

INDUSTRIAL FOR LEASE

±17,360 SF FLEX/INDUSTRIAL - DATA CENTER POTENTIAL

HUGHES AIRPORT CENTER - 871 GRIER DRIVE - SUITE A, LAS VEGAS, NV 89118



Geoffrey West
License: BS.0044998
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D 702.210.6333

PROPERTY OVERVIEW

AVAILABLE:	±17,360 SF
LEASE RATE:	\$1.45 PSF NNN
CAM:	\$0.19 PSF
JURISDICTION:	Clark County
ZONING:	IL (Industrial Light)
OCCUPANCY:	Immediate
POWER:	1,200 Amps 277/480V - 3 Phase
CLEAR HEIGHT:	22'-24' (HVAC Reduces)
LOADING:	Oversized 14'x16' Grade Level Door Interior Dock Well Loading
HVAC:	181 Tons (2 X 80 Tons, 4 package units 3-10 Tons)
FIRE & SAFETY:	FM-200 in Potential Data Center

View and download more information at:
www.HACLVDDataCenter.info

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PROPERTY HIGHLIGHTS

- **POTENTIAL DATA CENTER:**

Prior primary switch facility for Sprint PCS / T-Mobile with all existing infrastructure and equipment located less than 1/2 mile from fiber backbone loop.

- **RARE MARKET AVAILABILITY:**

Unique turn-key data center opportunity for small data center user that desires dedicated and secure facility.

- **PRIME AIRPORT SUBMARKET:**

Location in Hughes Airport Center south of airport within high-image 420 acre, 3.3 Million SF business park easily accessible to Strip, Airport, and I-215 / I-15 Freeway corridors.

- **SPECIALIZED BUILDOUT:**

Space provides 1,200 amps of power, over 180 Tons HVAC, 1000k/W backup generator, secure interior dock loading, adequate office and training area for on-site personnel (owner will reconfigure and recondition as necessary).



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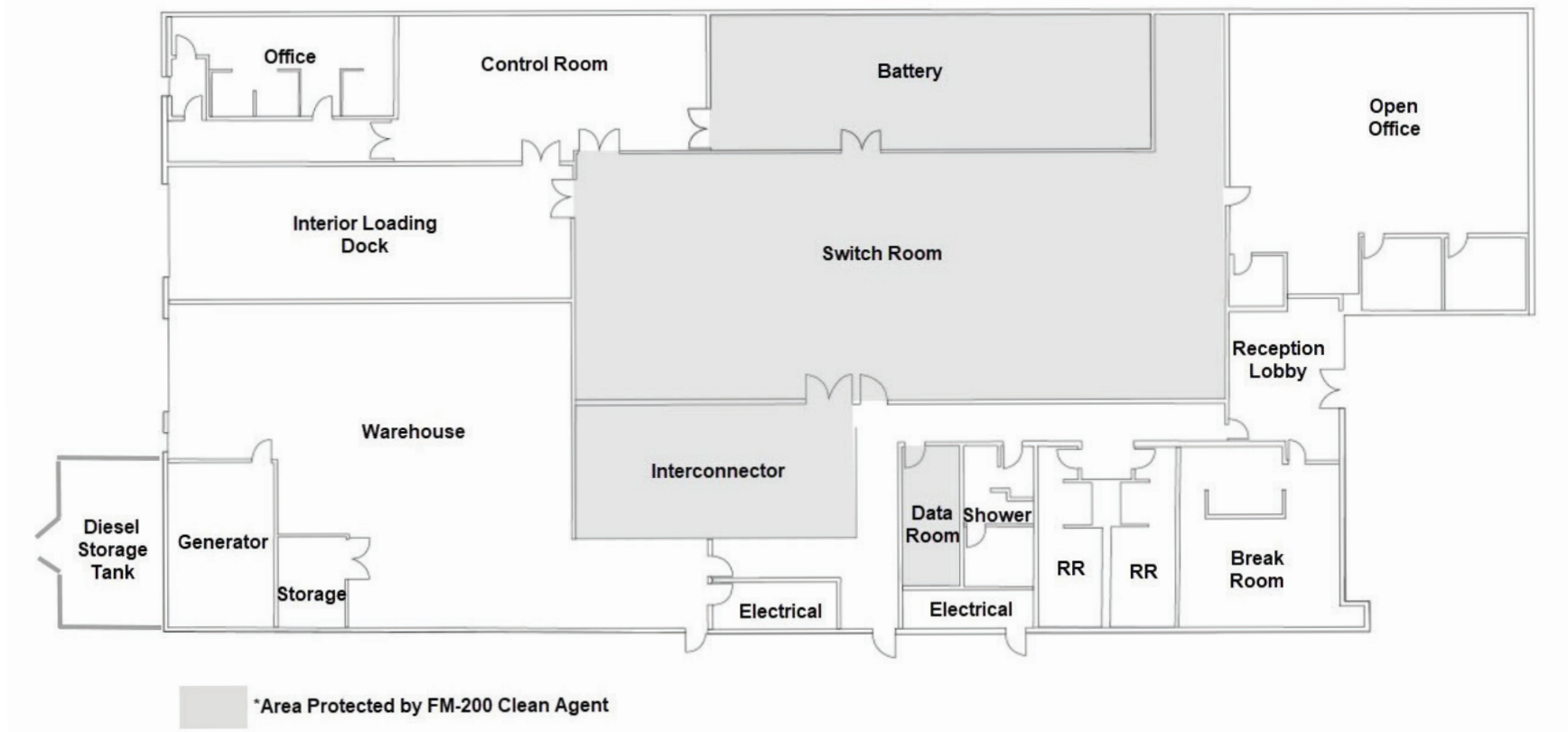
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FLOOR PLAN - Suite A



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EQUIPMENT INVENTORY - Suite A

HVAC Equipment:

- (2) - McQual RoofPak Draw Through 80 Ton (Model #ROTO80C54)
- (1) - Trane 10-Ton (Model #YCD120C4LOBE)
- (2) - Trane 4-Ton (Model #YCD048C4LOBE)
- (1) - Trane 3-Ton (Model #YCD036C4LOBE)
- (6) - Liebert Indoor AHUs/Fan Coil Units (Model #ET0605RPOBA)
- (3) - Liebert CRAC Units

Fire Life Safety:

- (1) - Fike Fire Alarm Panel (Model #10-052-R1)
- (6) - Xtrails VESDA Laser Compact
- (1) - Wet Sprinkler System
- (6) - Fike FM-200 Clean Agent Tanks

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Uninterrupted Power Supply:

- (1) - Vertiv Liebert EXM Uninterrupted Power Supply (UPS) (Model #YCD120C4LOBE)
- (1) - Cummings 1,000 kW Diesel Generator (Model #DQFAD-5962177-A)
- (1) - SuperVault AST - 6,000 Gallons
- (1) - Simplex Day Tank (Model #SST-100)
- (1) - Veeder Root (Model #TLS-300C)



1,000 kW GENERATOR



6,000 GALLON DIESEL TANK

**Note: Prospective Tenant shall be responsible to verify all specifications, equipment, and condition. Landlord shall deliver all equipment in as-is condition with no representations or warranties as to condition or remaining useful life.*

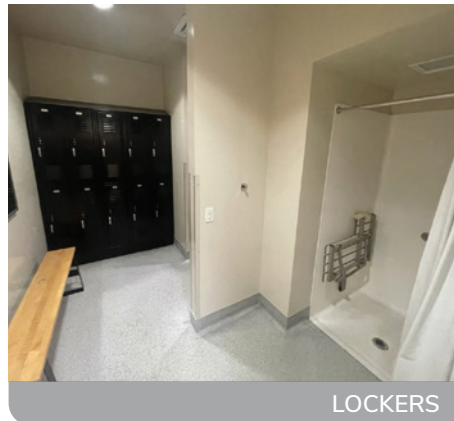
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PHOTOS - Suite A



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LAS VEGAS / NEVADA

**Nevada Ranks #1 Best State for Infrastructure
(Energy, Transportation, Internet)**

Source: US News State Rankings (2021)

Nevada Ranks #2 State for Job Growth

Source: Bureau of Labor Statistics (2021)

**Nevada #6 State for Economy
(Business Environment, Employment, Growth)**

Source: US News State Rankings (2021)

FAVORABLE TAX CLIMATE

- » No Corporate Income Tax
- » No Inventory Tax
- » No Franchise Tax
- » No Personal Income Tax
- » No Inheritance Tax
- » No Estate Tax
- » No Unitary Tax

WHY LAS VEGAS?

A Global destination with more than 42 million annual visitors, Las Vegas boasts one of the country's fastest growing economies. With no state or corporate taxes, low cost of living, international airport, world-class amenities, moderate year-round climate and business-friendly policies, Las Vegas is also one of the nation's up-and-coming tech talent markets.

INNOVATE VEGAS



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