



**FOR  
LEASE**

## Patrick Airport Business Center

3035-3095 East Patrick Lane, Las Vegas, Nevada 89120



### PROPERTY HIGHLIGHTS

Patrick Airport Business Center consists of three buildings totaling  $\pm 110,853$  SF of office and warehouse space and is situated on the Southeast corner of Patrick Lane and McLeod Drive in Las Vegas. The great location offers immediate access to Harry Reid International Airport, I-215 and I-15 freeways. With such a variety of product types, Patrick Airport Business Center can accommodate the specific demands of your business.

- Zoning: M-D Clark County
- APN 162-36-701-001 & 002; APN 162-36-710-001
- Property SF:  $\pm 110,853$
- Dock High and Grade Level Loading Doors
- Evaporative Cooled Warehouses
- Fire Sprinklers
- CAM Includes HVAC/Evaporative Cooler Maintenance, Trash/Recycling
- Power:  $\pm 200$  Amps; 120/240 Volt
- Parking ratio: 2.8:1,000

### CONTACT

Melanie Morales • Leasing Associate  
702.366.1084 • [MelanieM@SchnitzerProperties.com](mailto:MelanieM@SchnitzerProperties.com)  
[SchnitzerProperties.com](http://SchnitzerProperties.com)



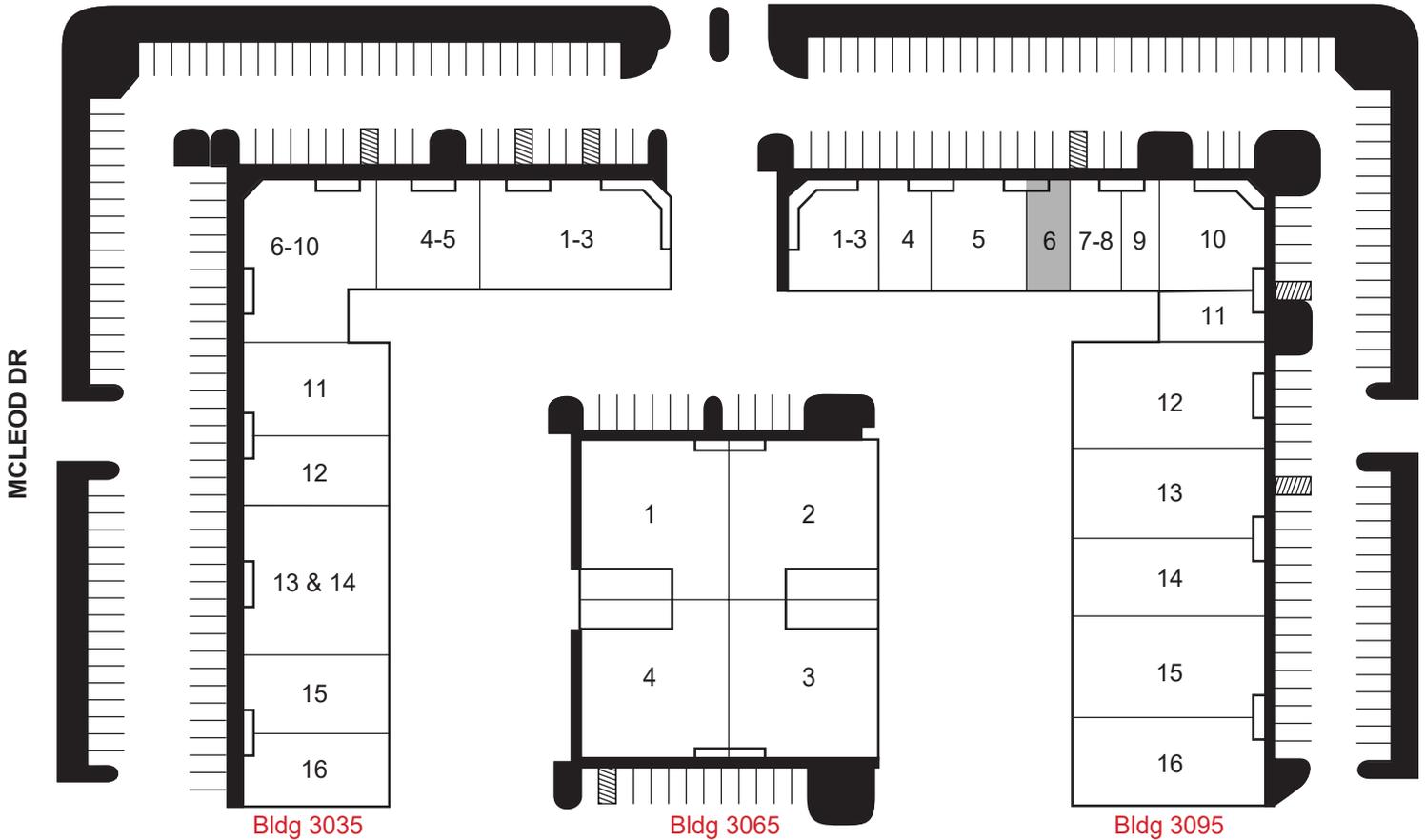
Formerly Harsch Investment Properties

**FOR  
LEASE**

# Patrick Airport Business Center

3035-3095 East Patrick Lane, Las Vegas, Nevada 89120

E PATRICK LANE



## CONTACT

Melanie Morales • Leasing Associate  
702.366.1084 • MelanieM@SchnitzerProperties.com

[SchnitzerProperties.com](http://SchnitzerProperties.com)



Formerly Harsch Investment Properties

**FOR  
LEASE**

# Patrick Airport Business Center

3035-3095 East Patrick Lane, Las Vegas, Nevada 89120

## AVAILABILITY

BUILDING / SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	LEASE RATE /SF/M	CAM /SF/M	TOTAL COST PER MONTH	DATE AVAILABLE
3095 E. Patrick Lane, Suite 6	1,576	616	960	\$1.40	\$0.29	\$2,660.29	April 1, 2026

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions, and changes. Although Schnitzer Properties has no reason to doubt its accuracy, we cannot guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

### CONTACT

**Melanie Morales • Leasing Associate**  
702.366.1084 • [MelanieM@SchnitzerProperties.com](mailto:MelanieM@SchnitzerProperties.com)  
[SchnitzerProperties.com](http://SchnitzerProperties.com)



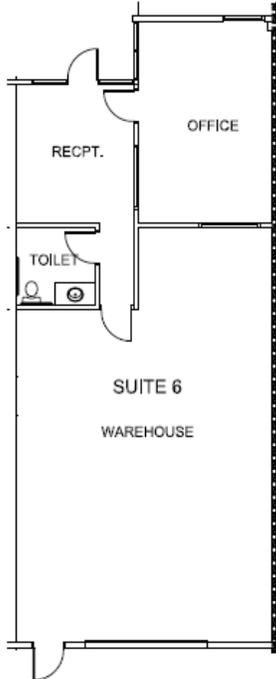
Formerly Harsch Investment Properties

**FOR  
LEASE**

# Patrick Airport Business Center

3035-3095 East Patrick Lane, Las Vegas, Nevada 89120

## 3095 E. PATRICK LANE, SUITE 6



### Total Square Feet

**±1,576 SF**

Available:	April 1, 2026
Office SF:	±616
Warehouse SF:	±960
Grade Loading:	1
Clear Height:	15'-23'
Lease Rate:	\$1.40 PSF/M
Cam Rate:	\$0.29 PSF/M
Total Monthly:	\$2,660.29
Power:	120/240V, Single Phase, 200 Amps

### CONTACT

**Melanie Morales • Leasing Associate**  
702.366.1084 • [MelanieM@SchnitzerProperties.com](mailto:MelanieM@SchnitzerProperties.com)

**[SchnitzerProperties.com](http://SchnitzerProperties.com)**



Formerly Harsch Investment Properties