

# QUAIL INDUSTRIAL CENTER

3555 W. Quail Avenue, Las Vegas, NV 89118

AVAILABLE  
For Lease



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Las Vegas, Nevada 89118  
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**PROMOTIONAL LEASE RATE FOR THE 1<sup>ST</sup> YEAR**  
**INCLUDES PRIVATE YARD**



**Schnitzer**  
PROPERTIES

## Leasing Details



**\$0.90\*** PSF NNN

Monthly Lease Rate  
\* Promotional Rate for  
1st Year



**\$0.209** PSF NNN

CAM Charges



**±20,000 SF**

Space Available

## Property Details

- + **Submarket:** Southwest Las Vegas
- + **Building Size:** ±20,000 SF
- + **Zoning:** IL (Industrial Light)
- + **Clear Height:** ±20'
- + **Dock Staging Area:** Four 12'x14' dock doors
- + **Fire and Safety:** Sprinkler system
- + **Parking:** 0.75:1,000
- + **Year Built:** 1980



**5% Co-op**

*\* 5% commission fee only applies for new tenant deals, excluding current Tenant renewals and relocations. Commission is paid on the base rent only excluding NNN fees, TI's and any concession.*



Service you deserve. People you trust.

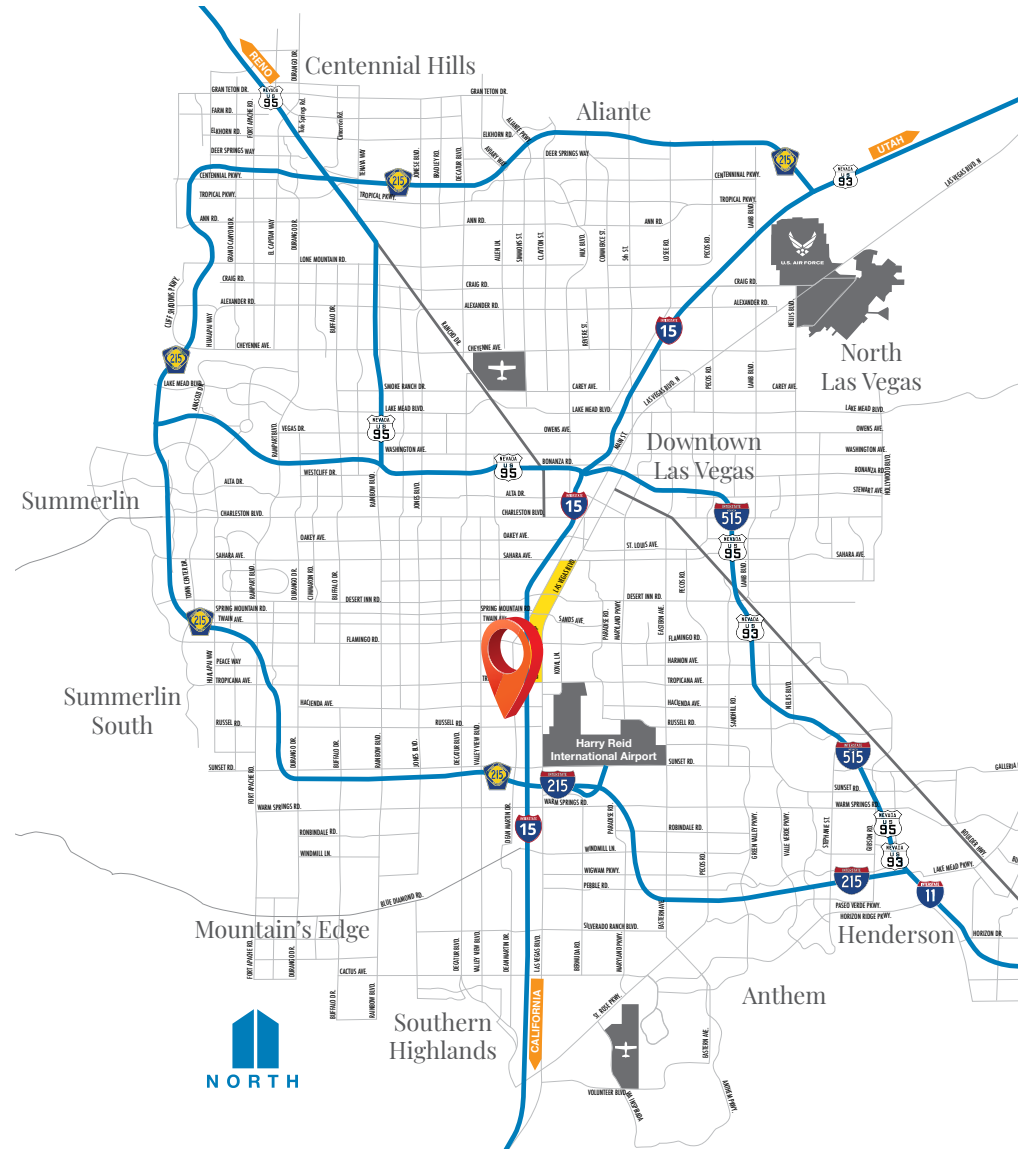


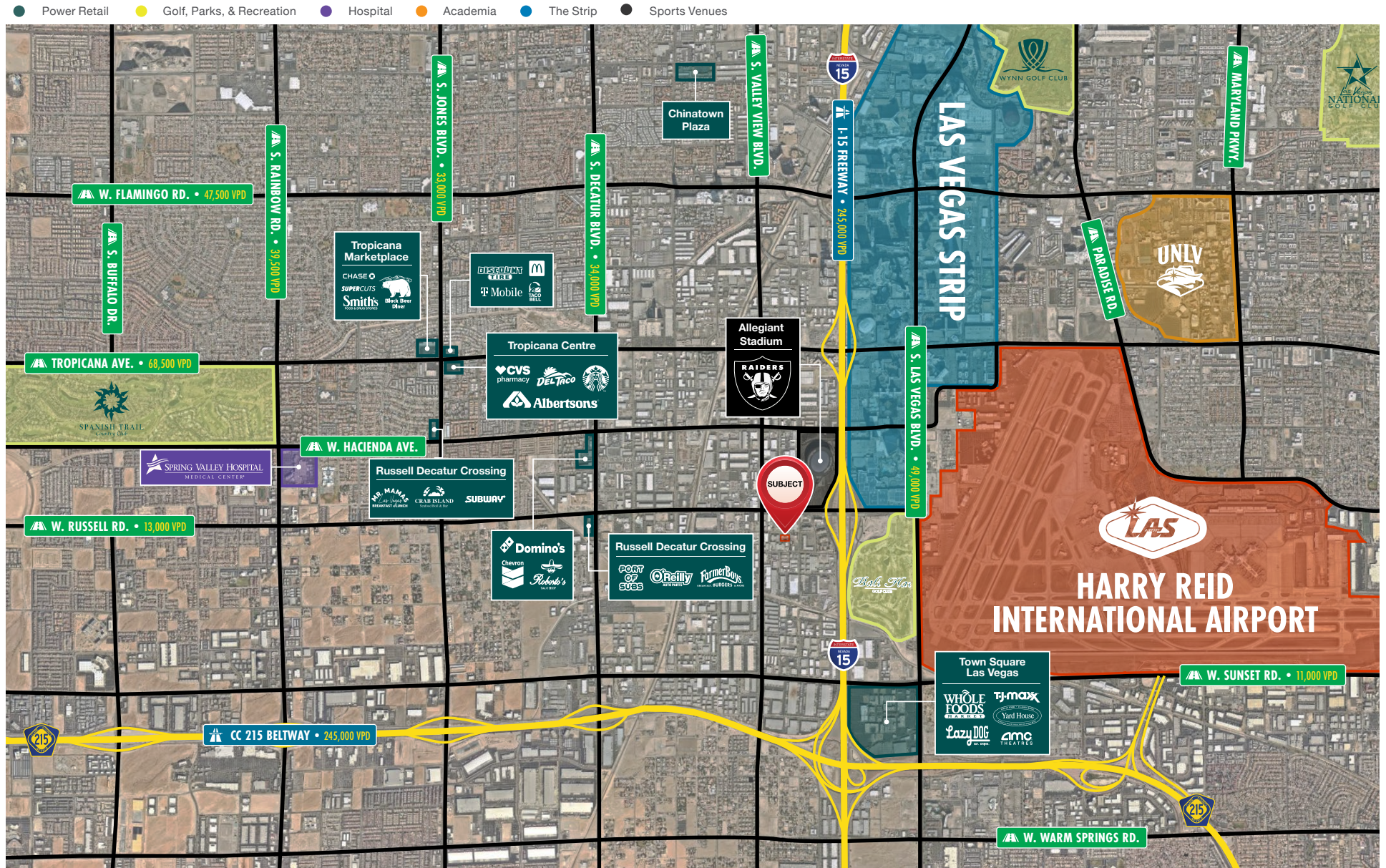
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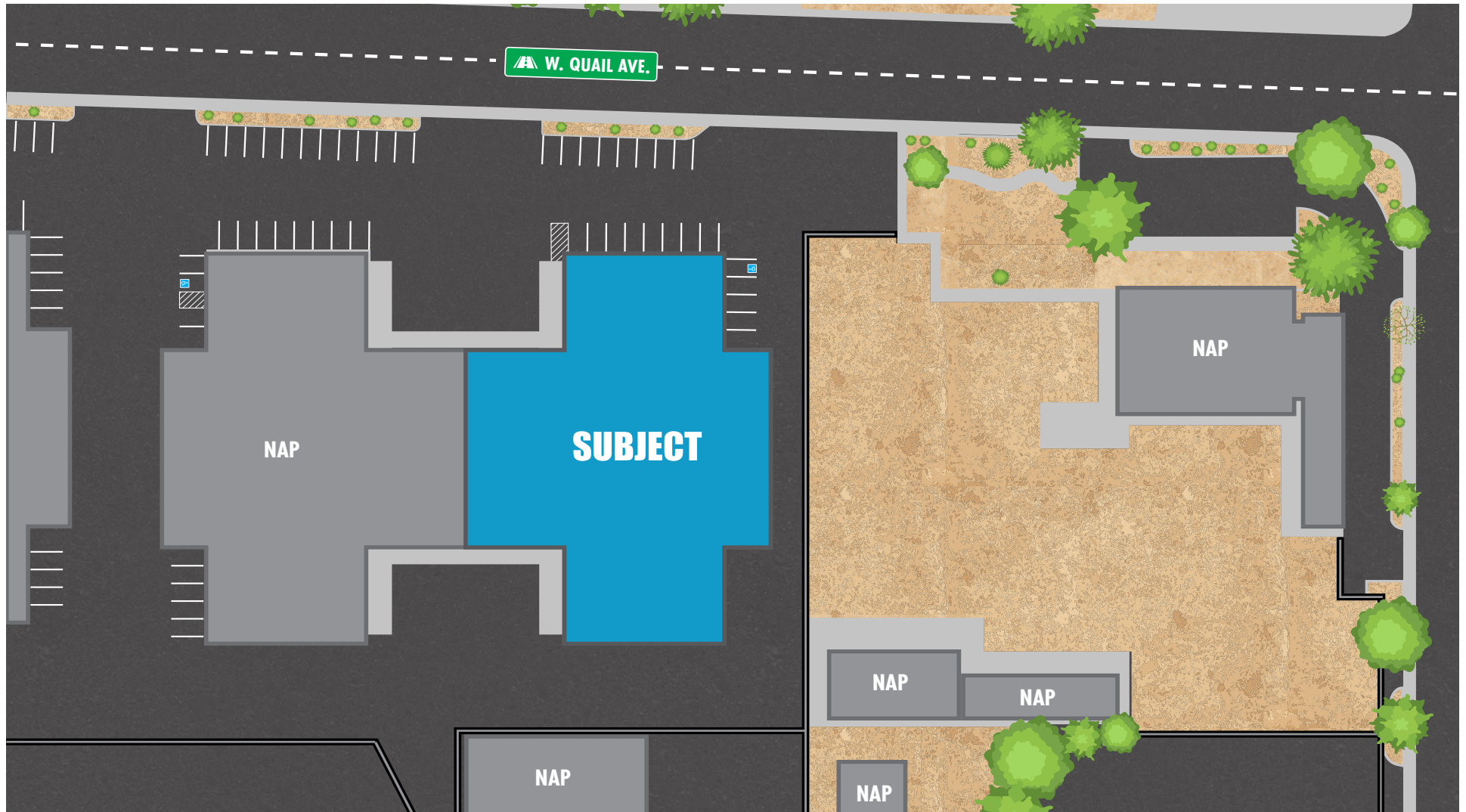


## Property Highlights

- Located at Quail & Polaris
- Easy access to the I-215 & I-15 freeways
- Close proximity to The Las Vegas Strip and the Harry Reid International Airport via Sunset Road overpass & Russell Road

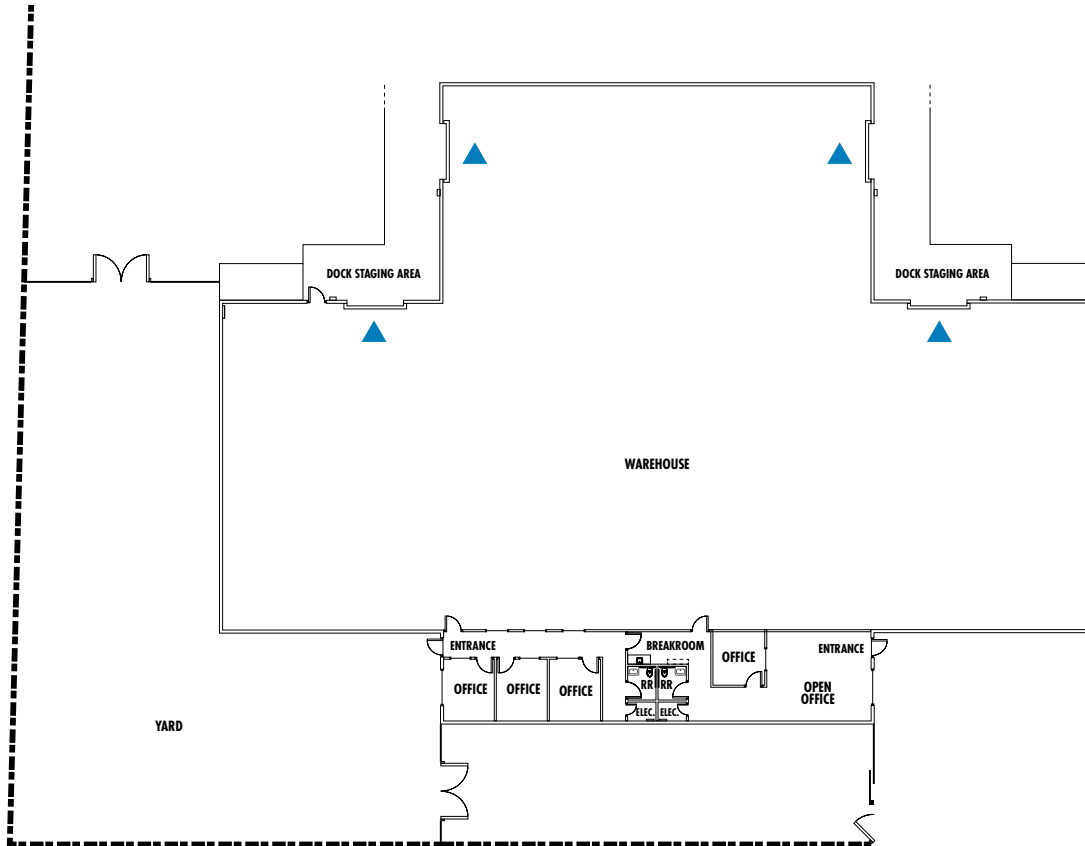






Building	Total SF	Office SF	Warehouse SF	Lease Rate:	CAM Charges:	Total Monthly Rent	Available
3555 W. Quail Ave., Ste. B/C	±20,000	±1,918	±18,082	\$0.90* PSF NNN	\$0.209 PSF	\$22,180.00 (1st Year)	Immediately

*\*Promotional rate for 1st year*



## Leasing Details



**\$0.90\* PSF NNN**

Monthly Lease Rate



**\$0.209 PSF**

Monthly CAM Charges



**\$22,180.00**

Monthly Rent (1st Year)

*\* Promotional rate for 1st year*

*\* 2nd year lease rate: \$1.00 PSF NNN with 5% annual increases thereafter*

*\* 36-60 months lease term is required*

## Suite Details

- + Bldg./ Suite: 3555 W. Quail Ave., Ste. B/C
- + Total SF: ±20,000
  - Office SF: ±1,918
  - Warehouse SF: ±18,082
- + Yard SF: ±7,452
- + Loading Area: Combination roll-up door accessed by a ramp and shared dock staging area
- + Dock Staging Area: Four 12'x14' dock doors
- + Clear Height: ±20'
- + Available: Immediately

*Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.*

▲ Dock Door

# Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
Los Angeles, CA	3 hrs, 55 min	265
Phoenix, AZ	4 hrs, 40 min	300
San Diego, CA	4 hrs, 45 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 15 min	565
Boise, ID	9 hrs, 30 min	634
Santa Fe, NM	9 hrs, 10 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	12 hrs, 55 min	907
Portland, OR	15 hrs, 45 min	982
Seattle, WA	16 hrs, 50 min	1,129



## Shipping and Mailing Services



Freight Service Center  
3 Mi

Freight Center  
3 Mi

Customer Service Center  
5 Mi

Distribution Center  
10 Mi

Ship Center  
8 Mi

Cargo Center  
3 Mi

UPS Air Cargo  
18 Mi

Air Cargo  
20 Mi

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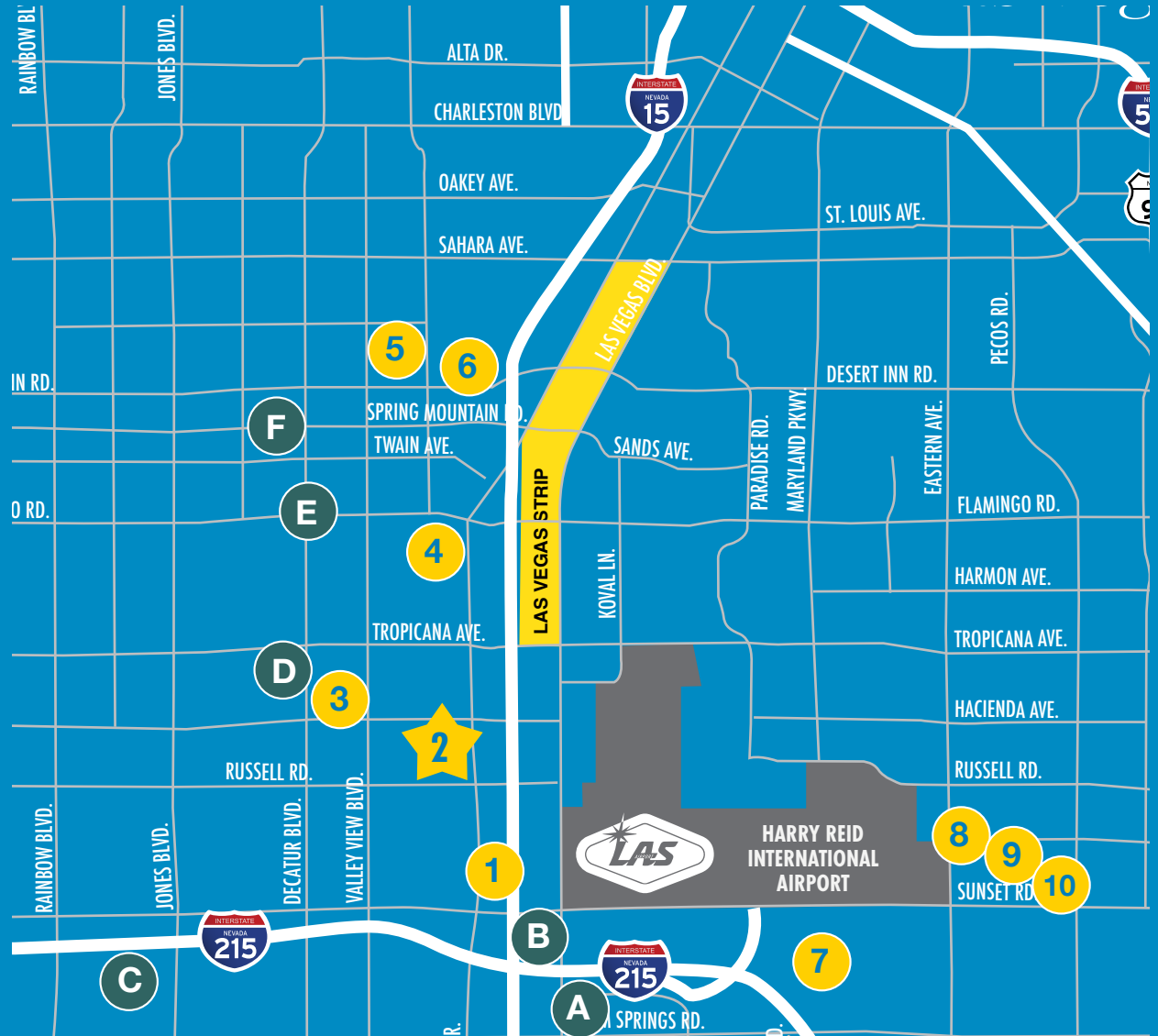
## Schnitzer Industrial Campus Sites: Southwest Las Vegas Portfolio

### Schnitzer Sites

1. Post Commerce Center
2. **Quail Industrial Center**
3. Diablo Industrial Center
4. Valley View Commerce Center
5. Location One Commerce Center
6. Desert Inn Commerce
7. Paradise Airport Center
8. Eastern Commerce Center
9. Patrick Commerce Center
10. Patrick Airport Business Center
11. Sunset Airport Center

### Major Retail Corridors

- A Las Vegas South Premium Outlets
- B Town Square Las Vegas
- C Arroyo Market Square
- D Trop Plaza
- E Renaissance Center West / Flamingo Business Center
- F Chinatown



● Schnitzer Industrial Property Sites    ● Major Retail Corridors