



BUNKERHILL/PRECISION WAREHOUSE FLEX

3420 Bunkerhill Drive, North Las Vegas, NV 89032
UP TO SF OF INDUSTRIAL SPACE

An Industrial Investment Opportunity



PREMIER REALTY

FOR LEASE

LANCE HAMRICK

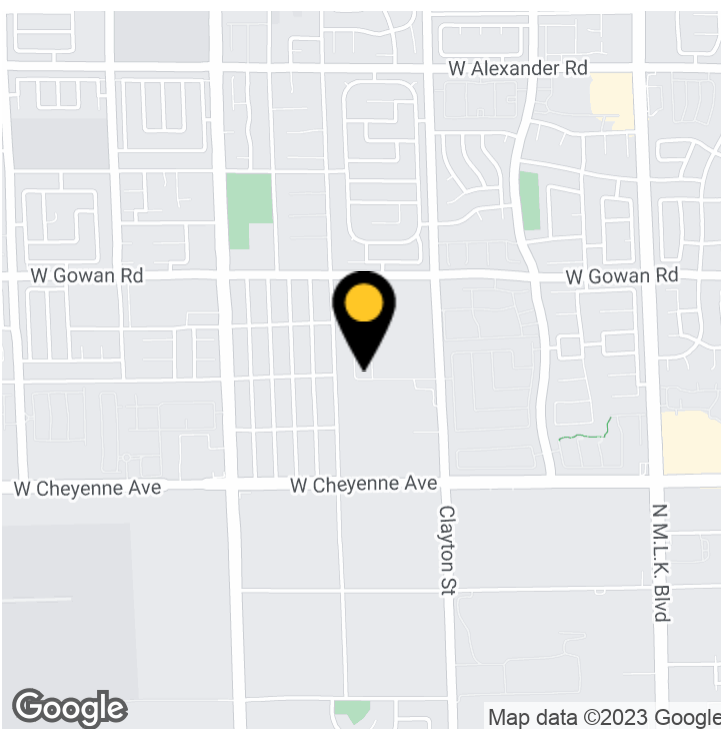
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FOR LEASE



OFFERING SUMMARY

Lease Rate:	N/A
Building Size:	8,500 SF
Available SF:	
Lot Size:	0.39 Acres
Number Of Units:	2
Year Built:	1997
Zoning:	M-2
Market:	North Las Vegas
Submarket:	North Las Vegas Industrial

PROPERTY OVERVIEW

3000 sf of flex space in the heart of Industrial area of North Las Vegas

PROPERTY HIGHLIGHTS



PREMIER REALTY



FOR LEASE

LEASE TYPE | - TOTAL SPACE | - LEASE TERM | Negotiable LEASE RATE | N/A

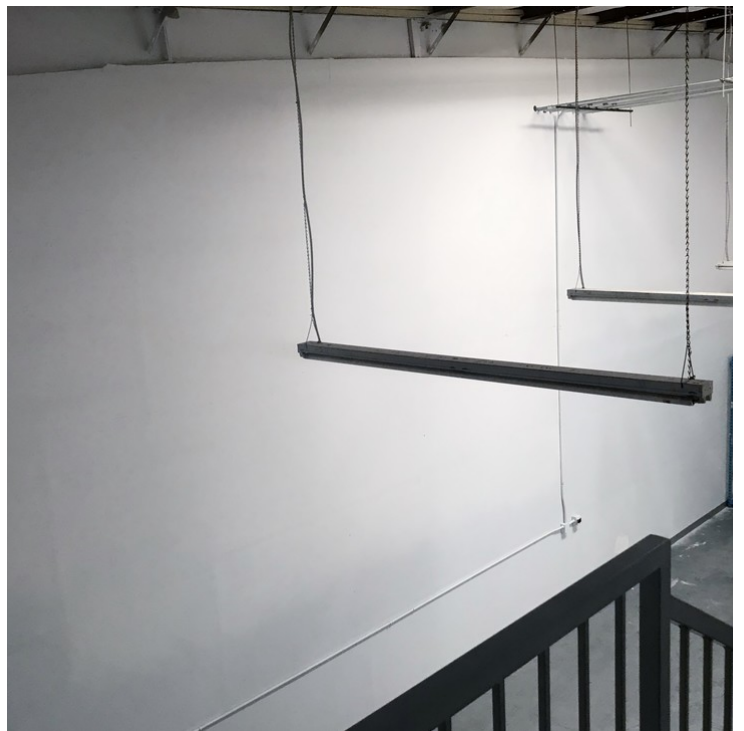


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3450 Bunkerhill	-	3,000 SF	NNN	\$0.89 SF/month	Space consists of @ 1500 sf of office and 1500 sf of warehouse with a mezzine and two ground level doors with a fence

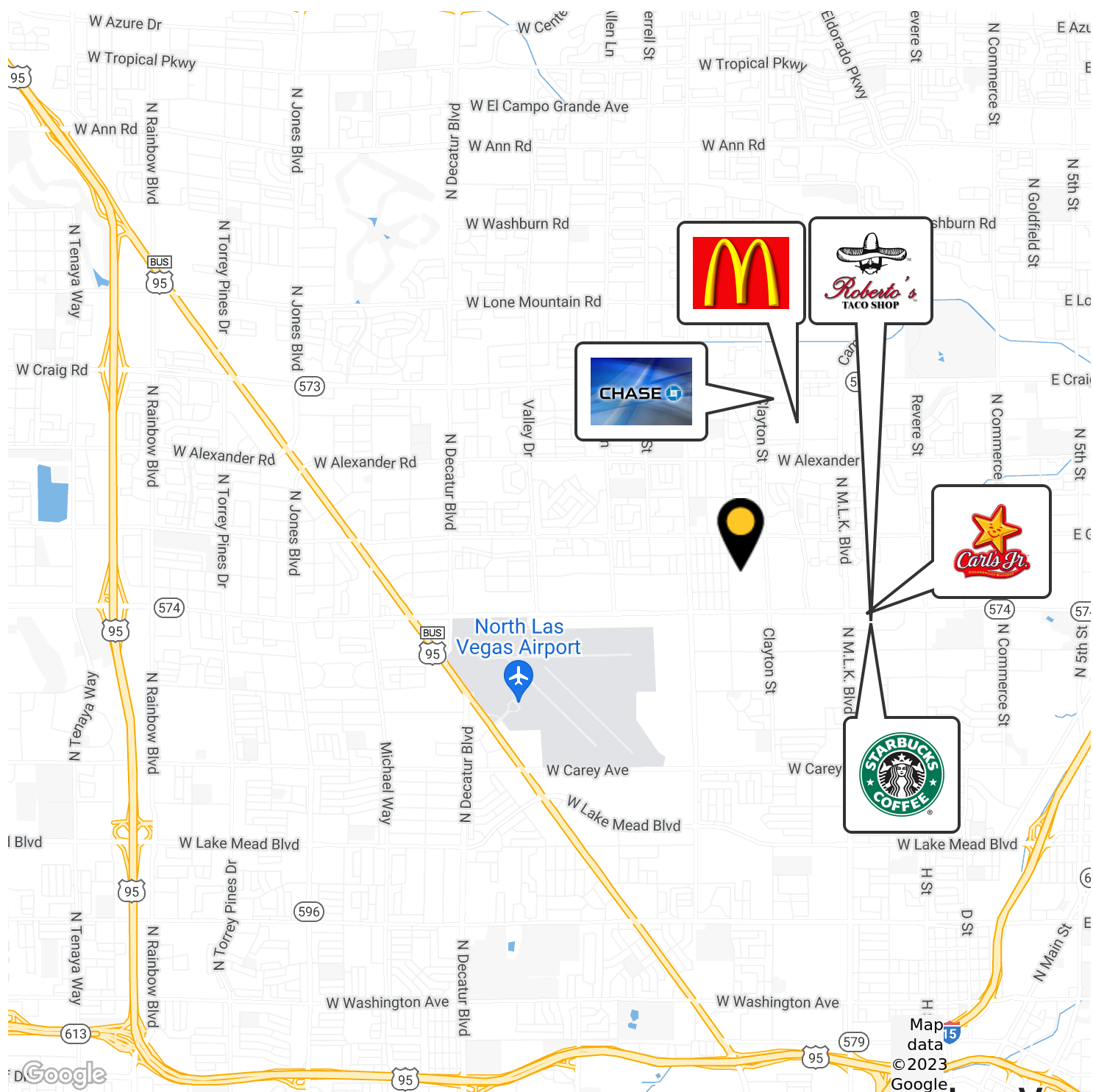
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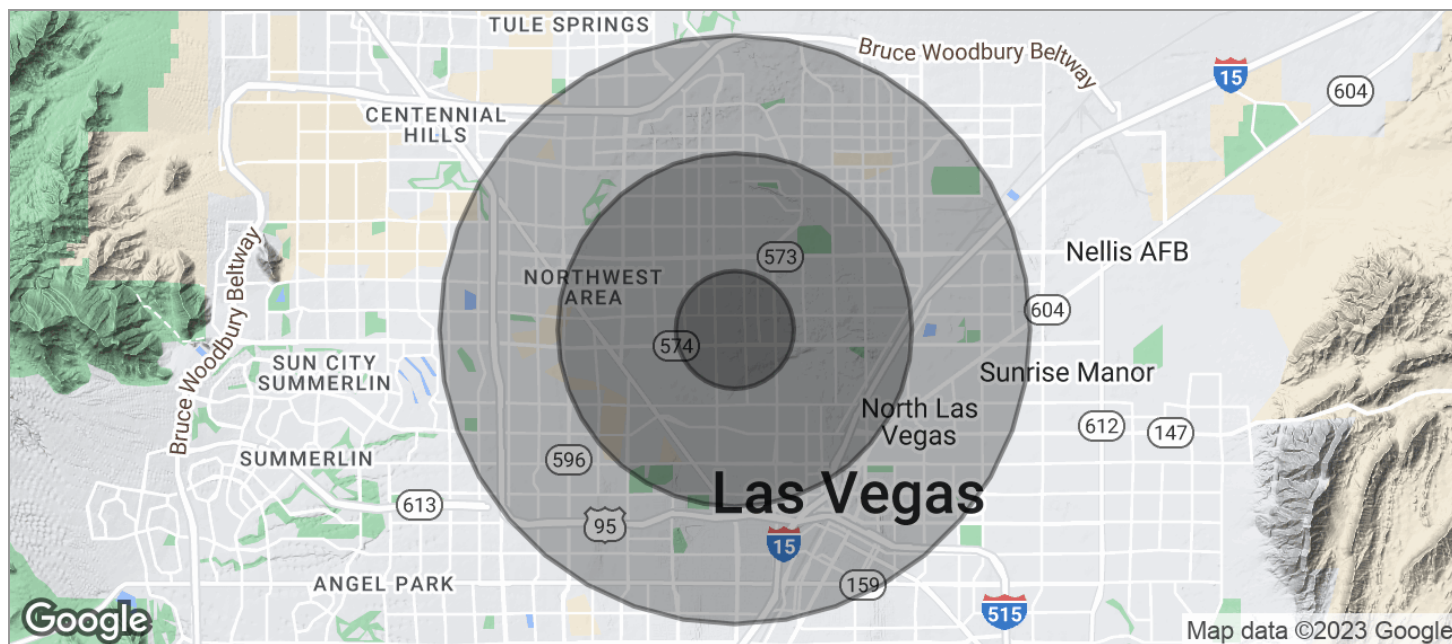


FOR LEASE



DEMOGRAPHICS MAP

FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,200	136,098	408,515
MEDIAN AGE	30.2	31.5	32.9
MEDIAN AGE (MALE)	28.9	30.3	32.2
MEDIAN AGE (FEMALE)	31.7	32.9	33.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,350	44,098	134,026
# OF PERSONS PER HH	3.0	3.1	3.0
AVERAGE HH INCOME	\$66,498	\$61,628	\$62,187
AVERAGE HOUSE VALUE	\$239,832	\$230,383	\$246,860
RACE	1 MILE	3 MILES	5 MILES
% WHITE	45.3%	51.6%	61.1%
% BLACK	32.4%	28.8%	18.7%
% ASIAN	5.3%	5.3%	5.4%
% HAWAIIAN	0.8%	0.8%	0.6%
% INDIAN	0.4%	0.5%	0.7%
% OTHER	11.0%	9.1%	9.2%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	31.9%	32.7%	38.3%

* Demographic data derived from 2020 ACS - US Census



PREMIER REALTY