

FOR SUBLEASE | ±52,220 SF | M-D ZONING



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**LARKIN**  
INDUSTRIAL GROUP

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**NAIExcel**

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# Property Summary

NNN LEASE RATE/MO	<b>\$0.88/SF</b>
OPEX	<b>\$0.16/SF</b>
TOTAL SF AVAILABLE	<b>±52,220 SF</b>
ZONING	<b>M-D (Clark County)</b>
AVAILABLE	<b>Immediately</b>
SUBLEASE EXP	<b>February 28, 2029</b>

- **±52,220 Total SF**
  - ±657 SF HVAC Office
- Twelve (12) 9'x10' Dock high loading doors -
  - Five (5) edge of dock plates
  - Three (3) Mechanical Pit Levelers
- One (1) 12'x14' Grade door
- 32' Clear height\*
- Power: 3 Phase, 277/480V 800A\*
- LED Lighting
- ESFR Fire Sprinklers\*
- Skylights

\*Sublessee to verify.



OR TEXT 23532 TO 39200

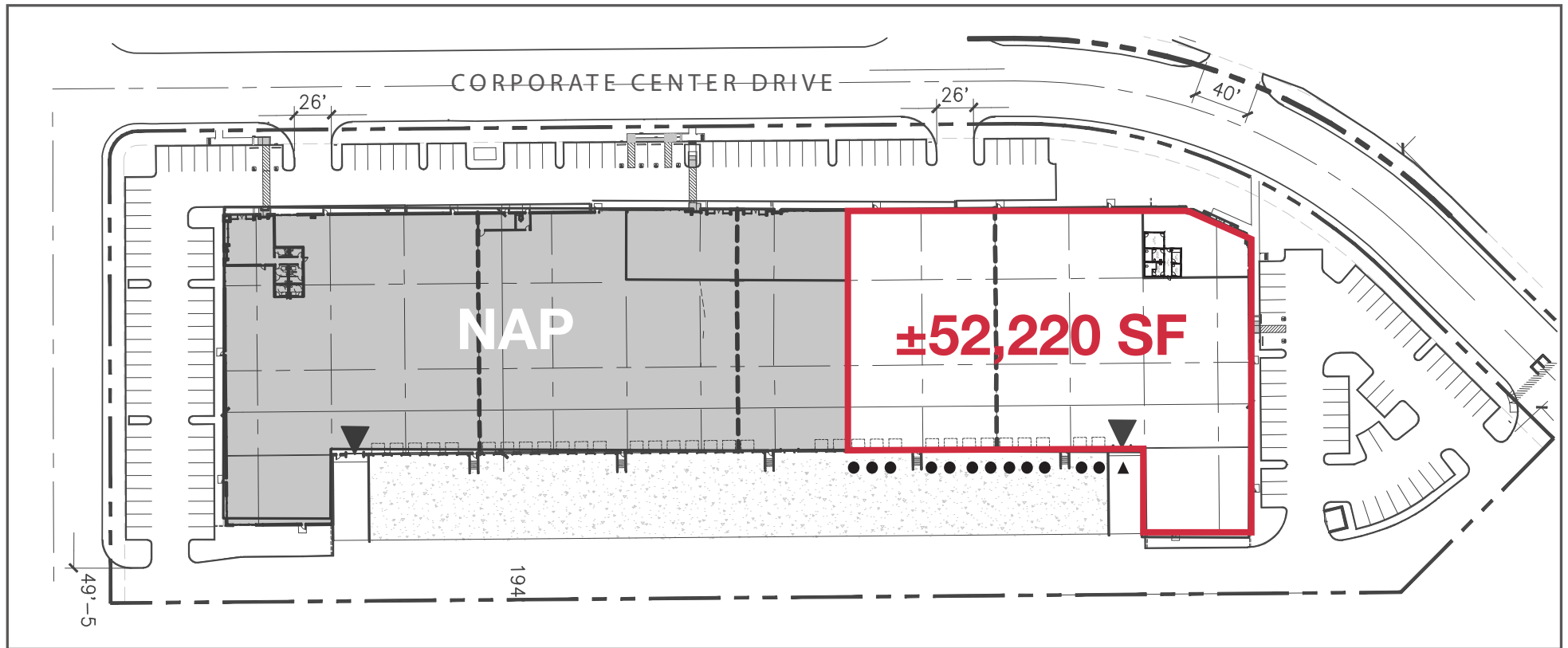
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# Site Plan

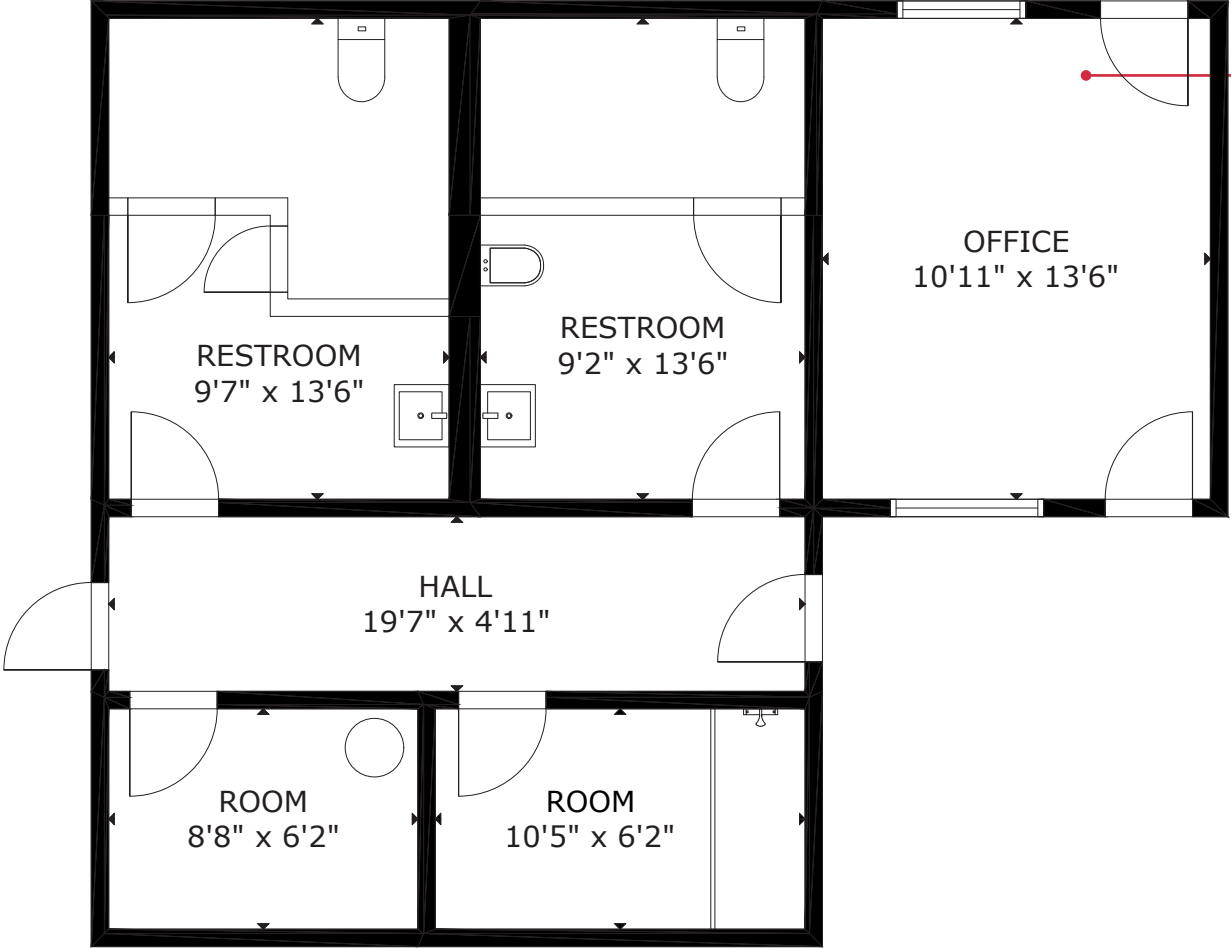
- DOCK HIGH DOORS
- ▲ GRADE LEVEL DOORS



# Office Floor Plan



CLICK HERE  
FOR A 3D TOUR













# Area Map







## Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles

## Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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