



SPACE FOR LEASE 10,918 SF

HIGHLAND INDUSTRIAL CENTER

3000 S. HIGHLAND DRIVE, SUITE F/G
LAS VEGAS, NV 89109



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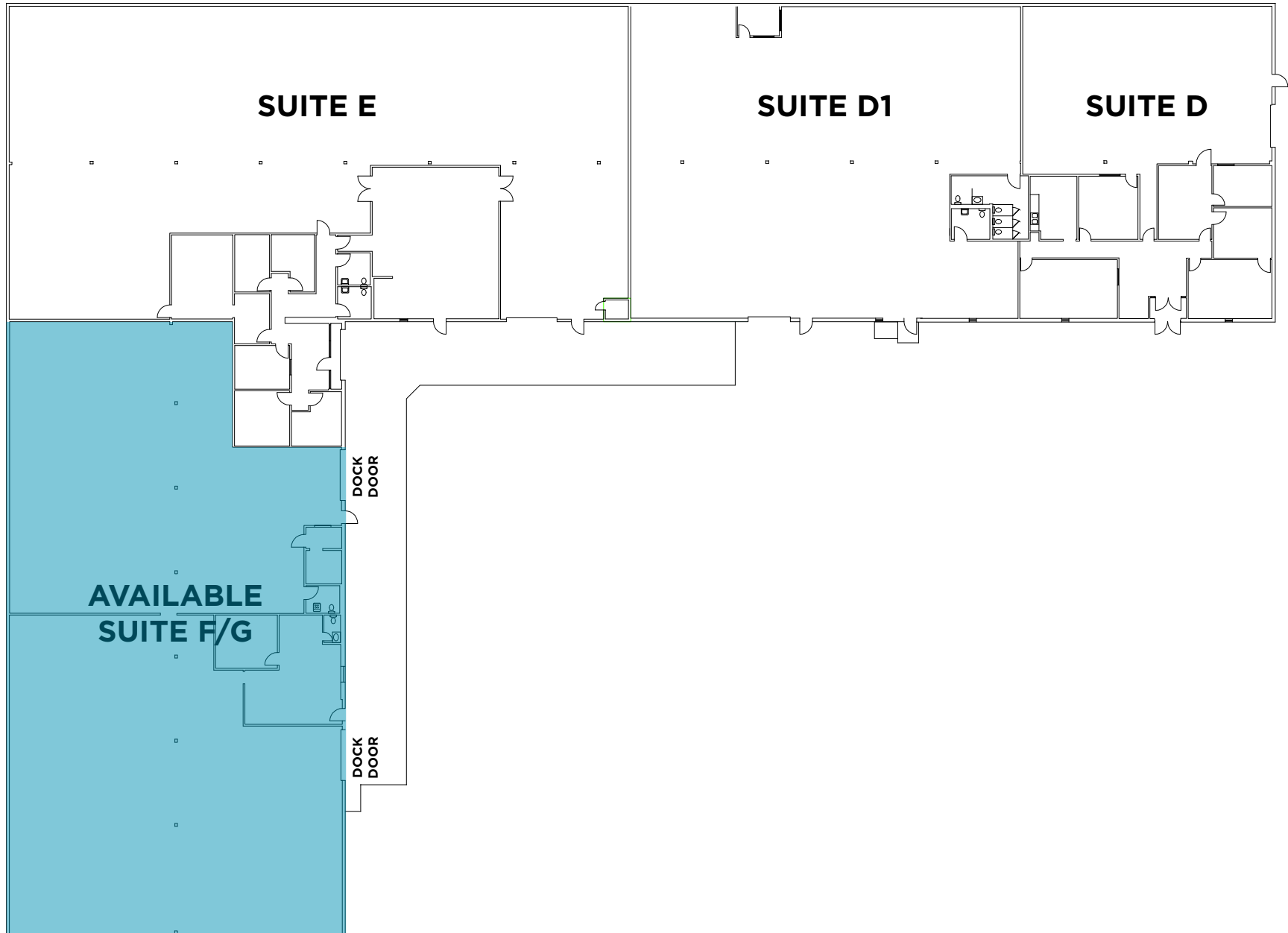
Highland Industrial Center is a ±238,935 square foot project comprised of five (5) industrial buildings, conveniently located minutes from the Las Vegas Strip with easy access to I-15 freeway via Sahara Avenue and the Spring Mountain Interchange. Within miles of the Harry Reid International Airport, Allegiant Stadium and the 215 freeway.



Space Available:	±10,918 SF
Divisible To:	±4,792 SF - Suite F ±6,125 SF - Suite G
Est. NNN Expenses:	\$0.19 PSF
Office:	±500 SF
Clear Height:	14'
Dock High Loading:	2
Parking:	Ample Parking
3-Phase Power:	200 Amps
Sprinklers:	Yes
Lighting:	LED
Warehouse:	White Box
Zoning:	M (Industrial District)

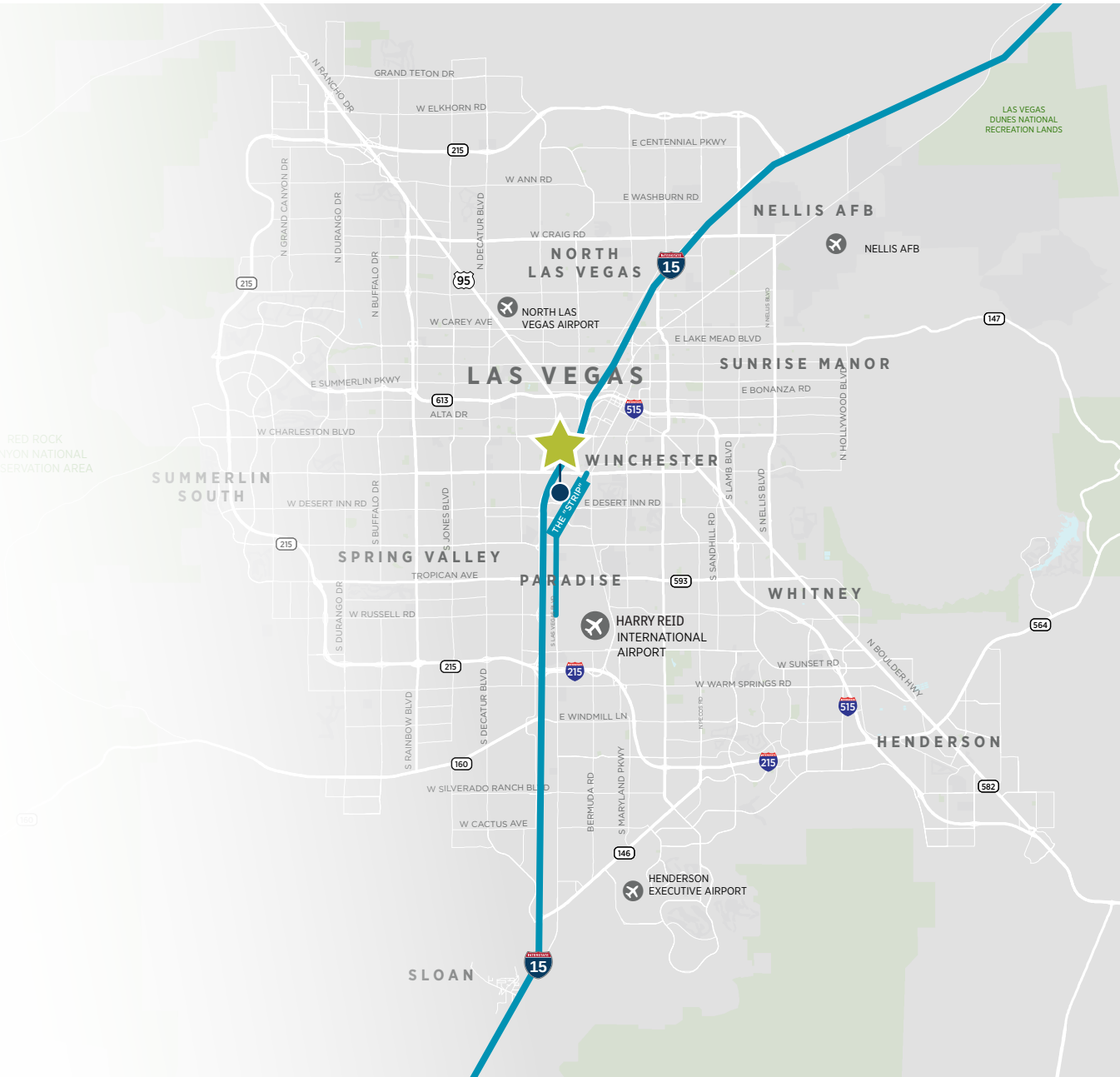
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