

Stephen R. Spelman
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2951

GATSKI COMMERCIAL
REAL ESTATE SERVICES

2951 N. MARION DRIVE BUILDING 4

**FOR
SUBLEASE**

Building 4 is a 237,600 square foot warehouse facility. The property features 34 loading docks and seven drive-in bays along with a 24' clear height. Situated to the northeast of Las Vegas and less than a half a mile from I-15, Cheyenne Distribution Center provides easy access to Las Vegas via N. Lamb Boulevard and E. Bonanza Road.

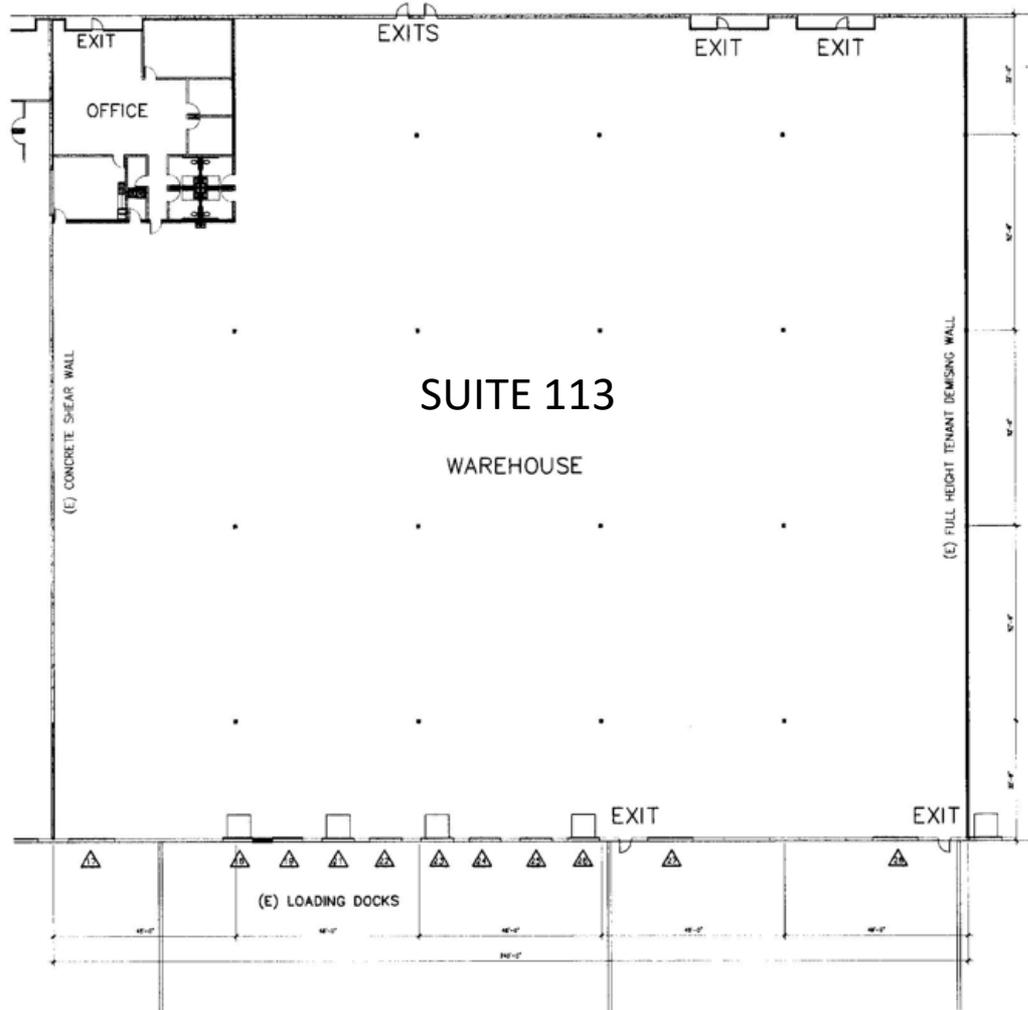


- **Unit 113: 52,800 S.F.**
Sublease Space Available
- North Las Vegas Location
- Convenient access to I-15 freeway
- Zoned: M-D (Designed Manufacturing)
- 277/480, 3 Phase Power
- ESFR Fire Sprinklers
- Managed by Prologis

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2951 N. MARION DRIVE BUILDING 4 | LAS VEGAS, NV | 89115

Suite	Square Feet	Space Description
113	52,800	8 Dock Doors, 3 Grade Level Loading Doors



SUITE PLAN
SCALE: 1" = 30'-0"



SUNRISE INDUSTRIAL PARK - BUILDING #4

2951 N. MARION DRIVE - SUITE 108-113
LAS VEGAS, NEVADA 89115

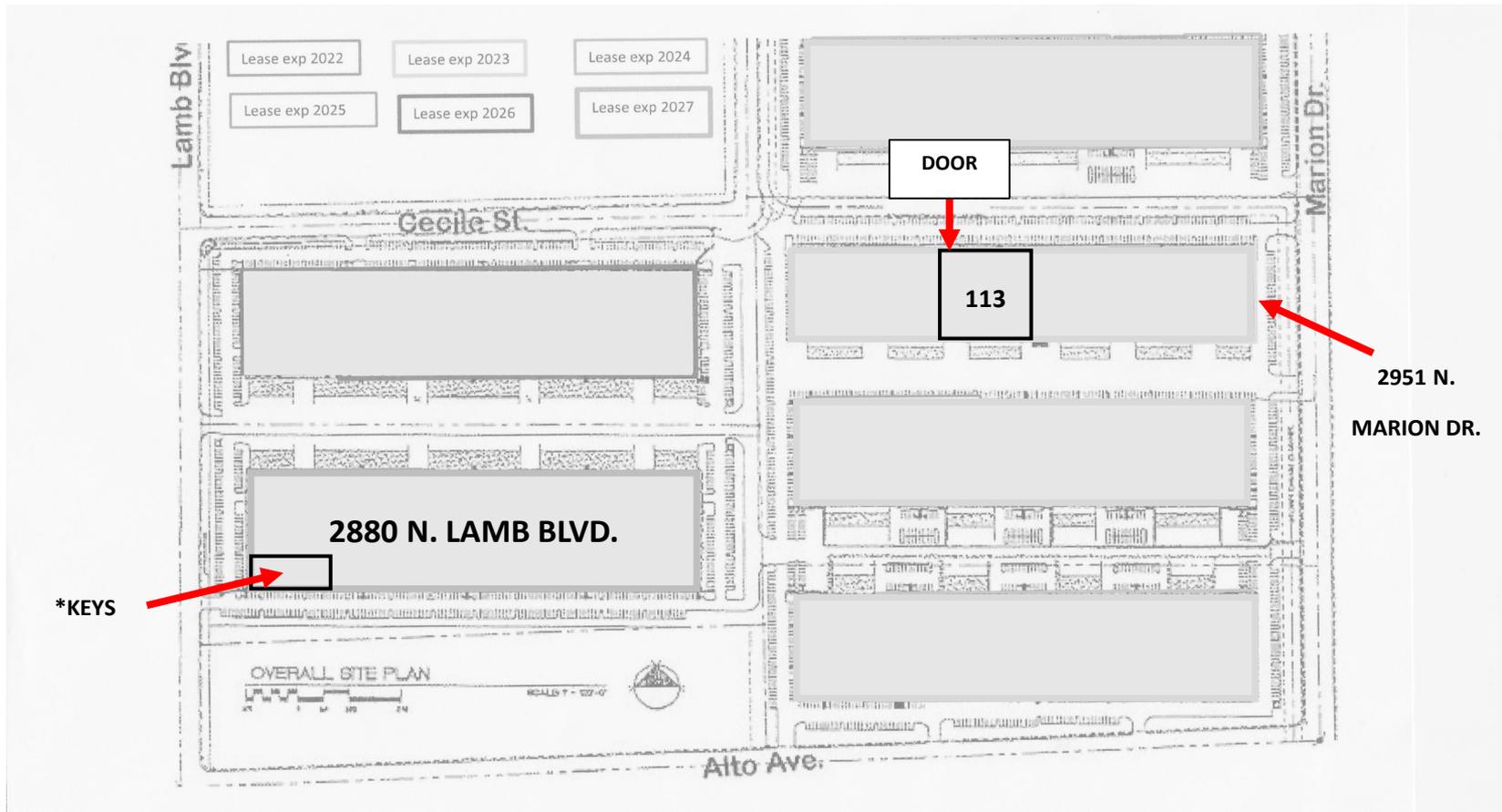
△ DOCK DOORS = 48 ⊕ AUTO PARKING SPACES = 286
 △ GRADE DOORS = 12 ⊕ TRAILER PARKING SPACES = 0
 TOTAL BUILDING AREA = 237,500 SF



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Sublease Expires 06/30/2025
Lease Rate: \$0.98/PSF Gross



Pick up Keys at 2880 N. Lamb (WorldPack office).

Sign out the Keys with Receptionist.

Follow the map to Unit 113.

Please return keys after use.