

# 3220 FREMONT STREET

Las Vegas, NV 89104

## FOR LEASE



### PROPERTY HIGHLIGHTS:

- ±2,250 SF Suite available
- ±2.53 Acres
- Lease rate: \$1.00 SF/NNN
- CAM's: \$0.25 PSF/M
- Zoning: C-2 (General Commercial)
- Automotive services welcome!
- Each suite has multiple large overhead metal roll-up doors
- Great central location
- Easy access to I-515, I-15 and US-95 Freeway
- Amenities nearby such as Italian American Club, Sonic Drive in, Panda Express, Pollo Loco, Wendy's, Roberto's Taco Shop



*Service You Deserve. People You Trust.*  
5960 South Jones Boulevard  
Las Vegas, Nevada 89118  
T 702.388.1800 | F 702.388.1010  
www.mdlgroup.com

Offered By:

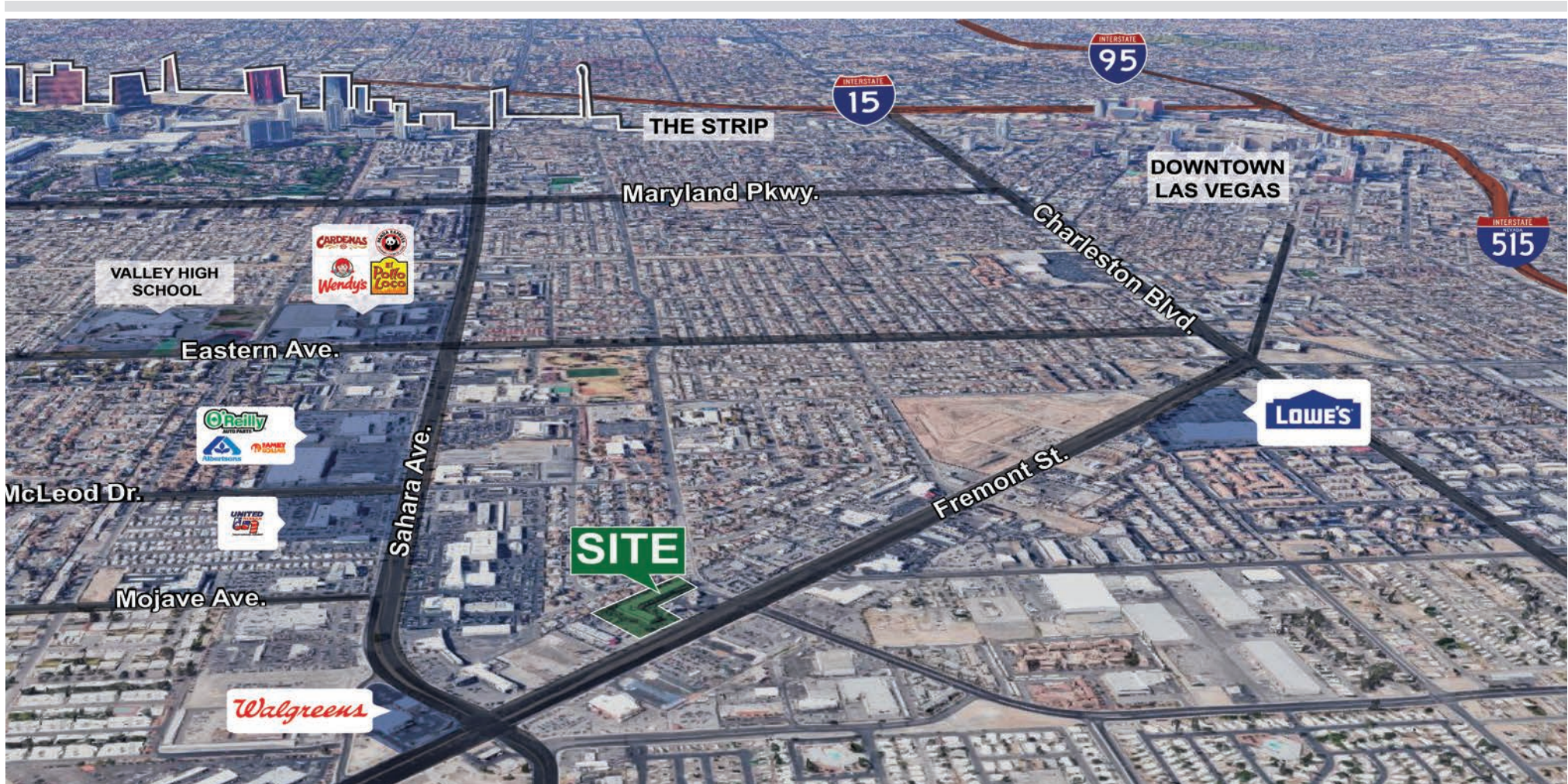
**David Bauman, CCIM**  
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