

FOR SUBLEASE

KIDDER.COM

4670 W SILVERADO RANCH BLVD, SUITE 110

*±14,607 SF Industrial Sublease
Opportunity located within Silverado
Commerce Center - Phase I*



4670 W SILVERADO RANCH BLVD, SUITE 110 | LAS VEGAS, NV 89141

km Kidder
Mathews



Property Description

Suite 110 offers a functional industrial layout combining dock high warehouse and turn-key office space within a professionally maintained business park environment. The suite is well suited for distribution, contractor, showroom, service, light manufacturing, or e-commerce operations seeking central Las Vegas or Henderson access with convenient freeway connectivity via Silverado Road and Decatur Boulevard.

±14,607
SF AVAILABLE

\$1.52 NNN
\$22,181.70 CURRENT RENT

*Class A Industrial Sublease Opportunity in
an Excellent Southwest Las Vegas Location*



SUITE 110

PROPERTY OVERVIEW

ASKING RENT	\$1.52 NNN
2026 CAM BUDGET	\$.34 Monthly
SUITE 110	±14,607 SF
CURRENT LEASE EXPIRATION	August 2028
OFFICE	±1,200 SF
WAREHOUSE	±13,407 SF
TOTAL BUILDING	±81,200 SF
CLEAR HEIGHT	24'
DOCK-HIGH DOORS	Six (9'x10')
GRADE-LEVEL DOOR	One (12'x14')
POWER	277/480V, 3-Phase Power
SPRINKLERS	ESFR
PARKING PER THE LEASE	16 Spaces
ZONING	Industrial Park (IP) Clark County
MULTI-TENANT	Industrial Building
APN	177-19-411-001
PARCEL SIZE	9.36 Acres
CONCRETE APRON	60'
SHARED TRUCK COURT	65'
PROJECT	Silverado Commerce Center Phase 1
NEW CONSTRUCTION	2023
WAREHOUSE FUNCTIONALITY	Swamp Cooling, LED Lighting and Secured Skylights and served by SW Gas.
IMMEDIATE ACCESS	To I-15 & CC-215

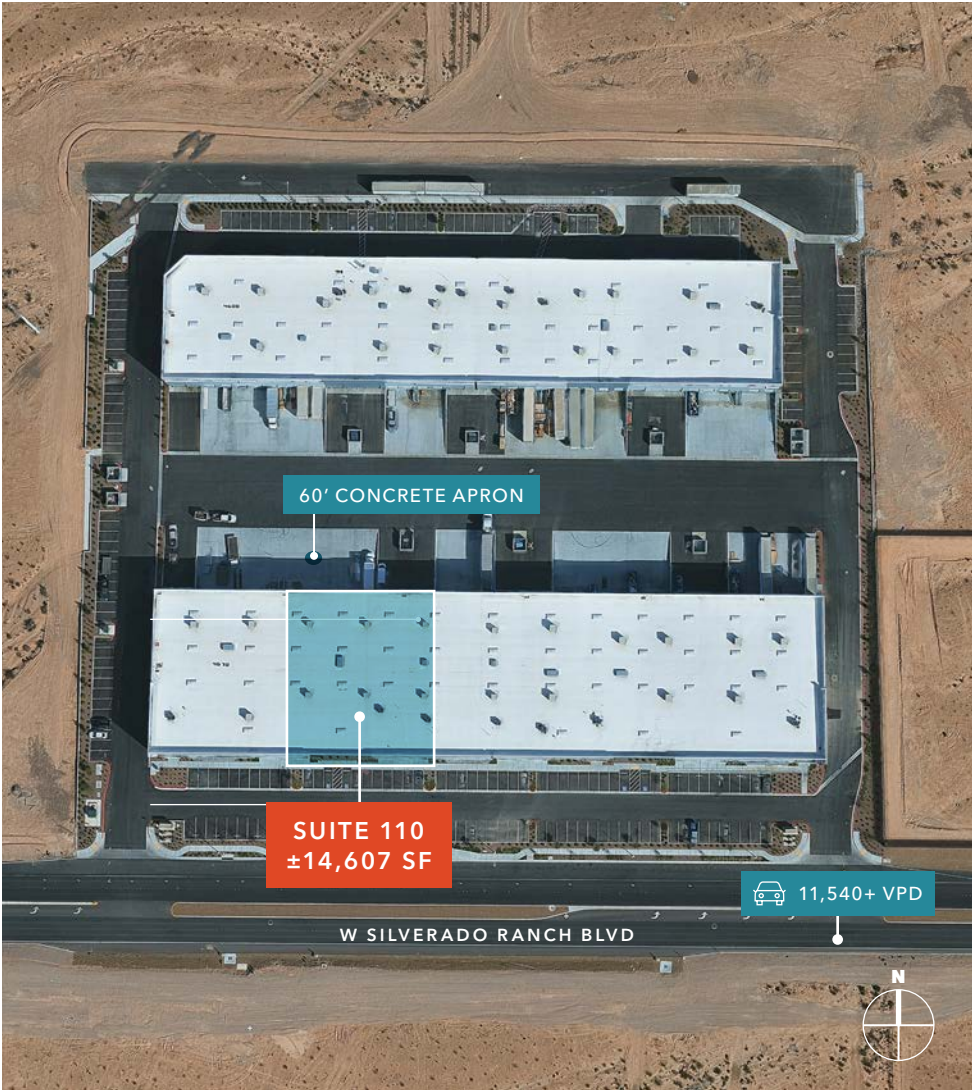
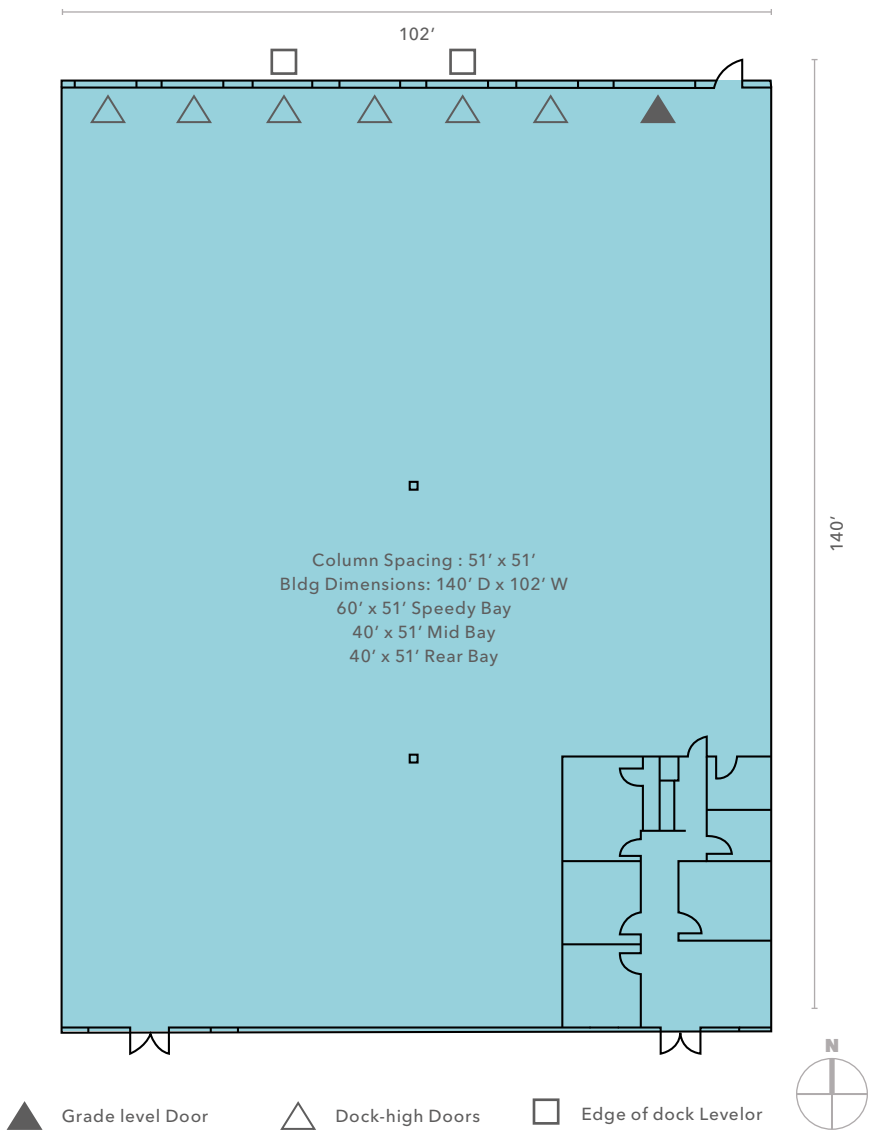
LOCATED IN THE HEART OF *SOUTHWEST LAS VEGAS*

Suite 110 at 4670 Silverado Road is centrally located within the highly sought-after Southwest Las Vegas industrial submarket, offering immediate access to major transportation corridors and Harry Reid International Airport. The property is approximately ± 2.0 miles to the I-15/Silverado Road interchange, ± 1.6 miles to Decatur Blvd and I60, ± 3.5 miles to the 215 Beltway via Decatur Blvd, and approximately ± 6.5 miles to Harry Reid International Airport.

Its strategic location provides efficient connectivity throughout the Las Vegas Valley and the broader Western U.S. distribution network, making it ideal for warehouse, distribution, service commercial, and light industrial users.



SITE PLAN



4670 W SILVERADO RANCH BLVD, SUITE 110

FUTURE OF VEGAS DEVELOPMENT

Premier Southwest Las Vegas Industrial Location 4670 Silverado Ranch Road is positioned within one of Southern Nevada's most active industrial and commercial corridors, offering exceptional access to Interstate 15, the 215 Beltway, Harry Reid International Airport, and the Las Vegas Resort Corridor. The location combines excellent transportation connectivity, workforce accessibility, and proximity to major business centers, creating an ideal environment for modern industrial, distribution, logistics, and operational users.

S RAINBOW BLVD

Walmart



S JONES BLVD



RISE ELEMENTARY SCHOOL



LOIS & JERRY TARKANIAN MS

BLUE DIAMOND RANCH CENTER



4670 W SILVERADO RANCH BLVD

BLUE DIAMOND CROSSING



KOHL'S

GROCERY OUTLET
Pam's Market

160

ARVILLE ST

S DECATUR BLVD

S VALLEY VIEW BLVD

W SERENE AVE

W SILVERADO RANCH BLVD

DEAN MARTIN DR

SILVERTON
Casino & Hotel & Spa



Hilton

FUTURE BRIGHTLINE
VEGAS STATION

brightline
west



South Point
HOTEL & CASINO

KIDDER MATHEWS

AVAILABLE FOR SUBLEASE



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