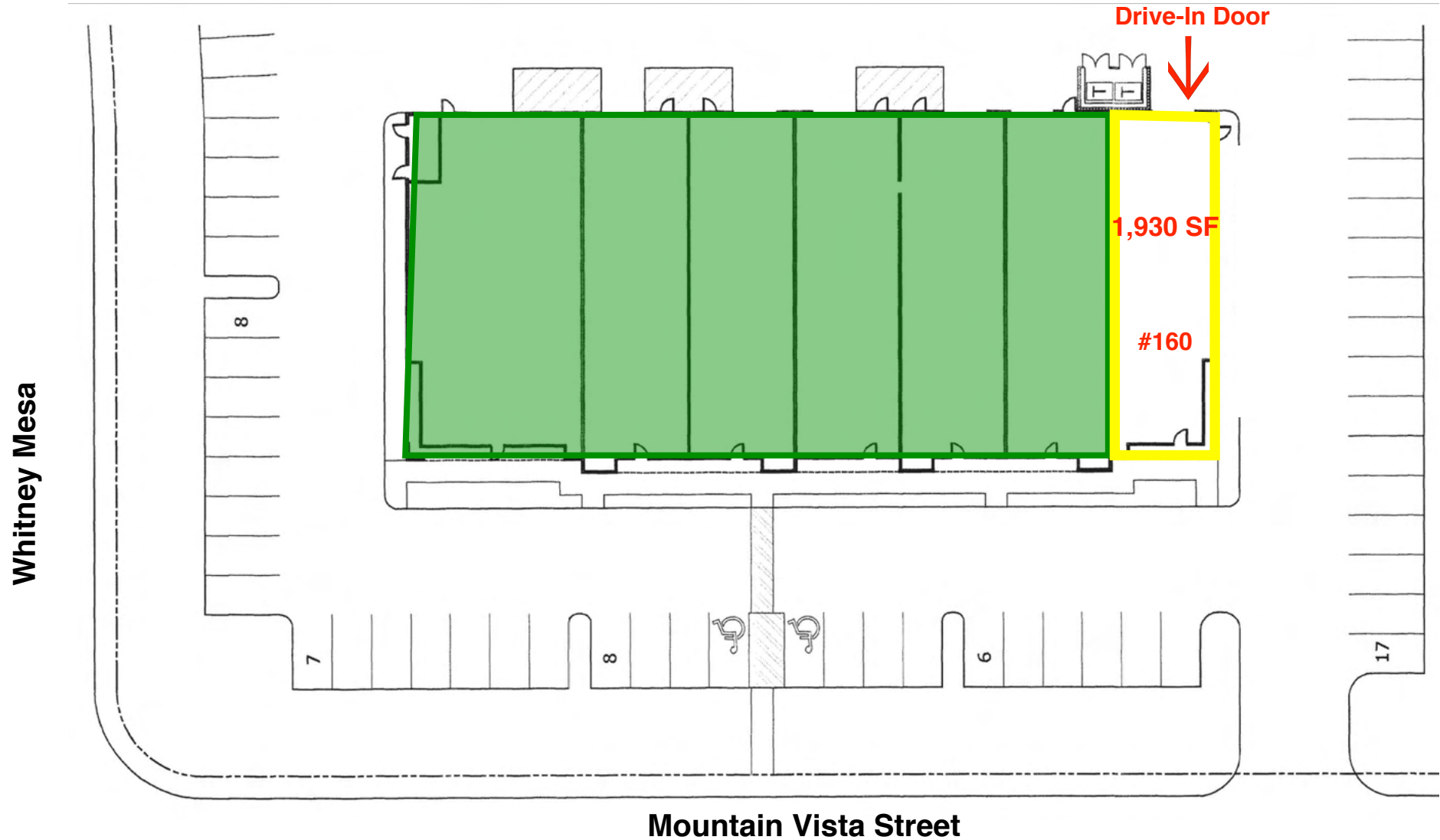
UNIT 160

Current Built-Out

Office: 1,213 SF (can be removed to add warehouse space)

Warehouse: 717 SF

Total: 1,930 SF



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Drive-In Door



Reception



Warehouse



Office

LOCATION



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