

285,547 SF FOR SUBLEASE



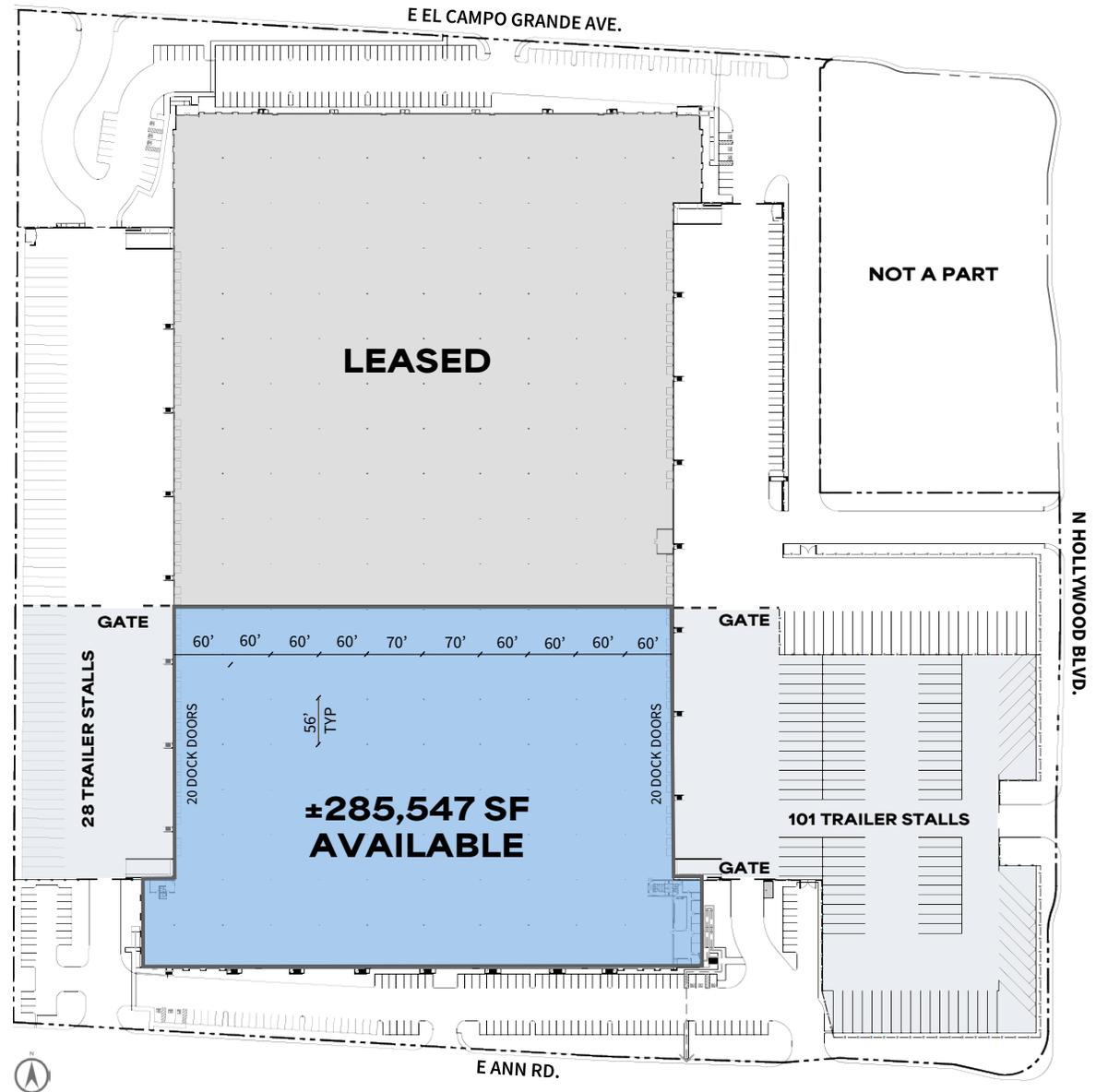
**5605 N HOLLYWOOD BLVD.**

NORTH LAS VEGAS, NV 89115

**CBRE**

# PROPERTY HIGHLIGHTS

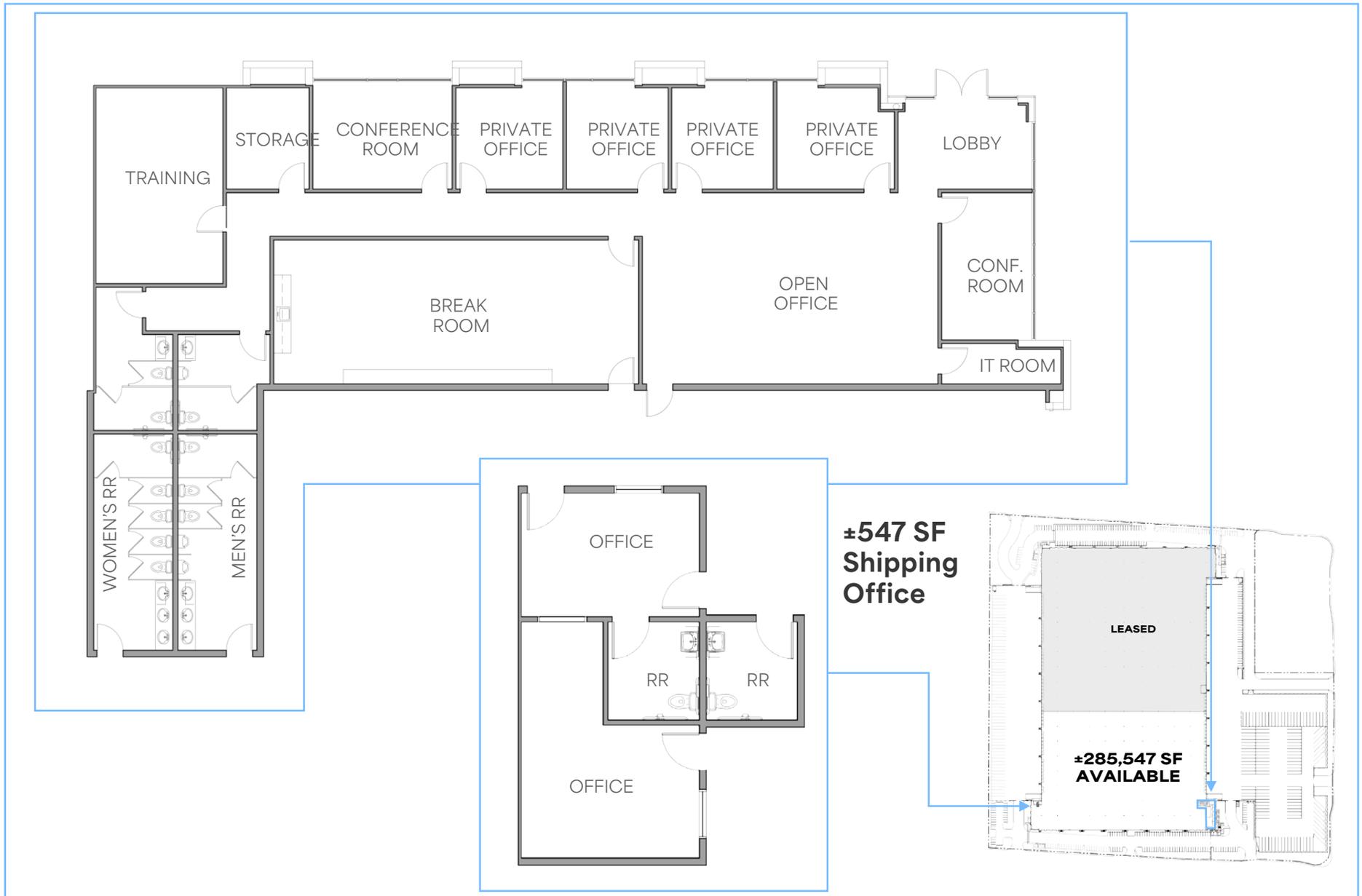
- ±285,547 TOTAL SF
- ±4,484 SF OFFICE
- 36' clear height
- Forty (40) 9' x 10' dock doors
  - Mechanical levers at each door
  - Seals at 39 of 40 positions
- Two (2) 14' x 16' grade level doors
- 185' secured truck court
- 142 auto parking stalls
- 129 fenced trailer stalls with guard shack
- ±2,000 A, 277/480 V, 3-Phase power
- ESFR fire sprinkler system
- R-19 roof insulation
- 2% skylights
- 60' x 56' typical column spacing
- Evaporative cooled warehouse
- LED lighting throughout warehouse
- Zoned M-2



Lease Expires June 30, 2028

# OFFICE PLAN

**±3,937 SF Office**



# AERIAL OVERVIEW



**±1.7 MI**  
TO I-15 FREEWAY  
VIA HOLLYWOOD BLVD

**±2.2 MI**  
TO I-15 FREEWAY  
VIA TROPICAL PKWY

**±17.5 MI**  
TO LAS VEGAS STRIP  
VIA I-15 FREEWAY

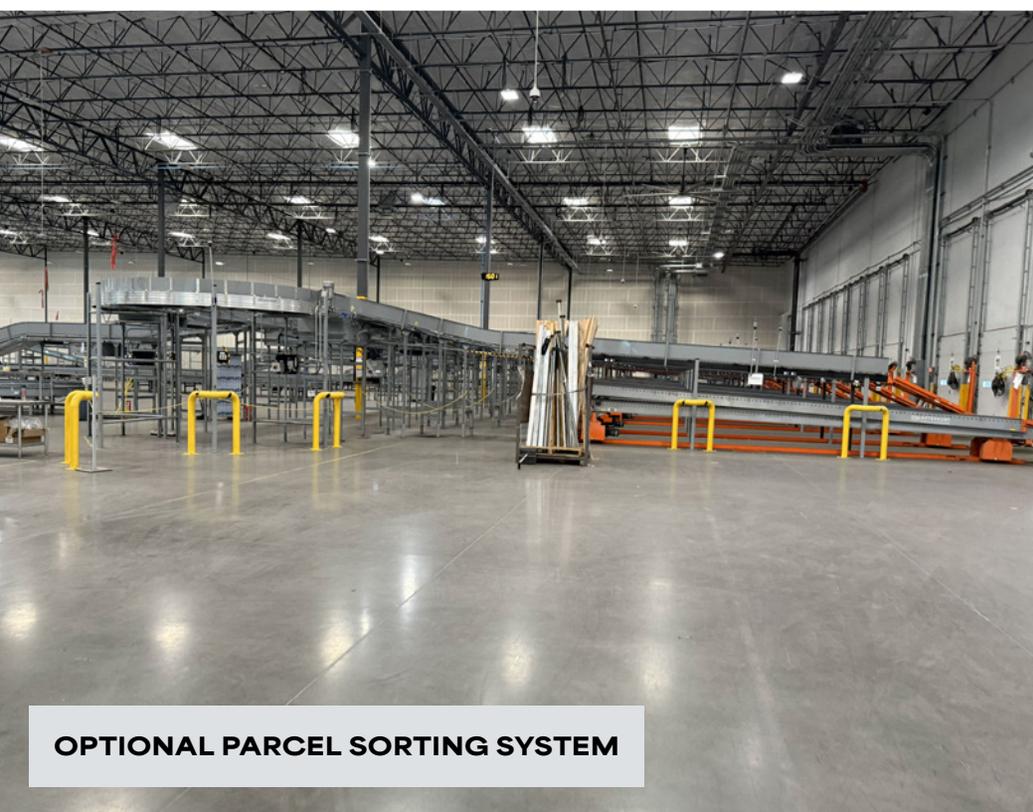
**±19.7 MI**  
TO HARRY REID  
INTERNATIONAL AIRPORT



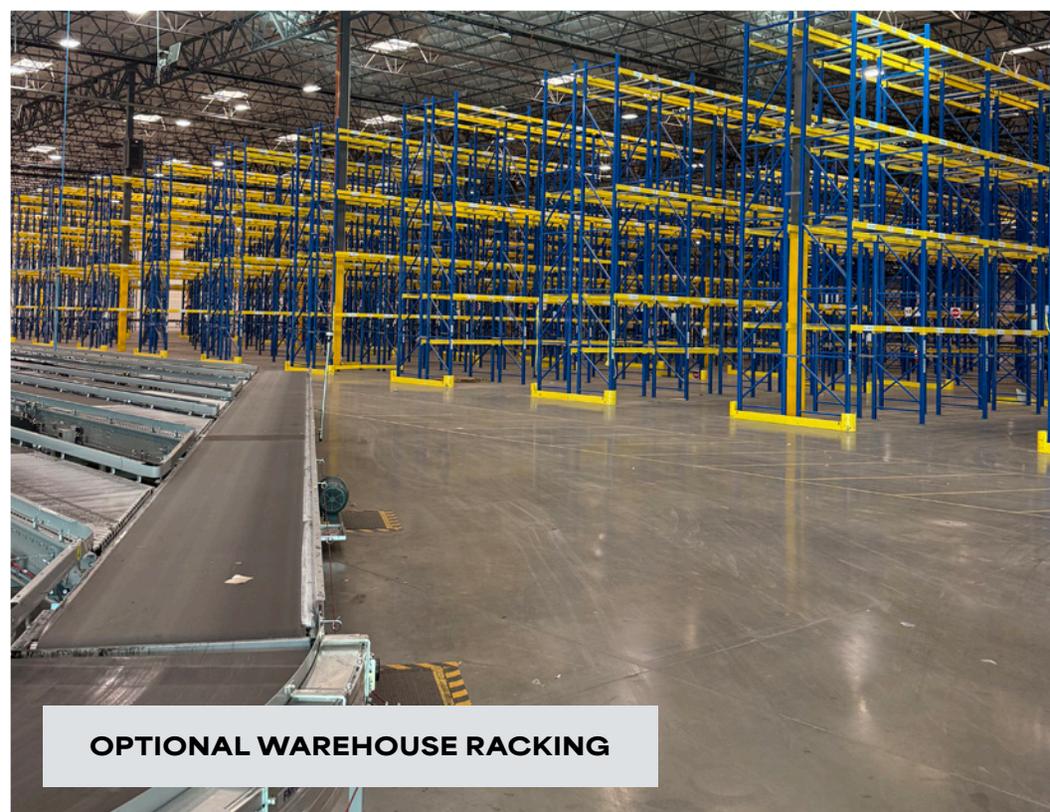
**OPTIONAL OFFICE FURNITURE**



**±547 SF SHIPPING OFFICE**



**OPTIONAL PARCEL SORTING SYSTEM**



**OPTIONAL WAREHOUSE RACKING**



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FOR SUBLEASE

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**CBRE**

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