

3201 Technology Court Las Vegas, NV 89101

Colliers

±35,125 SF Single Tenant Building

THE LAS VEGAS STRIP

SPECTRUM BOULEVARD

TECHNOLOGY COURT

FOR LEASE



Property Overview

This single tenant building conveniently located within Central Las Vegas and has immediate access to the I-11 and is ± 8 miles to the Las Vegas Strip and ± 7 miles to the Harry Reid International Airport. This space also has access to many amenities.

$\pm 35,125$ SF

Single Tenant Building

Situated on ± 1.68 Acres



$\pm 35,125$ Total SF



APN: 139-367-10-008



Zoning: M (Industrial)



$\pm 24'$ Clear Height



± 600 Amps, 277/480V, 3-Phase Power



Property Highlights

- Built in 1996
- Evaporative Cooled Warehouse & HVAC In Office Area
- 0.40 GPM/3,000 SF Sprinkler System
- LED Lighting

CONTACT US

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Floor Plans



±35,125 SF Total
±4,420 SF Office
±30,705 SF Warehouse



Six (6) ±9' x ±10'
Dock Doors



Two (2) ±14' x ±15'
Grade Doors



0.40 GPM/3,000 SF



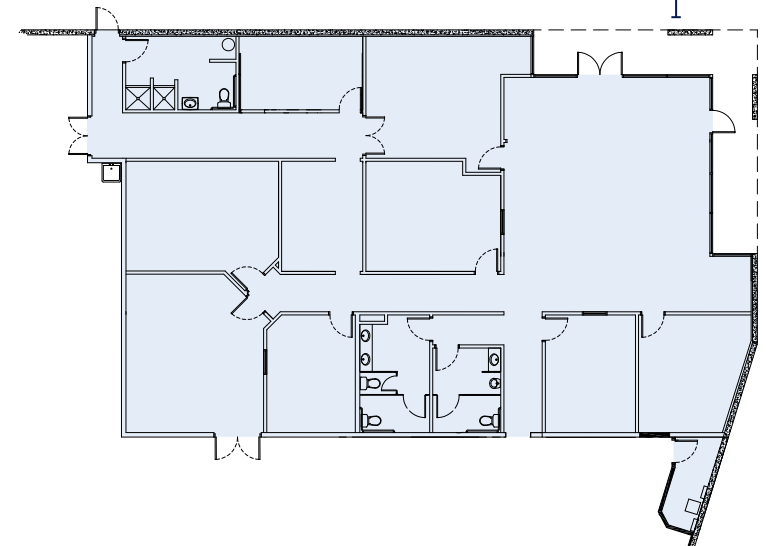
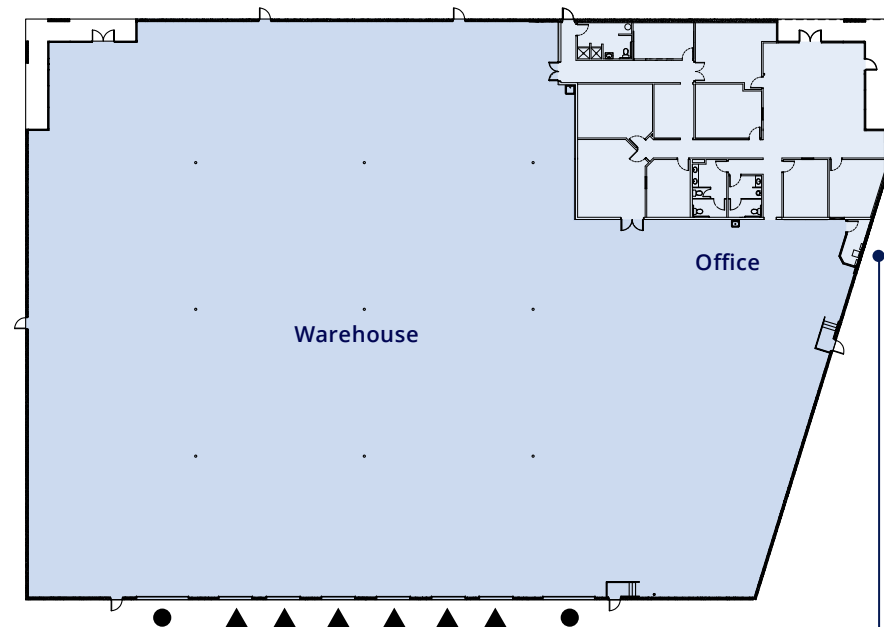
±600 Amps, 277/480V,
3-Phase Power



Evaporative Cooled Warehouse
& HVAC In Office

Lease Rate

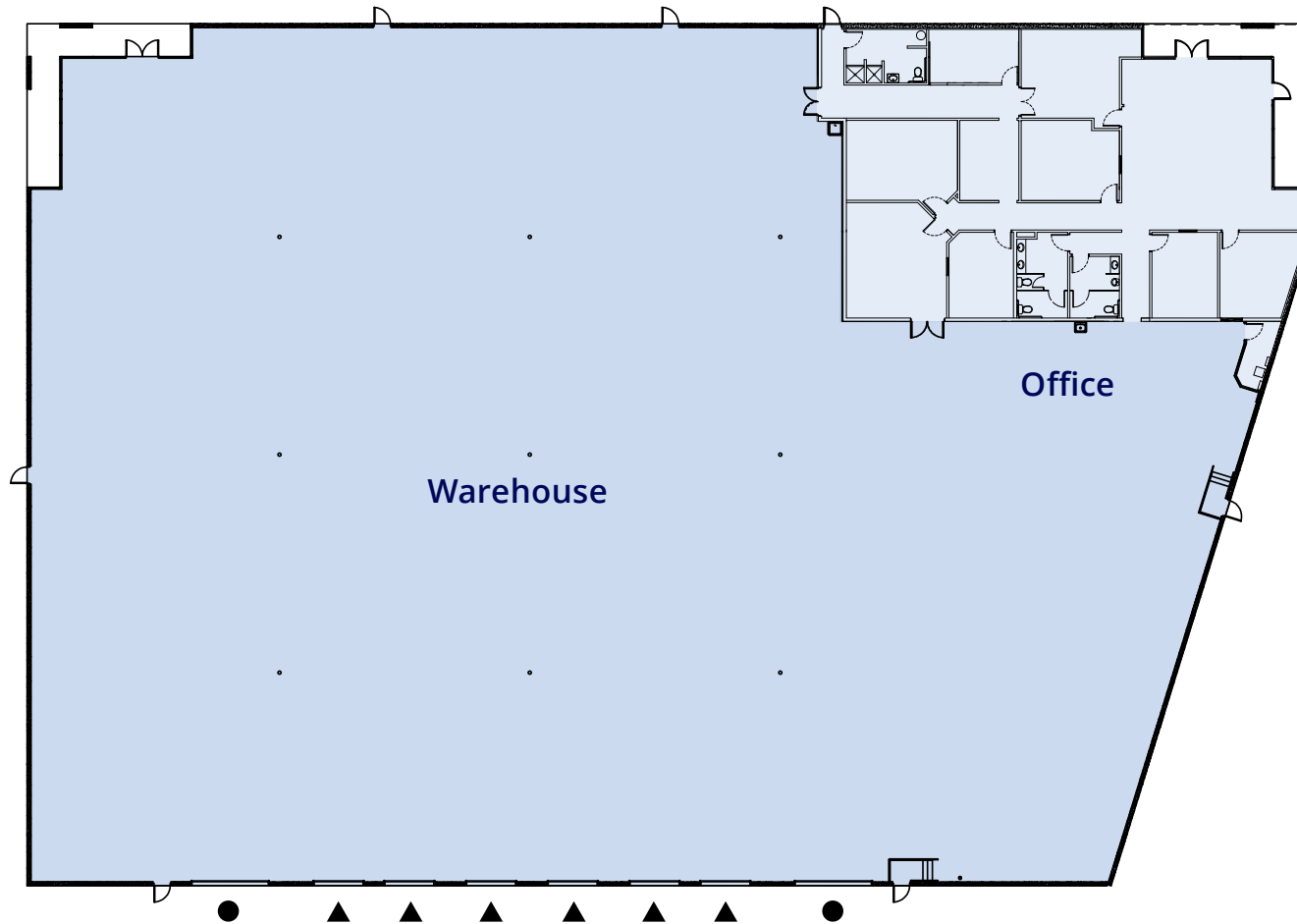
Contact Broker



▲ = Dock Door
● = Grade Door

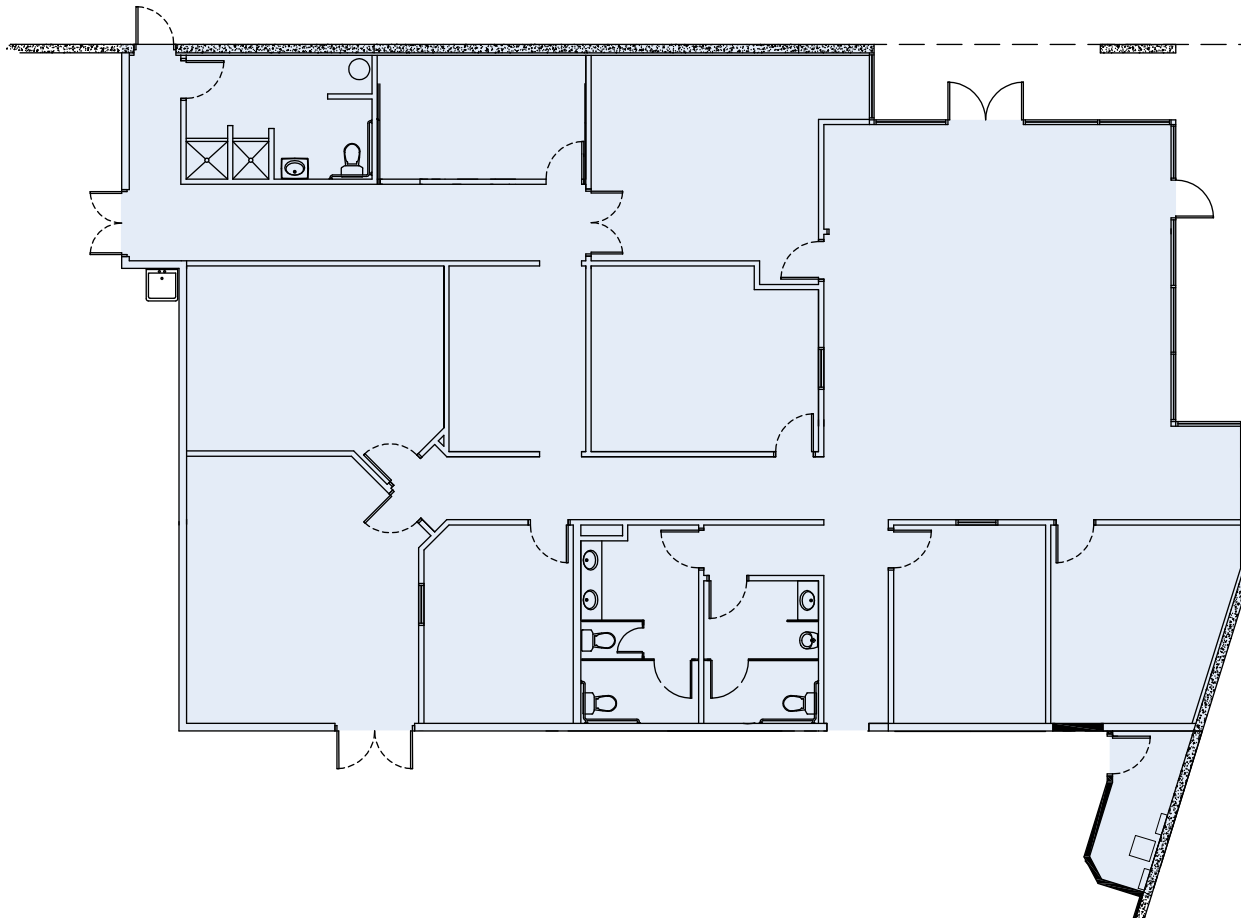
Floor Plan

▲ For illustration purposes only. Not to scale. ● = Grade Door ▲ = Dock Door



Office Plan

▲ For illustration purposes only. Not to scale. ● = Grade Door ▲ = Dock Door

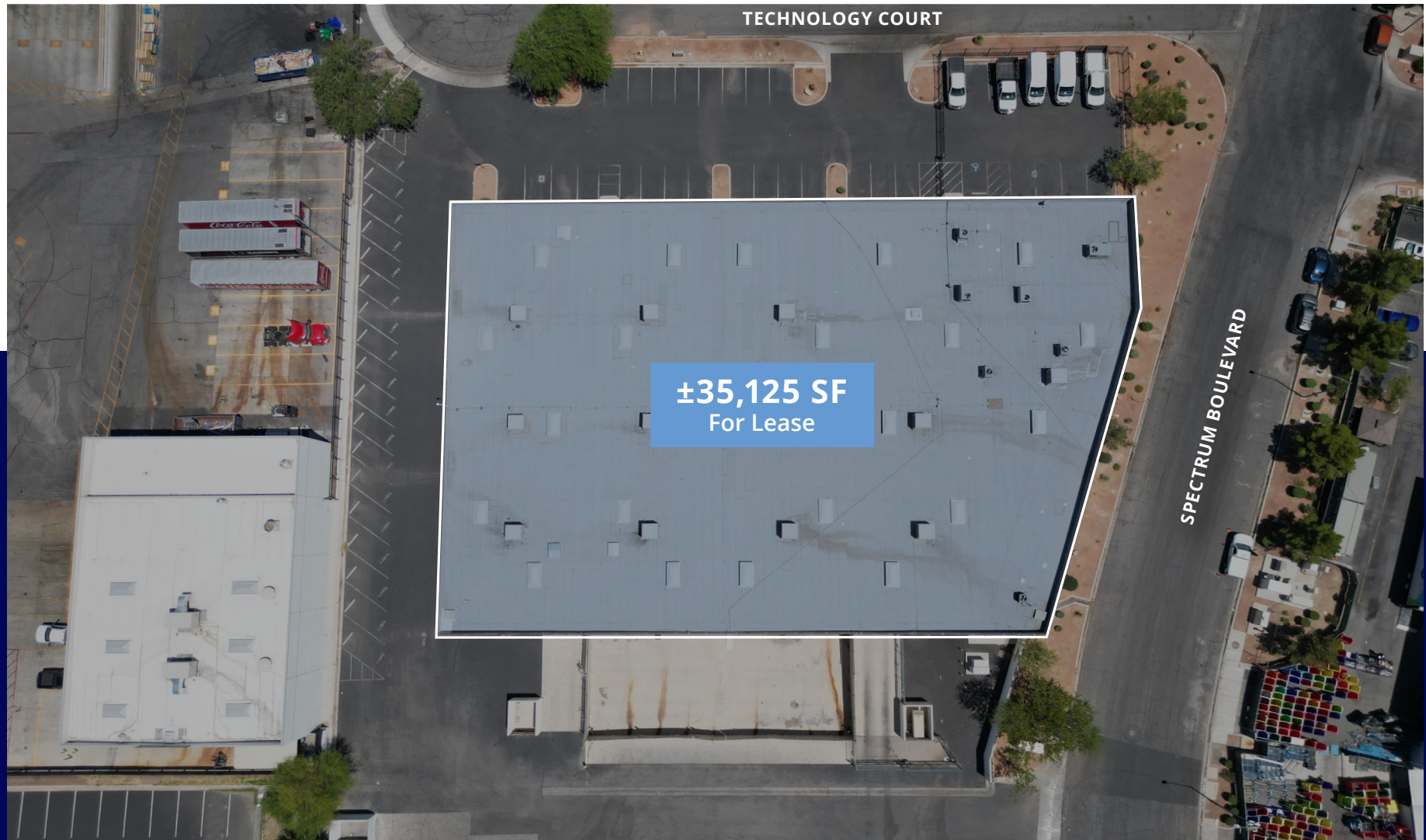


Site Aerial

±1.68 Acres

Single Tenant Building

▲ For illustration purposes only. Not to scale. ■ = Available



Location Map

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Property Images





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