

# 98,710 SQUARE FEET-(DIVISIBLE) OFFICE | WAREHOUSE | DISTRIBUTION



AVAILABLE FOR LEASE: 6845 S. DECATUR BOULEVARD, SUITE 100-130, LAS VEGAS, NV



## BUILDING 10 FEATURES

- Available: 98,710 Sq. Ft.
- Office: 3,315 SF
- Power: 300 Amp, 277/480 Volt, 3 ph, 4 Wire (Expandable)
- Clearance: 28' Minimum @ 1st Column
- Sprinkler System: ESFR
- Loading Doors: 20 Dock High Doors; 4 GL Doors
- Truck Court: 130' Truck Maneuvering
- Column Spacing: 50' x 50' (Typical)
- Ample Vehicle Parking Spaces
- Excess Land for Vehicle Parking or Trailer Storage
- Radiant Barrier Insulation and Insulated Loading Doors
- 60' Concrete Loading Aprons
- IP Zoning
- Recessed Storefront Entries and Accents

## PROJECT FEATURES

- Southwest Submarket
- Part of a 360 Acre Master-Planned Business Park
- 1-215 Immediate Access at Decatur Boulevard
- Conveniently Located within 1 Mile of the I-15 Freeway
- Close Proximity to Las Vegas Boulevard ("The Strip") Convention Facilities, and Harry Reid International Airport



Joint Development By:



THOMAS &  
MACK CO.



R.E. License #0036596 (NV)

## FOR ADDITIONAL INFORMATION:

**Bill Hayden**

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**Rod Martin**

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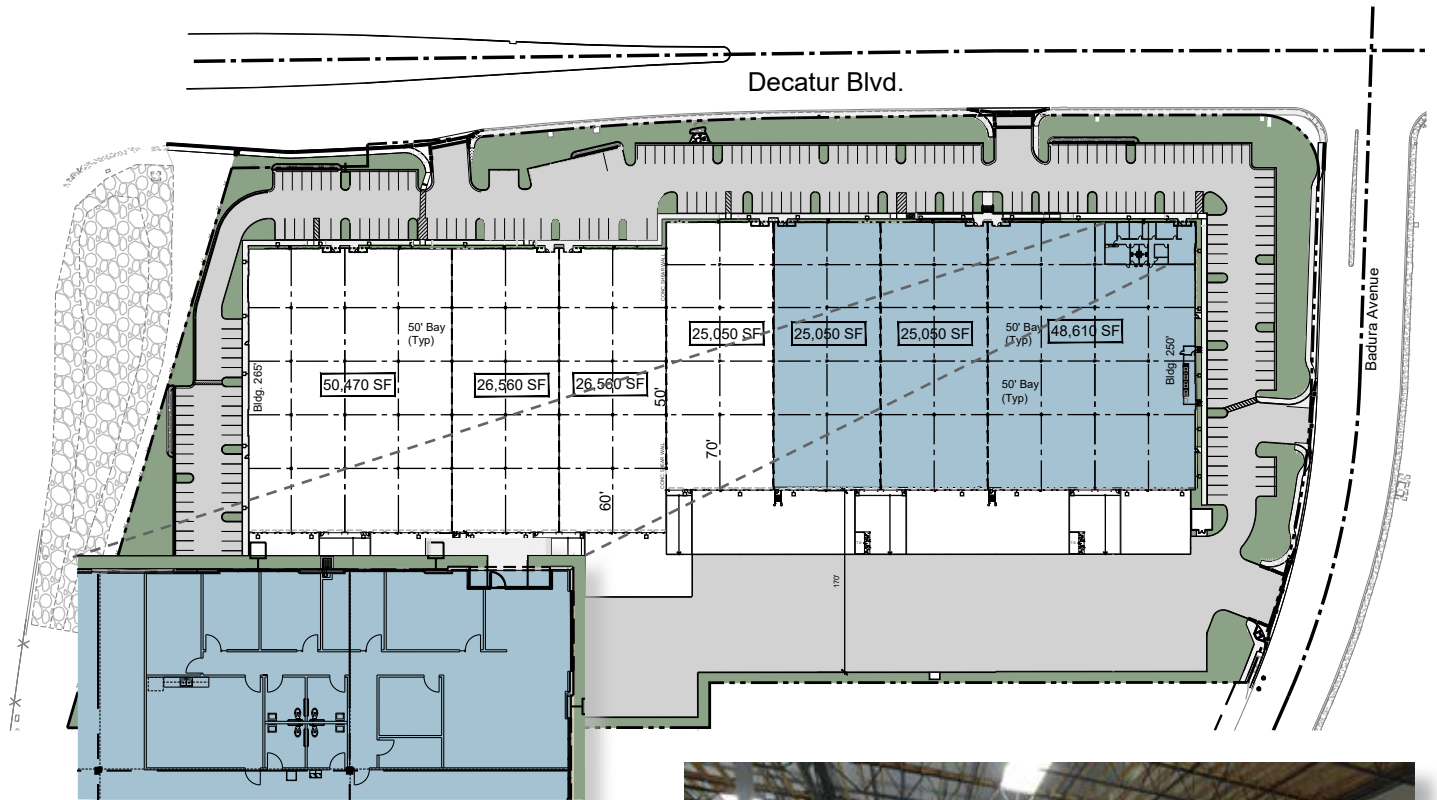
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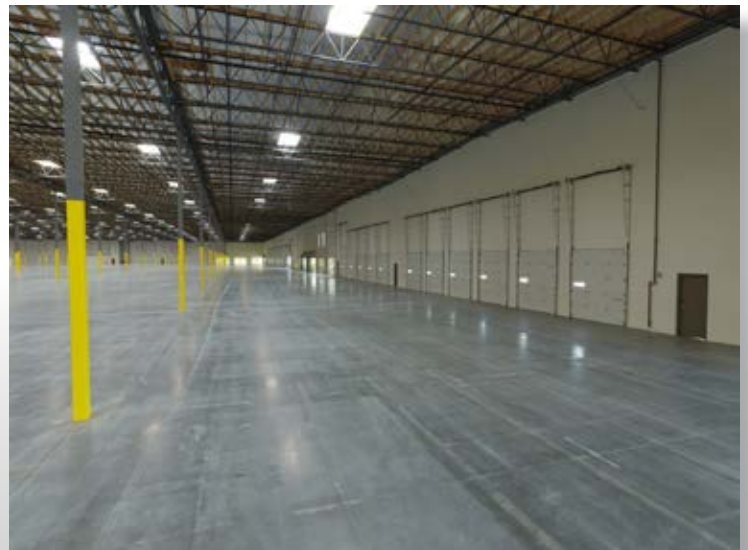


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