



**FOR
LEASE**

Patrick Airport Business Center

3035-3095 East Patrick Lane, Las Vegas, Nevada 89120



PROPERTY HIGHLIGHTS

Patrick Airport Business Center consists of three buildings totaling $\pm 110,853$ SF of office and warehouse space and is situated on the Southeast corner of Patrick Lane and McLeod Drive in Las Vegas. The great location offers immediate access to Harry Reid International Airport, I-215 and I-15 freeways. With such a variety of product types, Patrick Airport Business Center can accommodate the specific demands of your business.

- Zoning: M-D Clark County
- APN 162-36-701-001 & 002; APN 162-36-710-001
- Property SF: $\pm 110,853$
- Dock High and Grade Level Loading Doors
- Evaporative Cooled Warehouses
- Fire Sprinklers
- CAM Includes HVAC/Evaporative Cooler Maintenance, Trash/Recycling
- Power: ± 200 Amps; 120/240 Volt
- Parking ratio: 2.8:1,000

CONTACT

Melanie Morales • Leasing Associate
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SchnitzerProperties.com

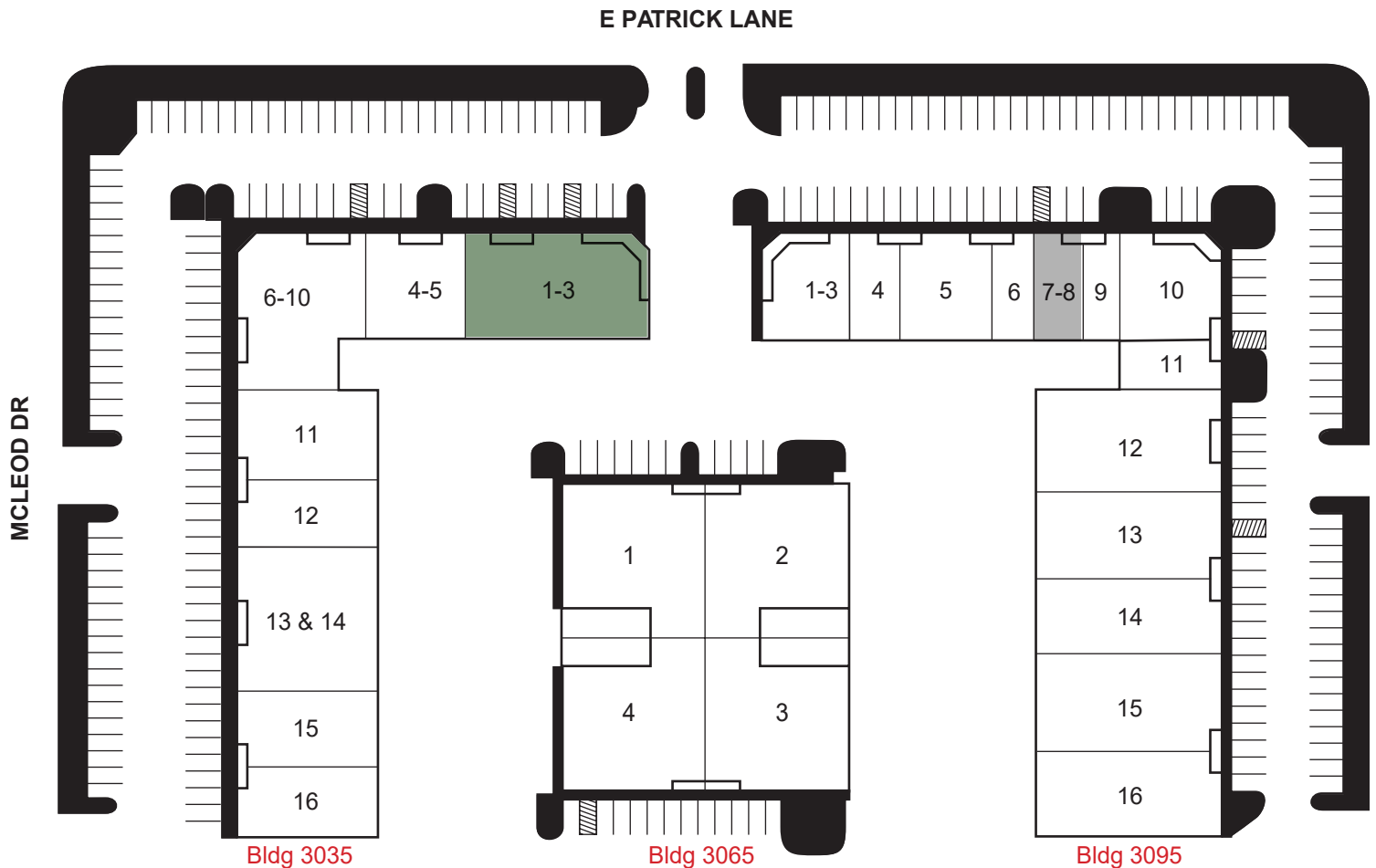


Formerly Harsch Investment Properties

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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
3095 E. Patrick Lane, Suite 7-8	3,153	1,041	2,112	\$1.35	\$0.29	\$5,164.61	September 15, 2026
3035 E. Patrick Lane, Suite 1	4,645	4,645	N/A	\$0.99**	\$0.29	\$5,936.31	Immediately

**Limited Time Summer
Specials*

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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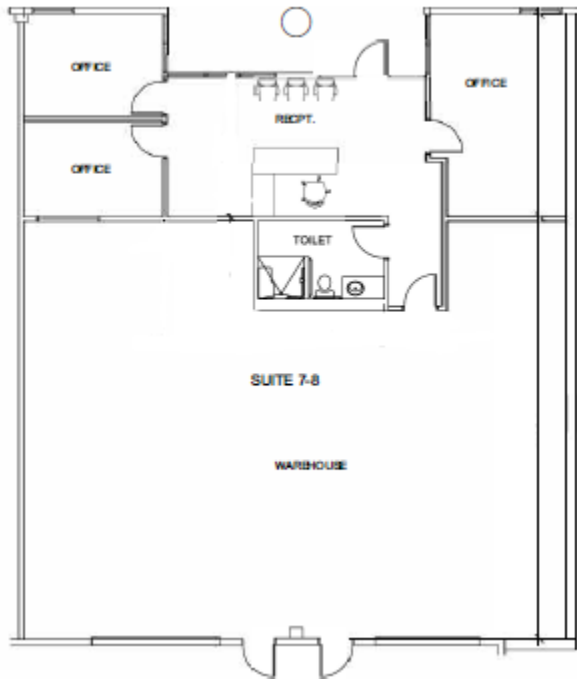


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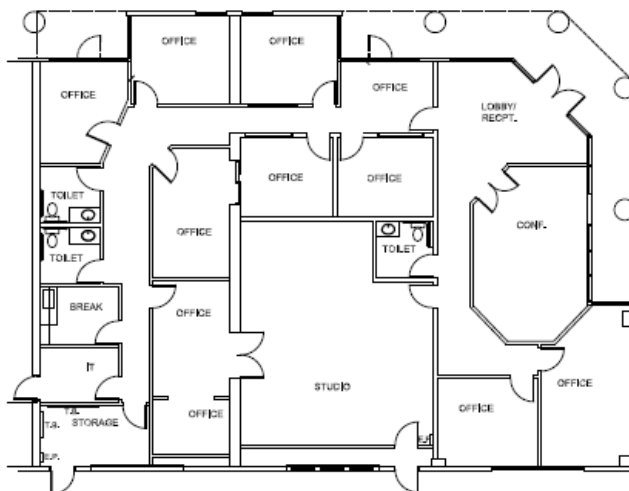


3095 E. PATRICK LANE, SUITE 7-8

Total Square Feet

±3,153 SF

Available:	September 15, 2026
Office SF:	±1,041
Warehouse SF:	±2,112
Grade Loading:	2
Clear Height:	15'-23'
Lease Rate:	\$1.35 PSF/M
Cam Rate:	\$0.29 PSF/M
Total Monthly:	\$5,164.61
Power:	120/240V, Single Phase, 200 Amps



3035 E. PATRICK LANE, SUITE 1

Total Square Feet

±4,645 SF

Available:	Immediately
Lease Rate:	\$0.99 PSF/M**
Cam Rate:	\$0.29 PSF/M
Total Monthly:	\$5,936.31
Power:	TBD

****\$0.99 for the first 12 months on a minimum three (3) year term, "As-Is"**

*Summer
Special*

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