

# 4450

N. WALNUT ROAD



For Lease  
56,566 SF

 CUSHMAN &  
WAKEFIELD

## // PROPERTY FEATURES



±**56,566 SF** FREE-STANDING BUILDING



±**2,650 SF OFFICE** SPACE



**2** GRADE LEVEL LOADING DOORS



ESFR FIRE **SPRINKLER** SYSTEM



**11** DOCK HIGH LOADING DOORS



**8** EDGE-OF-DOCK LEVELERS



**24'** CLEAR HEIGHT



**70** **PARKING** STALLS



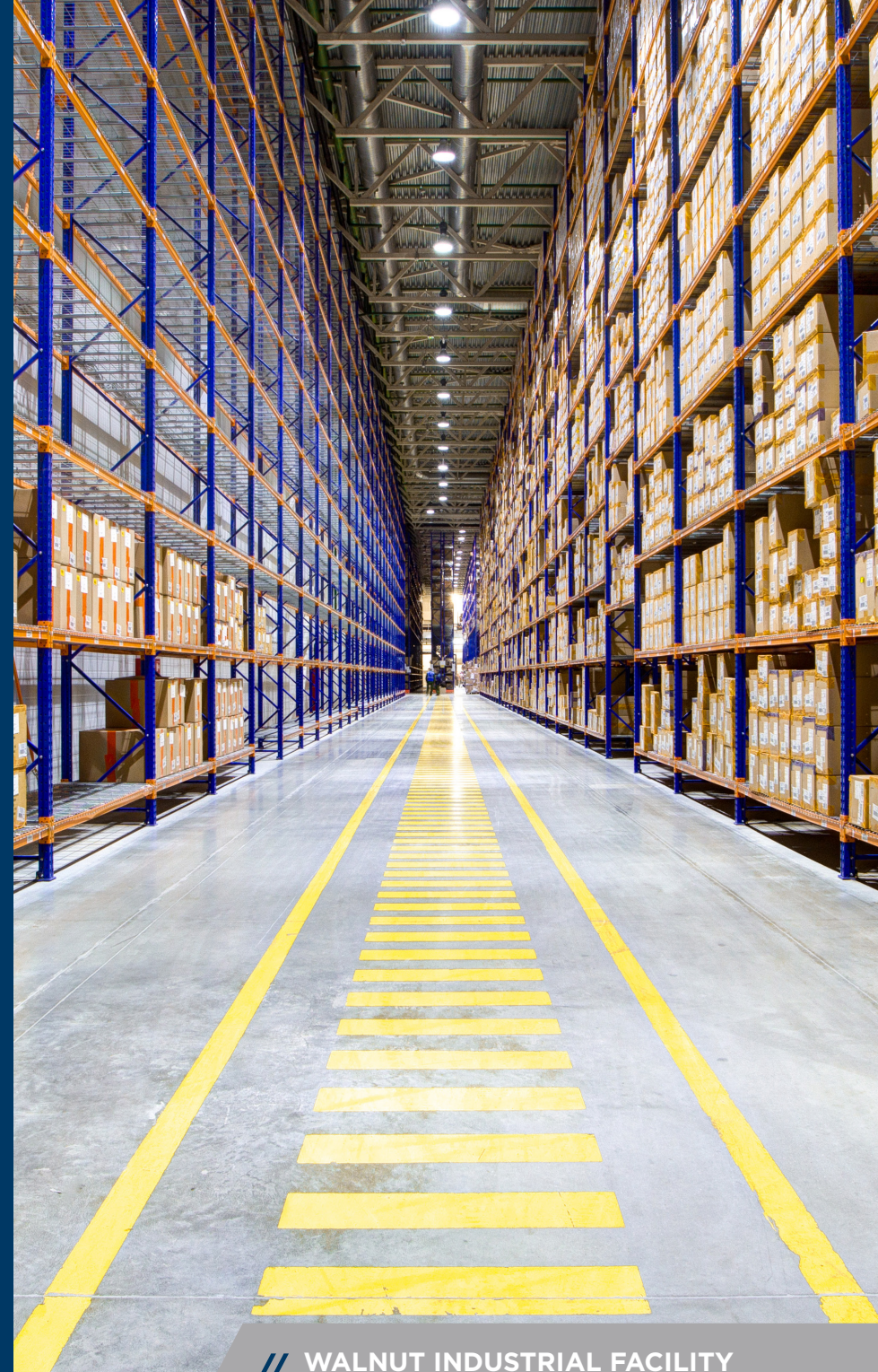
277/480 V, **3-PHASE POWER**



PAVED **SECURED** YARD

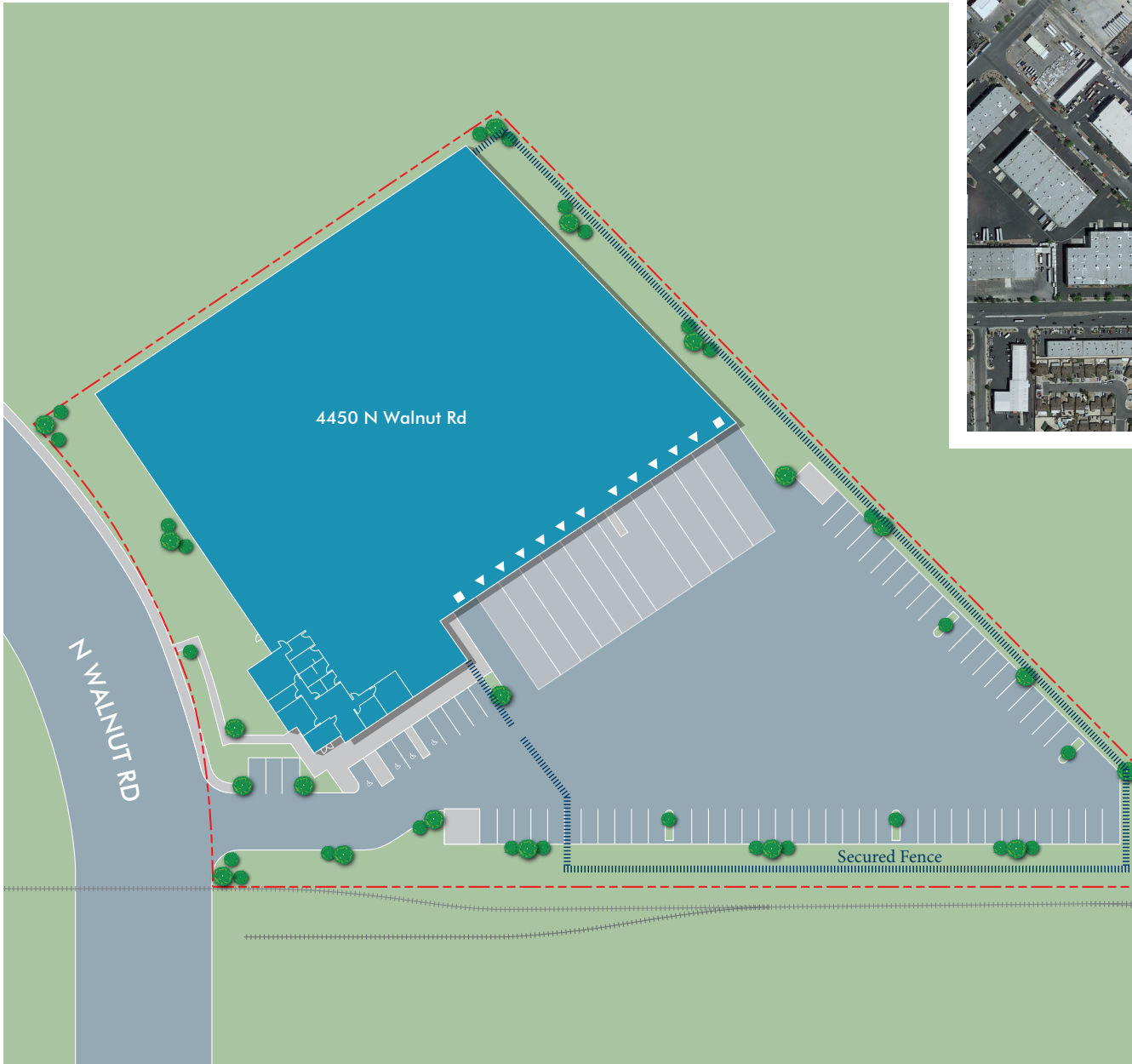


**M-2** ZONING

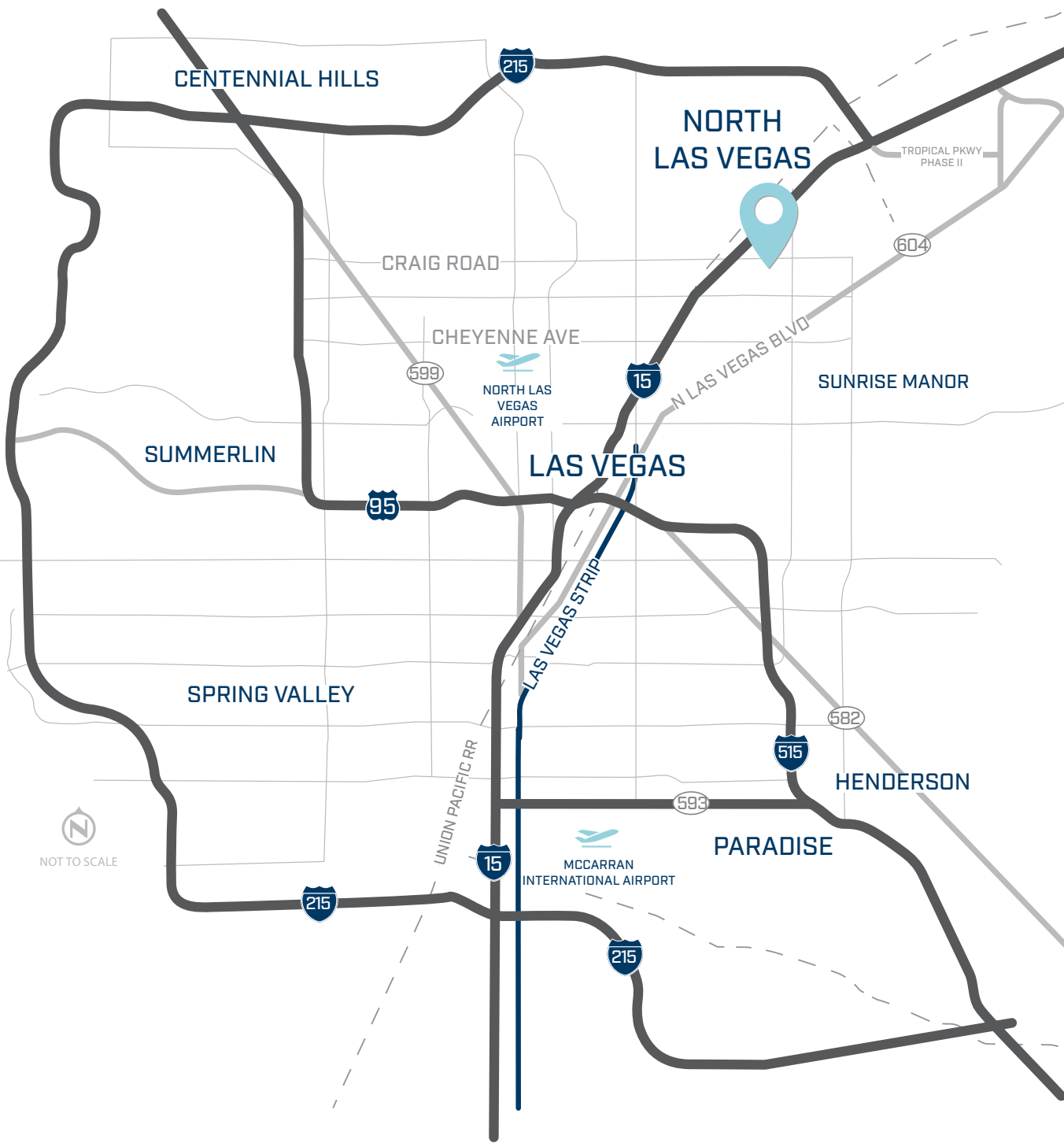


// **WALNUT INDUSTRIAL FACILITY**  
4450 W. Walnut Road, NLV, NV

# // SITE PLAN



# // SITE MAP



# 4450 W. WALNUT ROAD

N. LAS VEGAS, NV 89081

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