



FOR SUBLEASE

7650 Dean Martin #104-106  
Las Vegas, NV 89139

- Located in the Southwest Submarket
- $\pm 2$  miles from the I-15 On-Ramp
- Nine (9) Total Dock High Doors
- Three (3) Total Grade Level Doors
- 3 Phase Power

**$\pm 9,661$  SF –  $\pm 32,157$  SF  
OF CONTIGUOUS SPACE**

## Property Specs

LEASE RATE	<b>\$1.41/SF/NNN</b>
TOTAL AVAILABLE	<b>±32,157 SF</b>
AVAILABLE SUITE SF	Suite 104   ±9,845 SF Suite 105   ±9,661 SF Suite 106   ±12,651 SF
YEAR BUILT	<b>2002</b>
ZONING	<b>IP (Industrial Park)</b>
TYPE	<b>Industrial   Office/Retail Warehouse</b>
SUBLEASE EXPIRATION	<b>June 30, 2027</b>

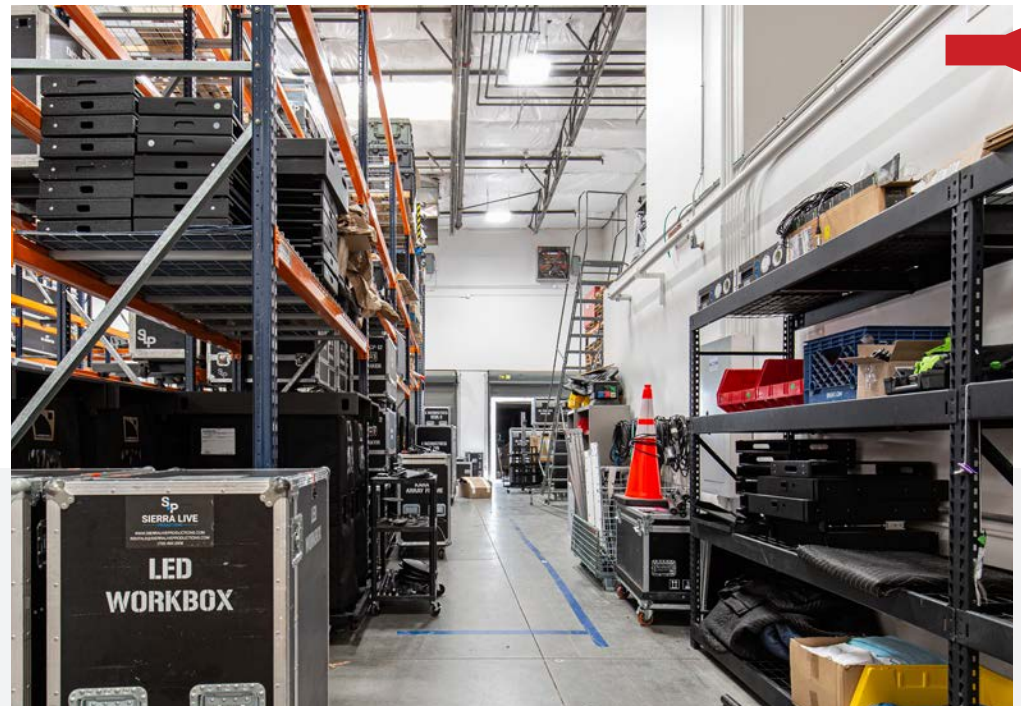
- Grade Level Doors: Three (3) 10'x14'
- Dock High Door: Nine (9)
- Clear Height: 24ft
- Sprinklered - ESFR
- 3 Phase Power
- Evaporative Cooled Warehouse



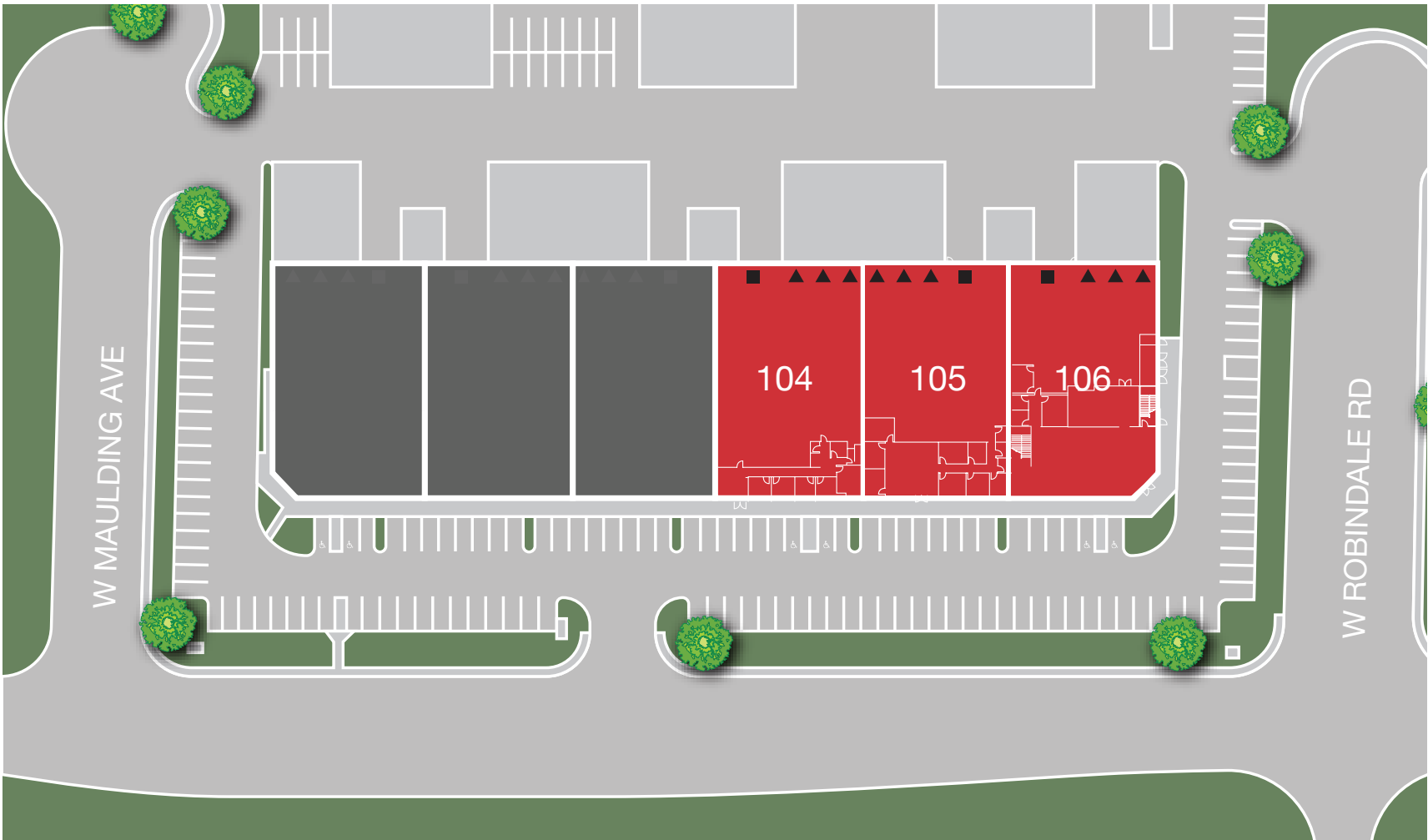
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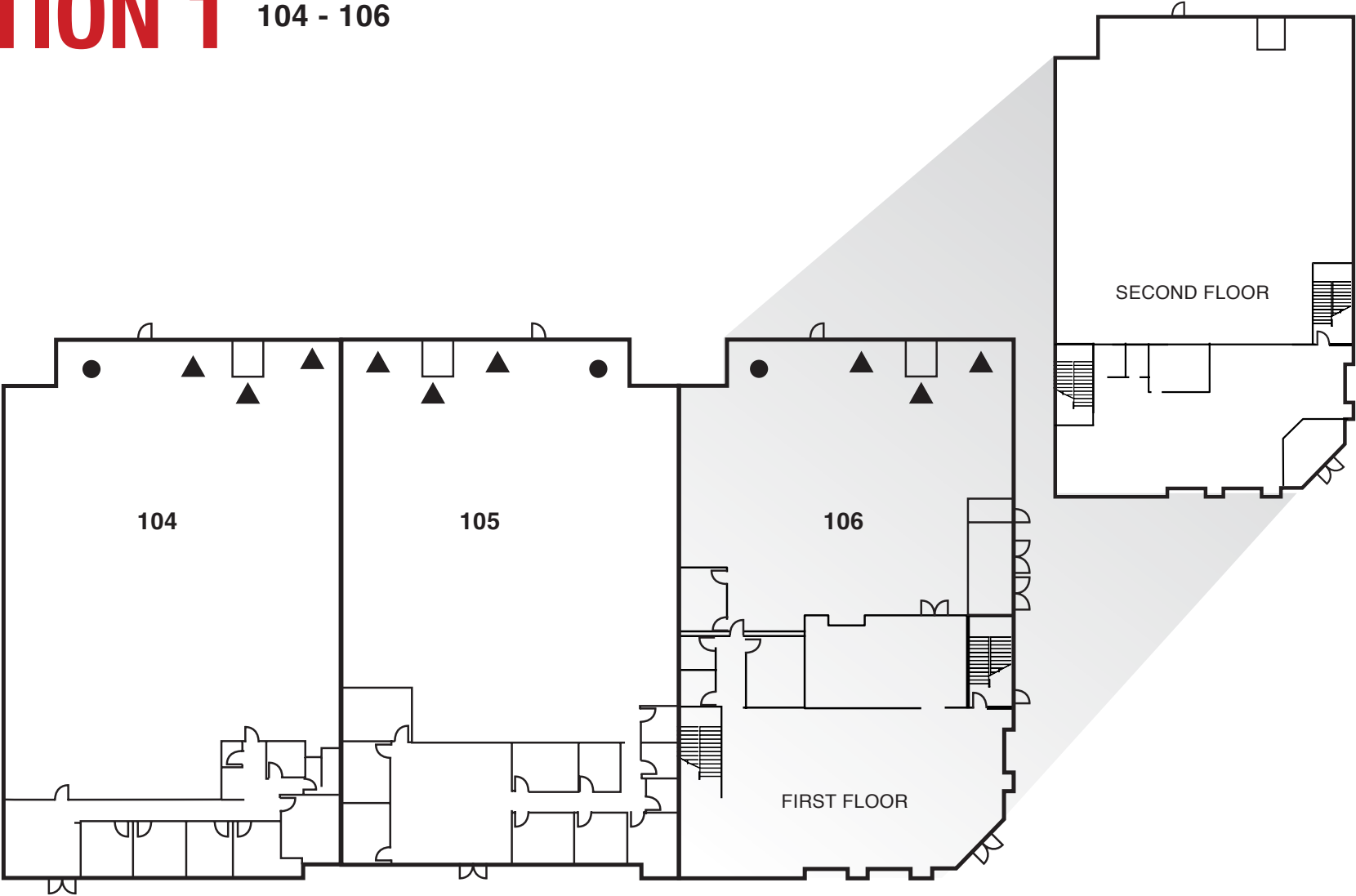
# SITE PLAN



# OPTION 1

104 - 106

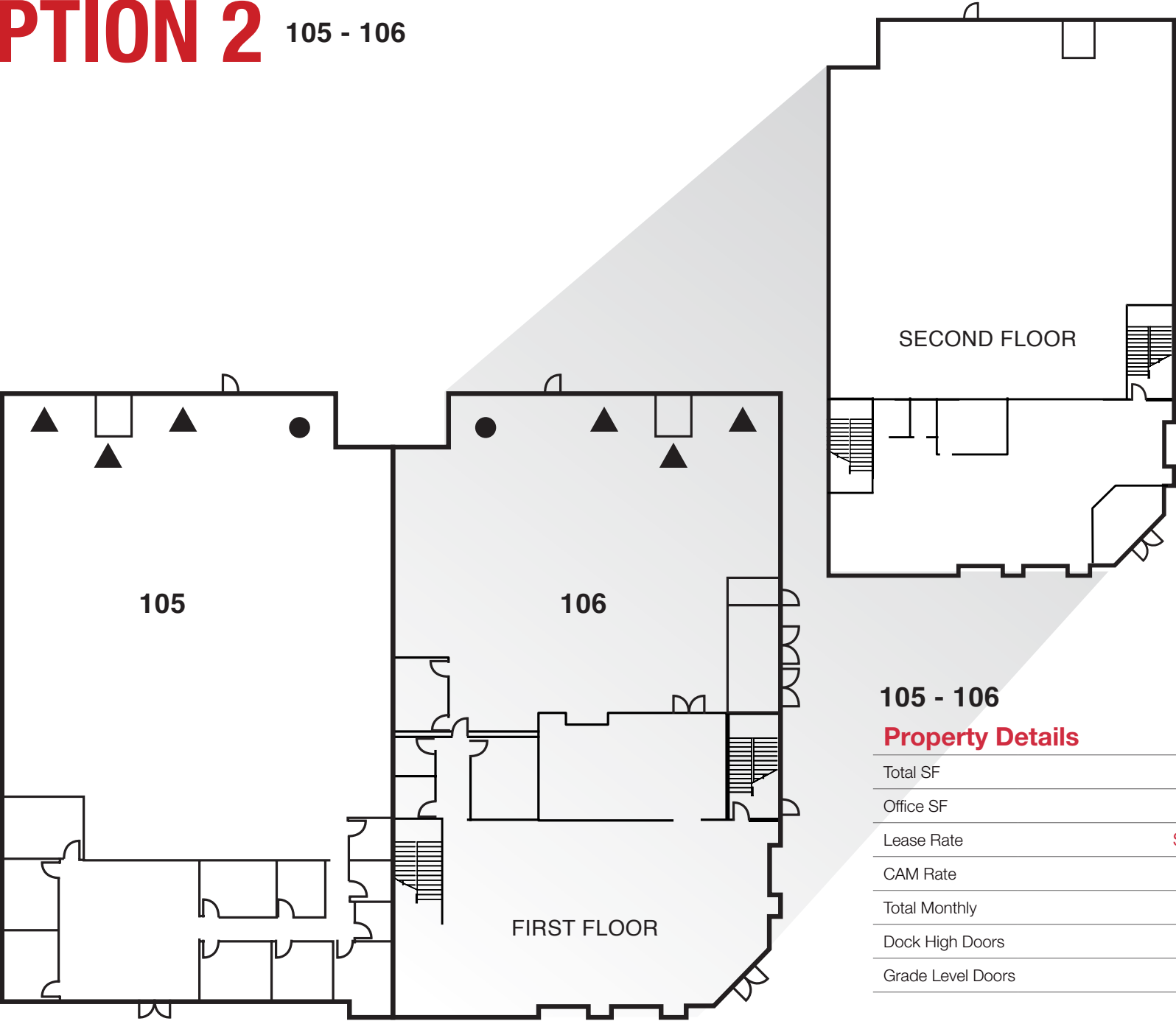
# FLOOR PLAN



Total SF	Office SF	Lease Rate	CAM Rate	Total Monthly	Dock High Doors	Grade Level Doors
±32,157	±9,718	\$1.41/SF NNN	\$0.324 /SF	\$55,760.00	Nine (9)	Three (3)



# OPTION 2 105 - 106

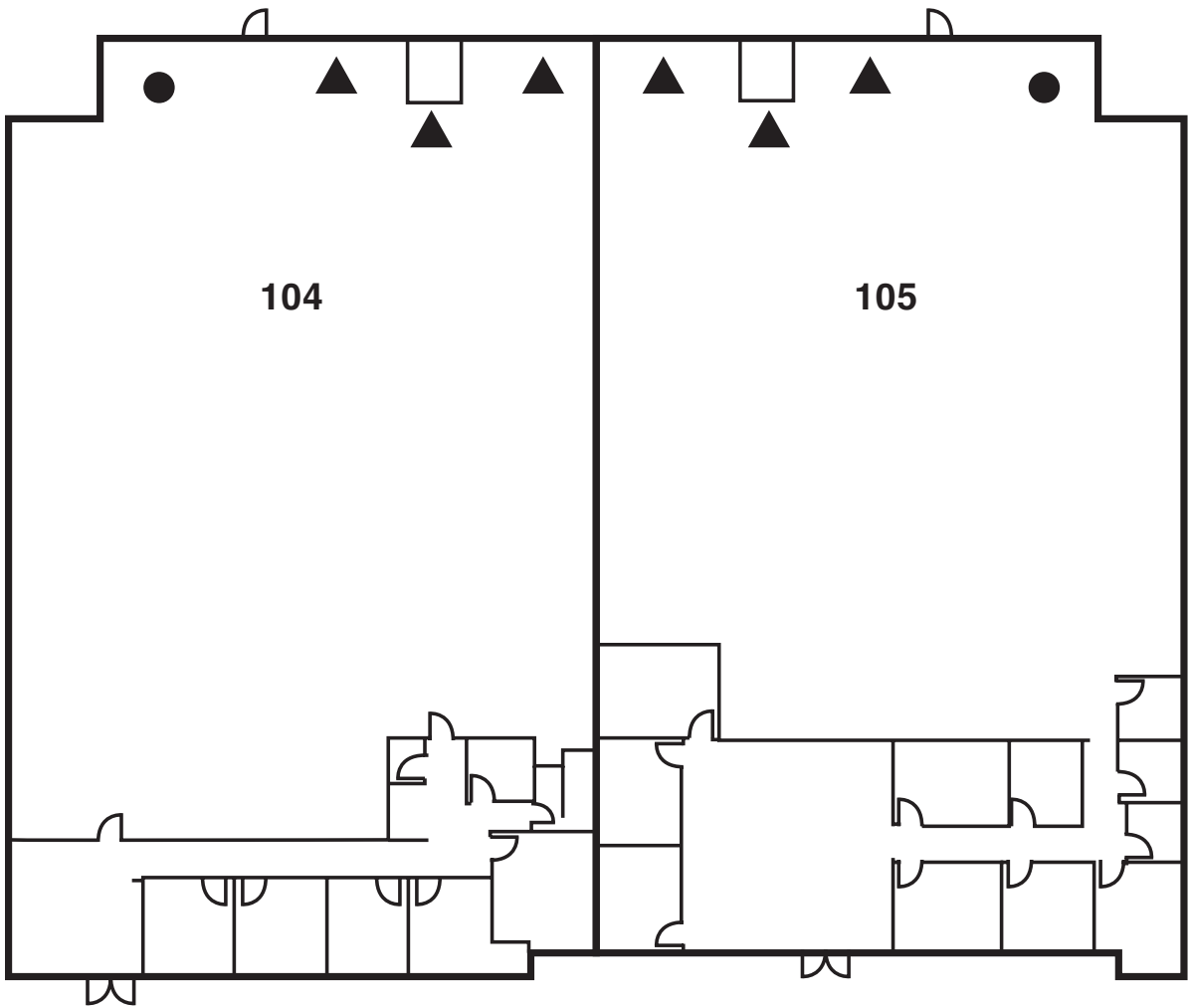


## 105 - 106 Property Details

Total SF	±22,312
Office SF	±8,286
Lease Rate	\$1.41/SF NNN
CAM Rate	\$0.324 /SF
Total Monthly	\$38,689.00
Dock High Doors	Six (6)
Grade Level Doors	Two (2)

# FLOOR PLAN

# OPTION 3 104 - 105

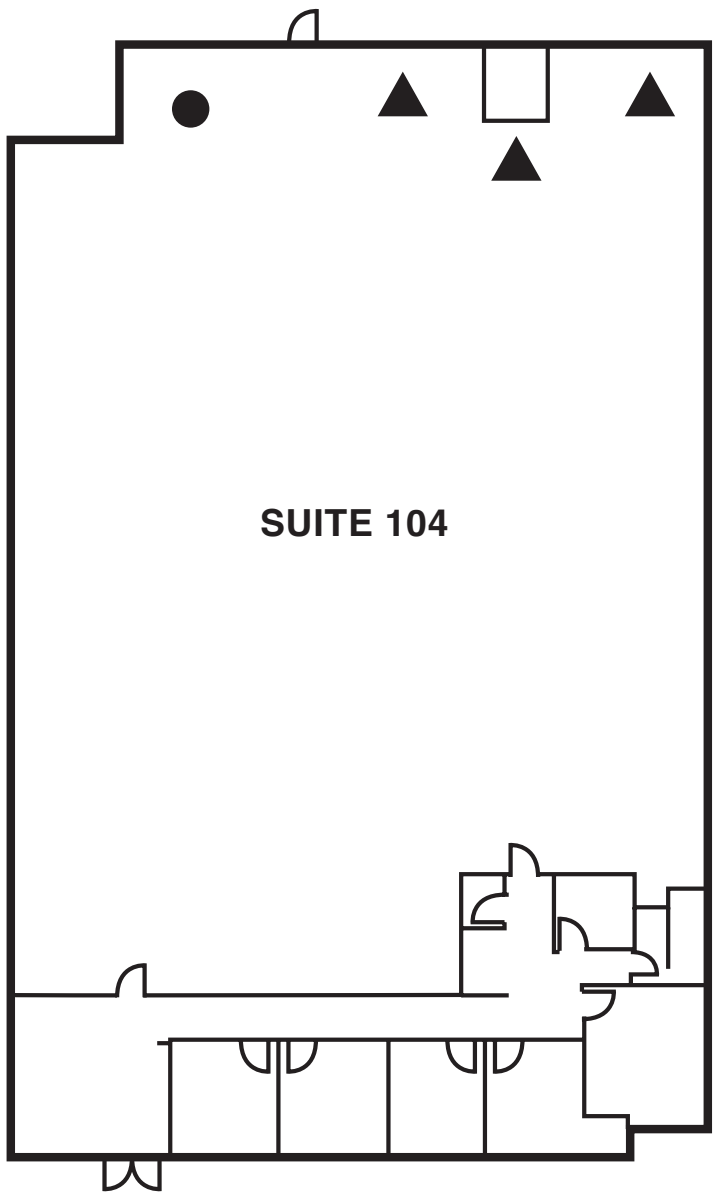


## Property Details

Total SF	±19,506
Office SF	±3,681
Lease Rate	\$1.41/SF NNN
CAM Rate	\$0.324 /SF
Total Monthly	\$33,823.00
Dock High Doors	Six (6)
Grade Level Doors	Two (2)

FLOOR PLAN

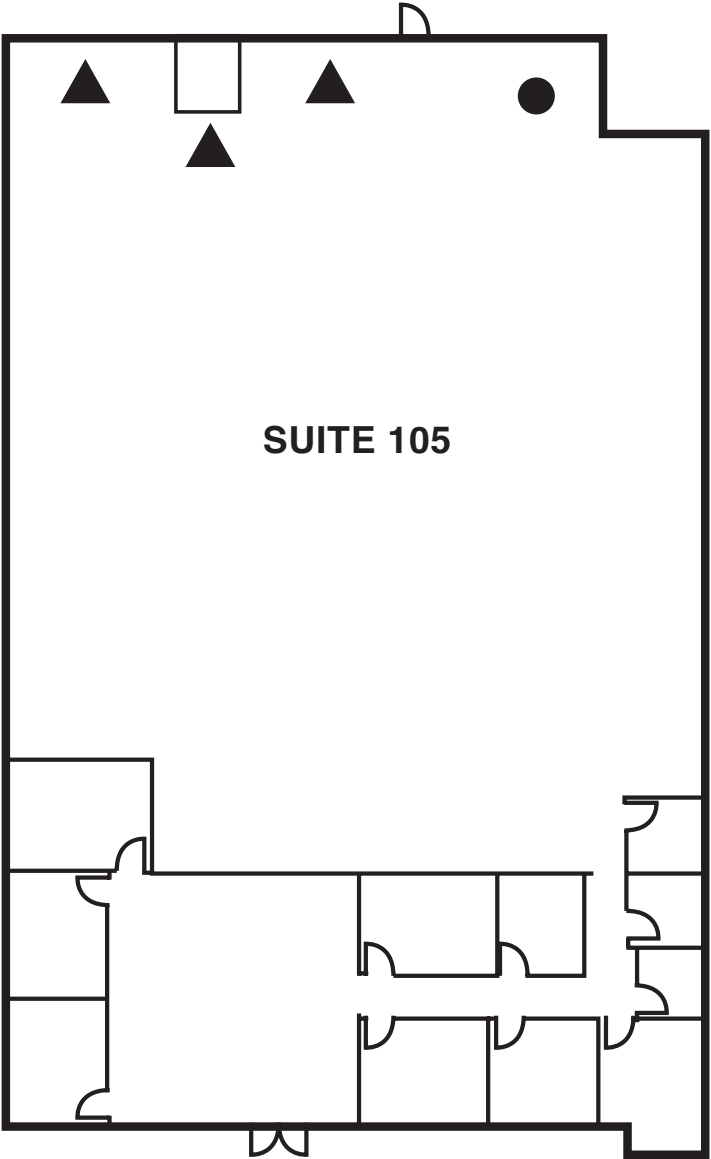
# OPTION 4



## Property Details

Total SF	±9,845
Office SF	±1,432
Lease Rate	\$1.41/SF NNN
CAM Rate	\$0.324 /SF
Total Monthly	\$17,071.23
Dock High Doors	Three (3)
Grade Level Doors	One (1)

# OPTION 5



## Property Details

Total SF	±9,661
Office SF	±2,249
Lease Rate	\$1.41/SF NNN
CAM Rate	\$0.324 /SF
Total Monthly	\$16,752.17
Dock High Doors	Three (3)
Grade Level Doors	One (1)

# FLOOR PLAN

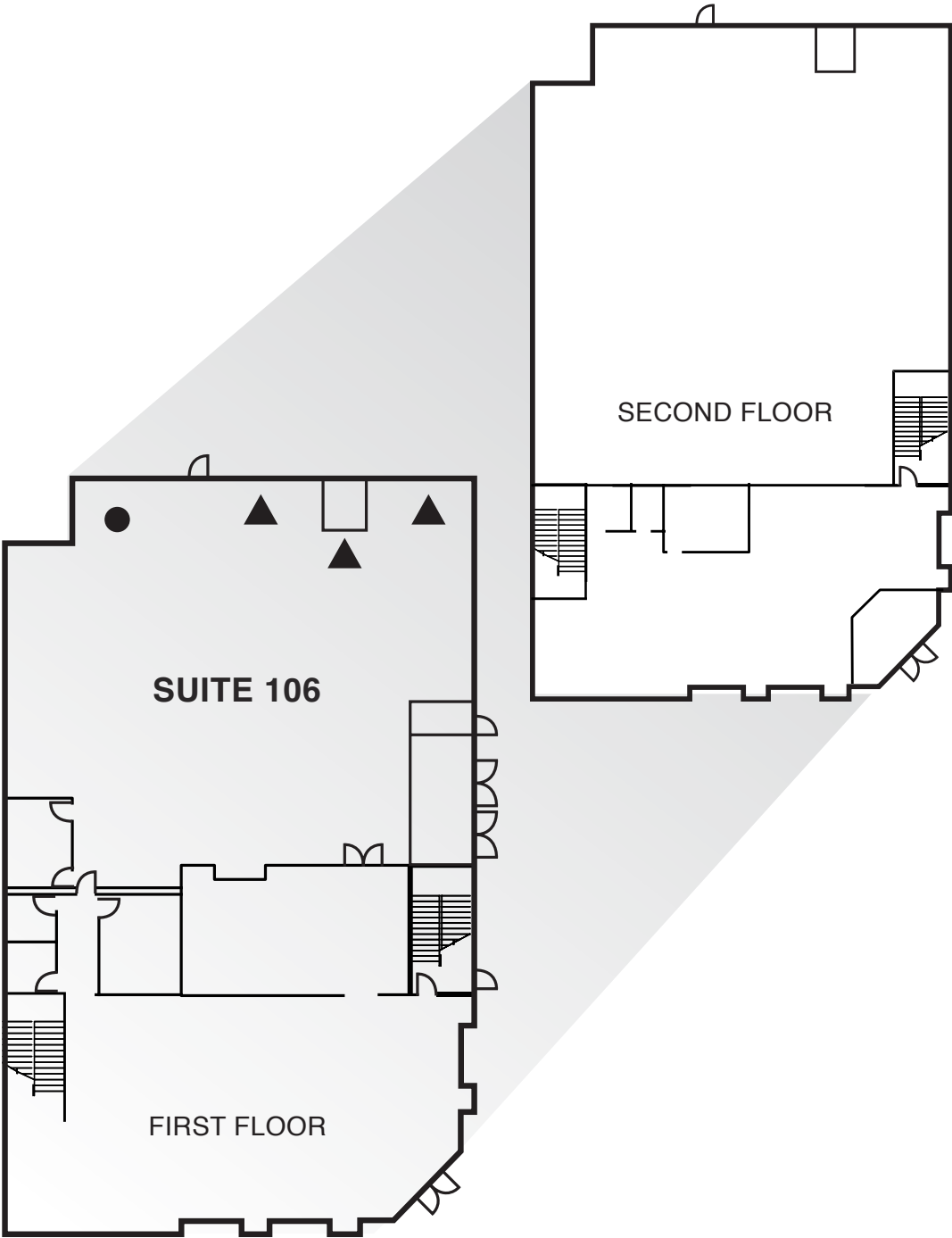


# OPTION 6

# FLOOR PLAN

### Property Details

Total SF	±12,651 SF
Office SF	First Floor   ±3,623 SF Second Floor   ±2,414 SF
Lease Rate	\$1.41/SF NNN
CAM Rate	\$0.324 /SF
Total Monthly	\$21,936.83
Dock High Doors	Three (3)
Grade Level Doors	One (1)





PHOTOS





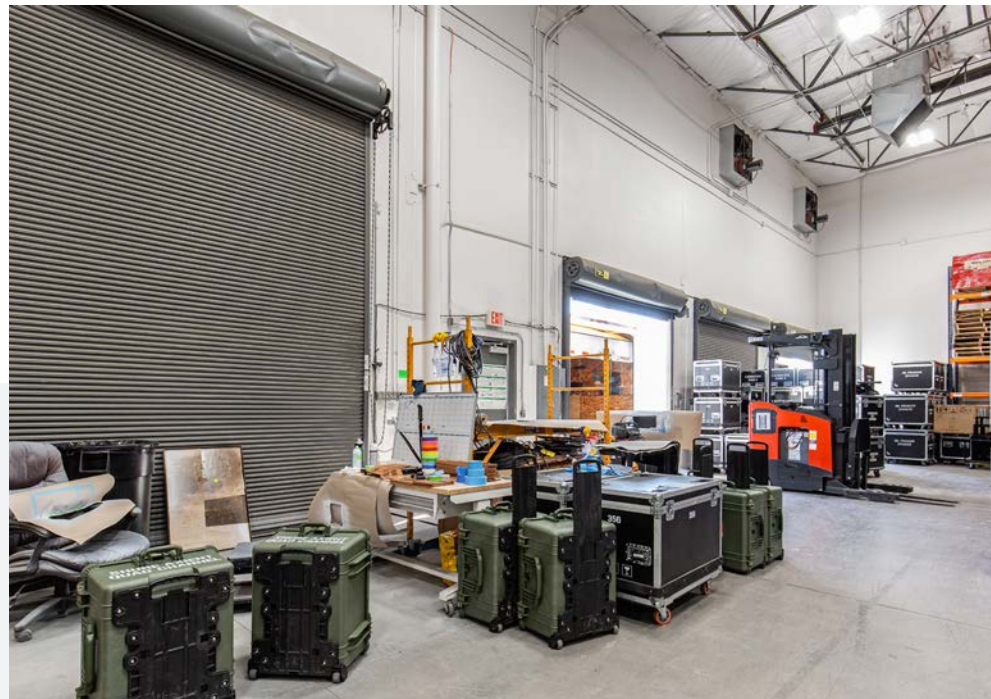
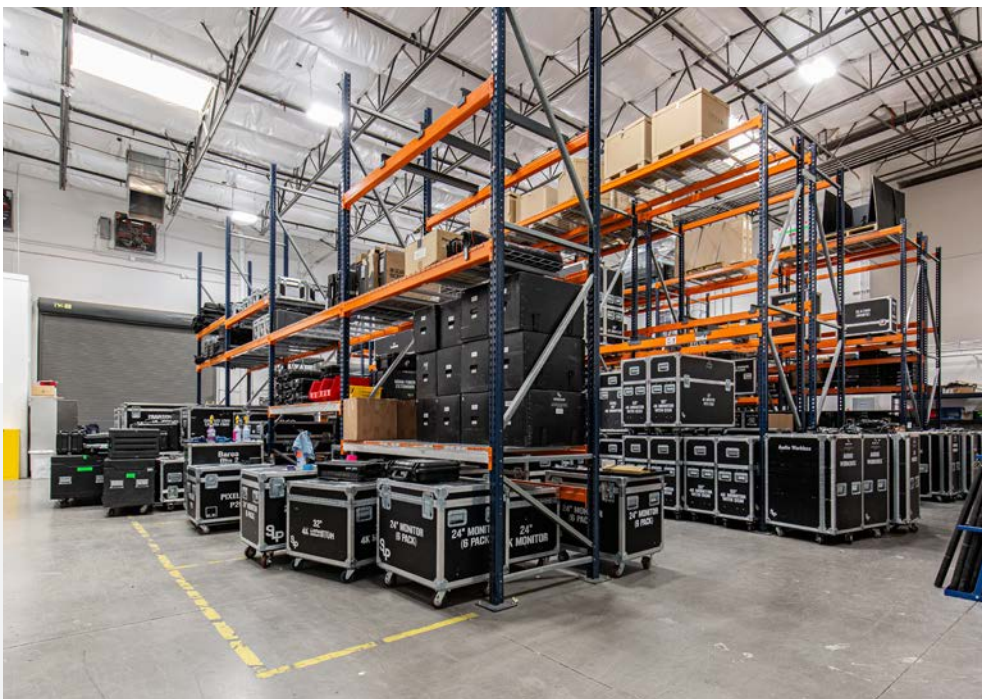


PHOTOS





PHOTOS

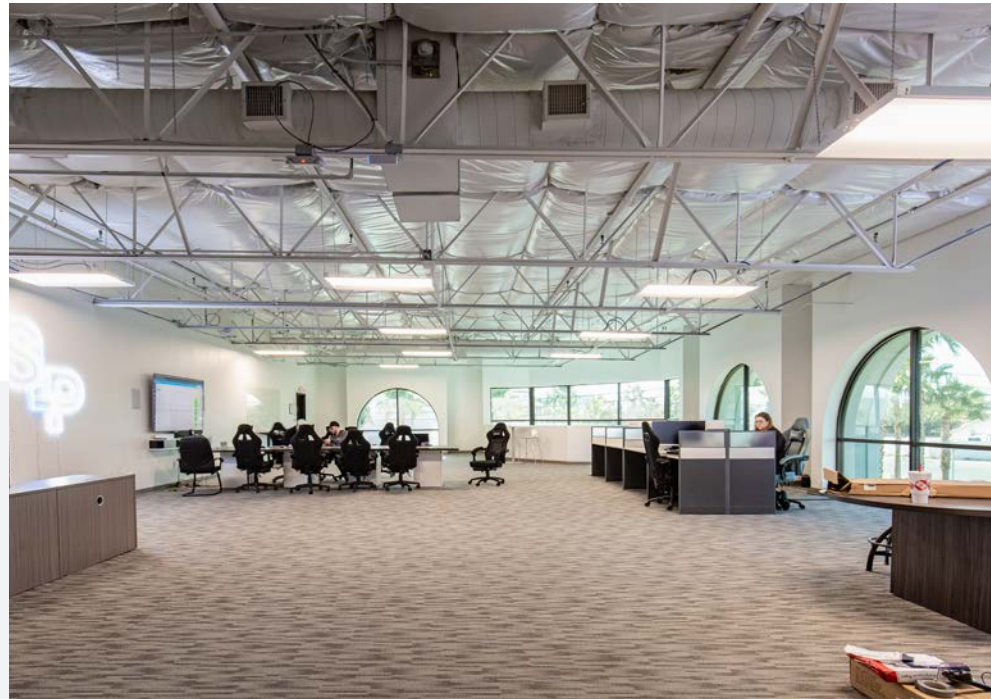
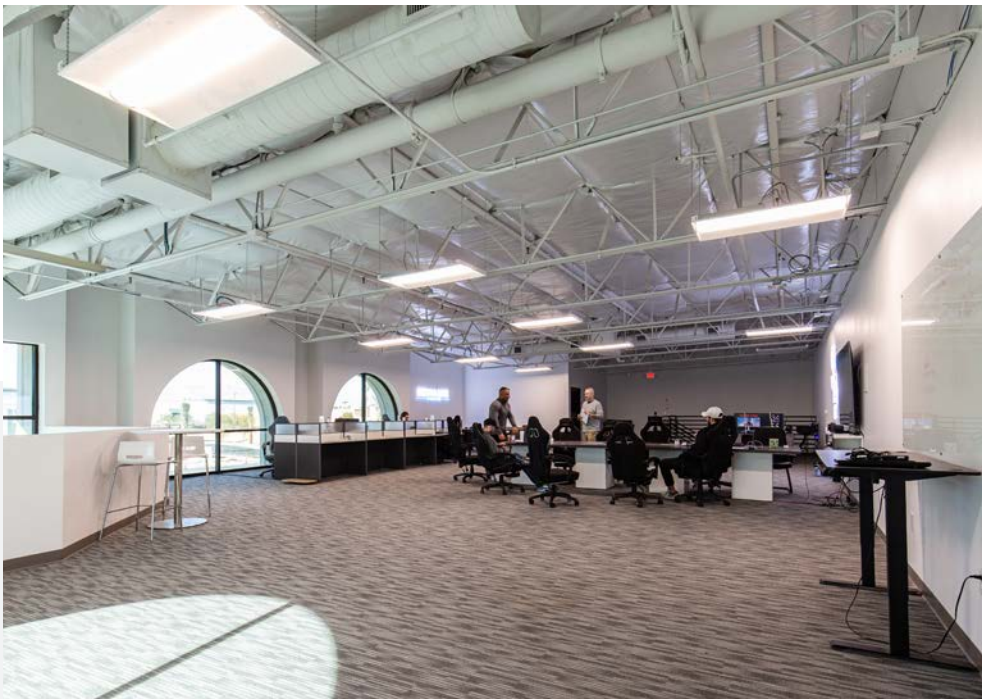




UNIT 106



PHOTOS

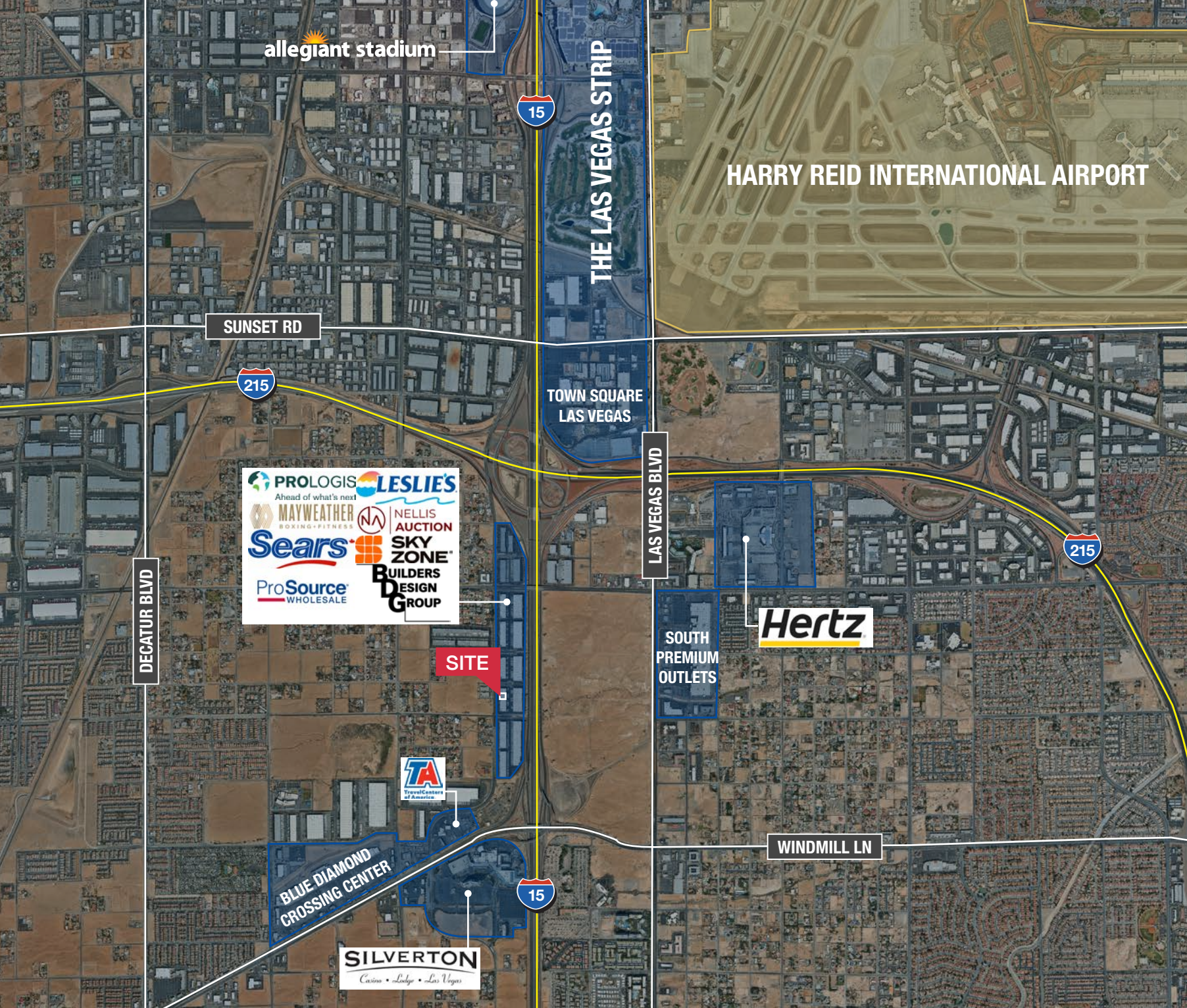






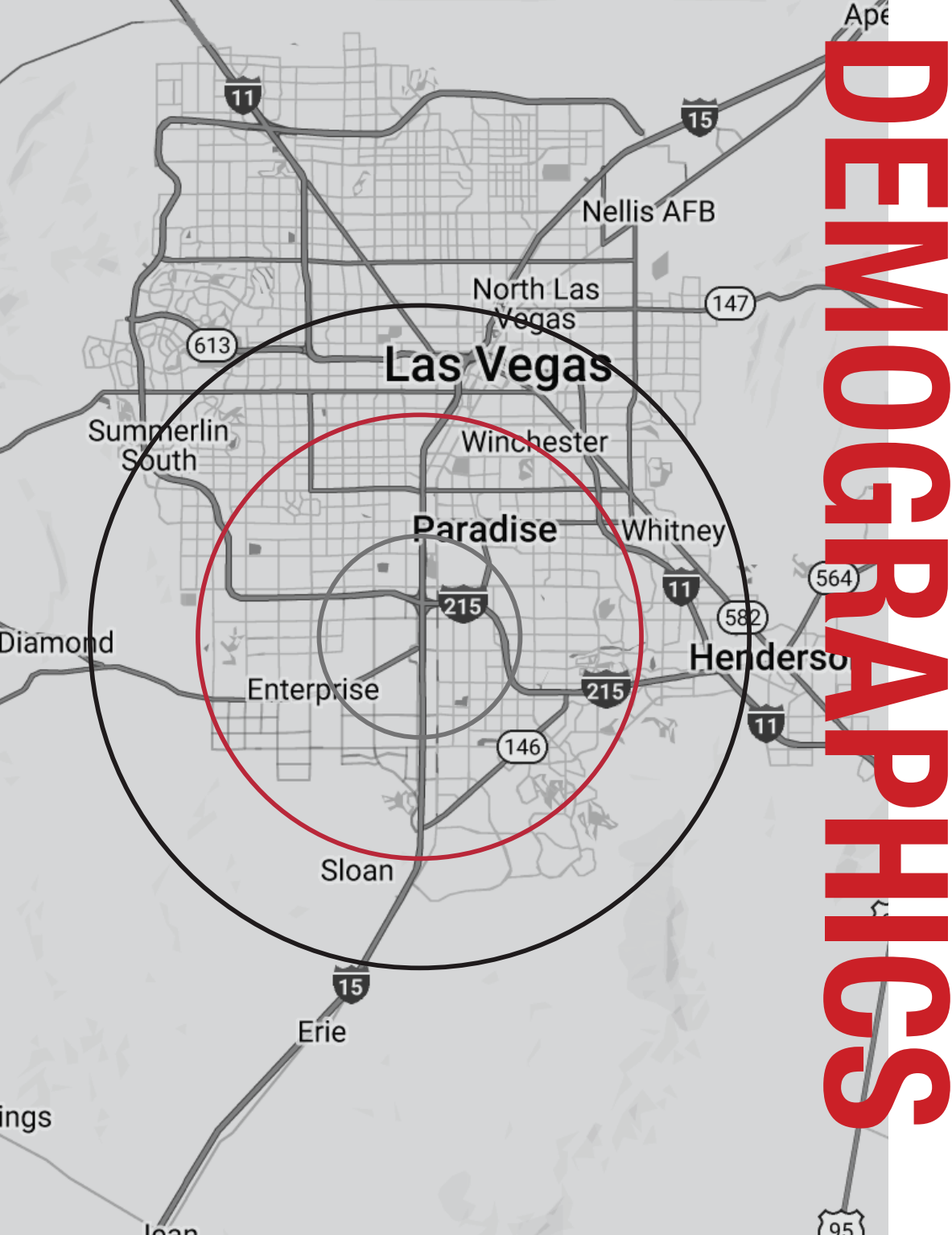


# AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





POPULATION	1-mile	3-mile	5-mile
2025 Population	3,666	85,231	354,944
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	1,544	32,736	142,298
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$116,891	\$120,887	\$110,672

## Traffic Counts

STREET	AADT
Dean Martin Dr	128,000
Warm Springs Rd	137,000

## Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

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