Industrial Building Available For Sublease

5450 Desert Point Dr

LAS VEGAS, NV 89118

SUBLEASE OVERVIEW

PREMISES:	Entire Building	
SQUARE FOOTAGE:	7,960 SF | 6,120 SF Industrial, 1,840 SF Office	
SUBLEASE THROUGH:	08/31/2031	
RATE:	**$1.50/SF, NNN**	
CAMS:	$571.01	RE Tax
	$405.25	Insurance
	$2,500.00	Equipment Lease
	$3,476.26	**Total Monthly**
YEAR BUILT:	1994	
LOADING:	1 Drive-In	
CLEAR HEIGHT:	20’	
POWER:	600a/3p	
PARKING:	1.25/1,000 SF	

NOTES

The premier car collisions center is located in the highly desirable Southwest submarket of Las Vegas. This is a rare opportunity to acquire a well-positioned automotive service asset in one of the Valley’s fastest-growing areas. Surrounded by dense residential communities, strong household incomes, and high traffic corridors, the property benefits from consistent demand driven by both population growth and daily commuter activity.

The facility is fully equipped to handle a wide range of collision repair services, with efficient workflow design, modern equipment, and ample space to support high-volume operations. With continued expansion in the Southwest Las Vegas market and limited availability of comparable automotive service sites, this collision center is ideally positioned for sustained revenue growth and long-term value appreciation.

CONTACT

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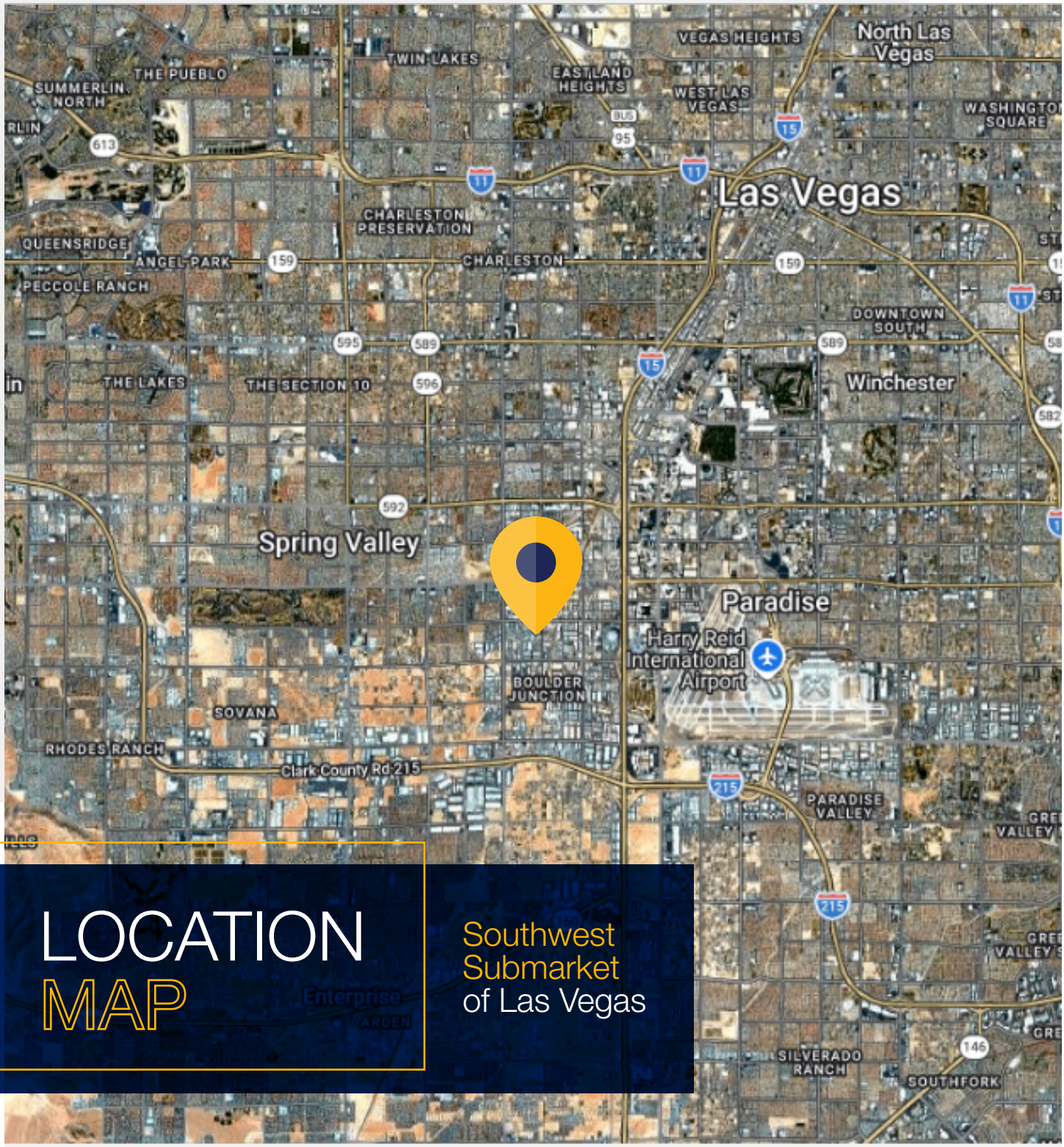

LOCATION MAP

Southwest Submarket of Las Vegas

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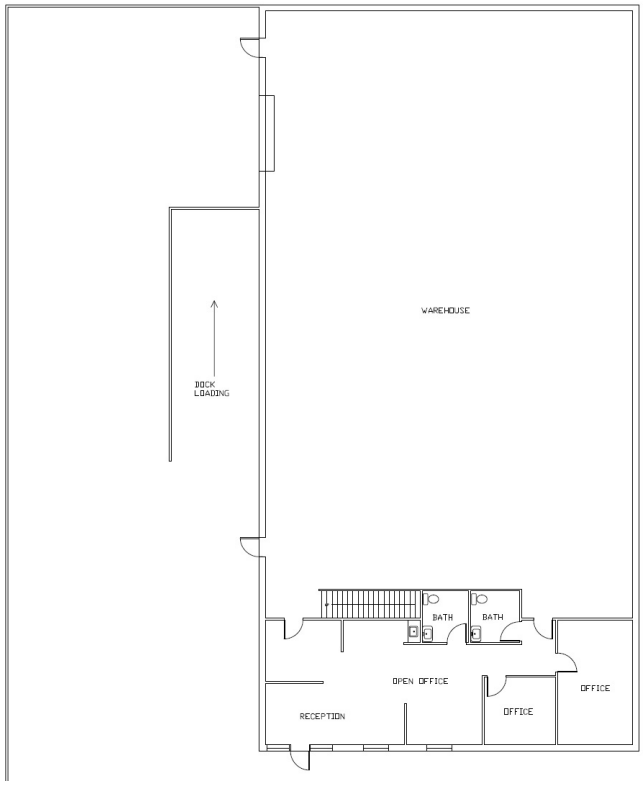
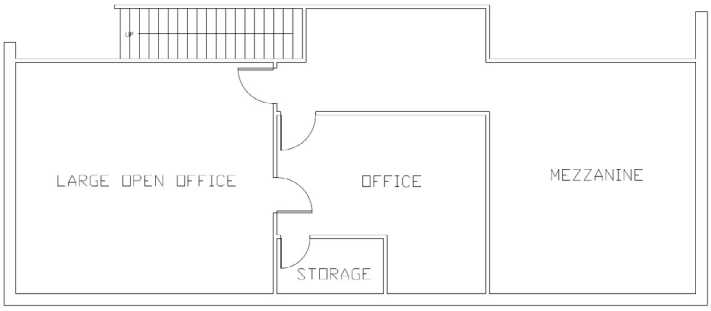
ENTIRE BUILDING: 7,960 SF



First Floor



Second Floor

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