



**FOR
LEASE**

Patrick Airport Center

2900 East Patrick Lane, Las Vegas, Nevada 89120



PROPERTY HIGHLIGHTS

Patrick Airport Center is an industrial property on the edge of Harry Reid International Airport and within close proximity of the Las Vegas Strip and I-215 freeway. The business park occupies approximately ± 4.24 acres located at 2900 East Patrick Lane. It was built in 1998 with high quality tilt-up construction, grade level and dock loading doors and has no less than 200 Amp, 120/208 volt power per unit.

- Zoning: MD Clark County
- APN: 162-36-204-022
- Property SF: $\pm 54,885$
- Dock High & Grade Level Loading Doors
- Evaporative Cooled Warehouses
- Fire Sprinklers
- CAM Includes HVAC/Evaporative Cooler Maintenance, Trash/Recycling
- Power: ± 200 Amps; 120/208 Volt
- Excellent Access to the I-15 & I-215 Freeways

CONTACT

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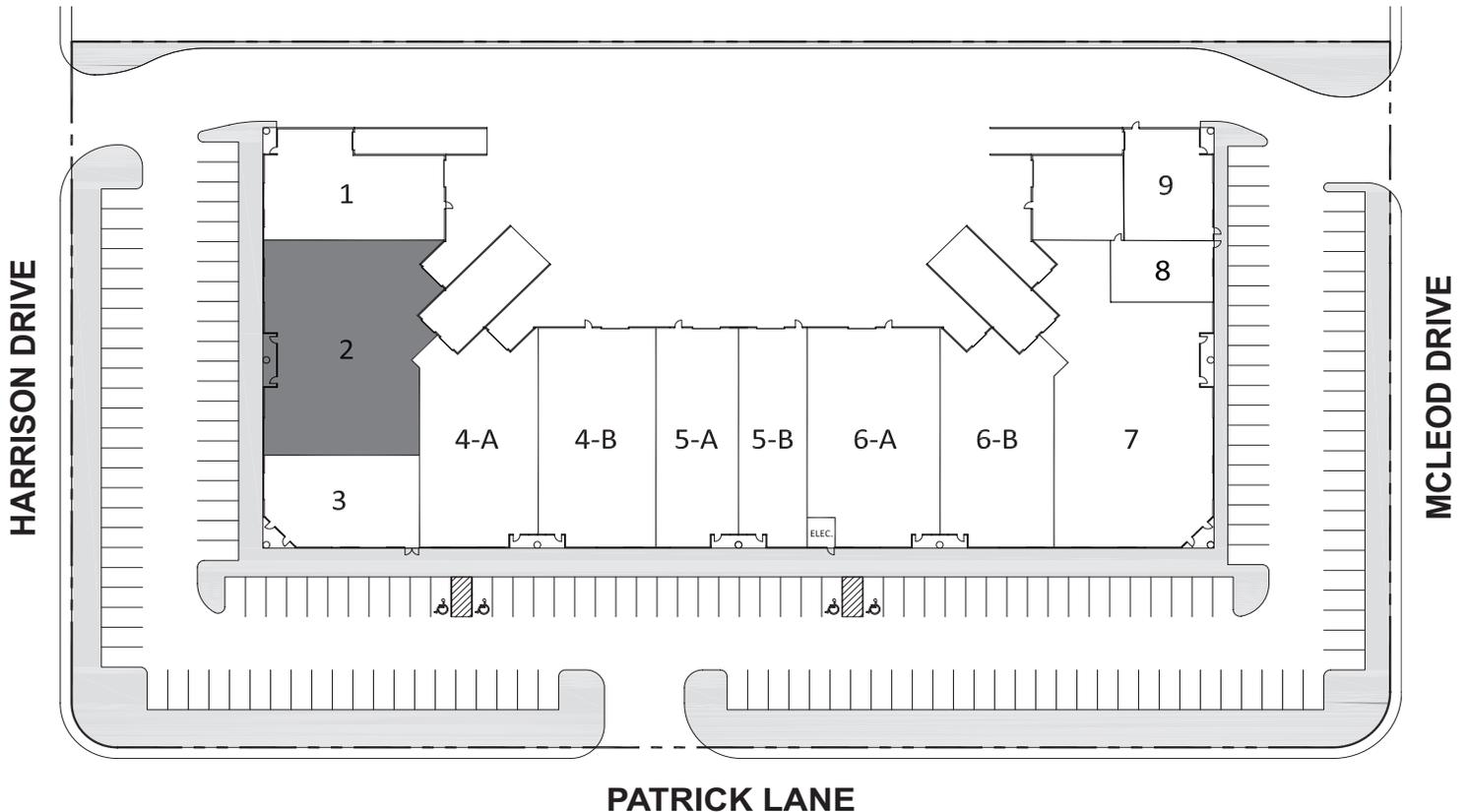


Formerly Harsch Investment Properties

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AVAILABLE

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AVAILABILITY

BUILDING / SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	LEASE RATE /SF/M	CAM /SF/M	TOTAL COST PER MONTH	DATE AVAILABLE
2900 E. Patrick Lane, Suite 2	7,383	1,622	5,329	\$1.25	\$0.31	\$11,517.48	Immediately

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.

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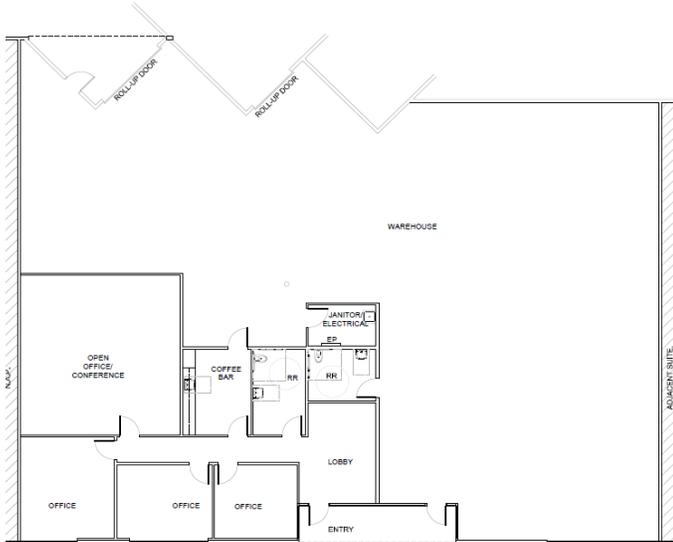
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SUITE 2

Total Square Feet

±7,383 SF

Available:	Immediately
Office SF:	±1,622
Warehouse SF:	±5,329
Lease Rate:	\$1.25 PSF/M
Cam Rate:	\$0.31 PSF/M
Total Monthly:	\$11,517.48



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