

1,938 SF INDUSTRIAL SPACE FOR SUBLEASE

ALEX STANISIC, SIOR

FIRST VICE PRESIDENT

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Lic. # S.0177950



2700

EAST PATRICK LANE

SUITE 11 | LAS VEGAS, NV 89120

CBRE

PROPERTY OVERVIEW

Patrick Airport Center is located East of Harry Reid International Airport and is 5 minutes from the Las Vegas Strip. The property is close to all major freeways and several retail amenities, including Walmart, Lowe's and Office Depot.

- 1,938 SF Unit Available for Sublease
- NOW AVAILABLE!
- 500 SF HVAC Office
- 1,438 SF Evap-Cooled Warehouse
- Reception, One (1) Private Office, One (1) Restroom
- One (1) 12' x 14' Grade-level Roll-up Door
- Prime airport location
- 120/208v, 3-phase power (*tenant to verify)
- Column spacing at 35'x45'
- 20' minimum clear height
- IP- Industrial Park Zoning (Clark County)

FOR MORE INFORMATION CALL 702-369-4874

\$1.51/SF
LEASE RATE (NNN)

\$0.45/SF
CAMS

1,938 SF
AVAILABLE SF

9/30/2027
SUBLEASE EXPIRES

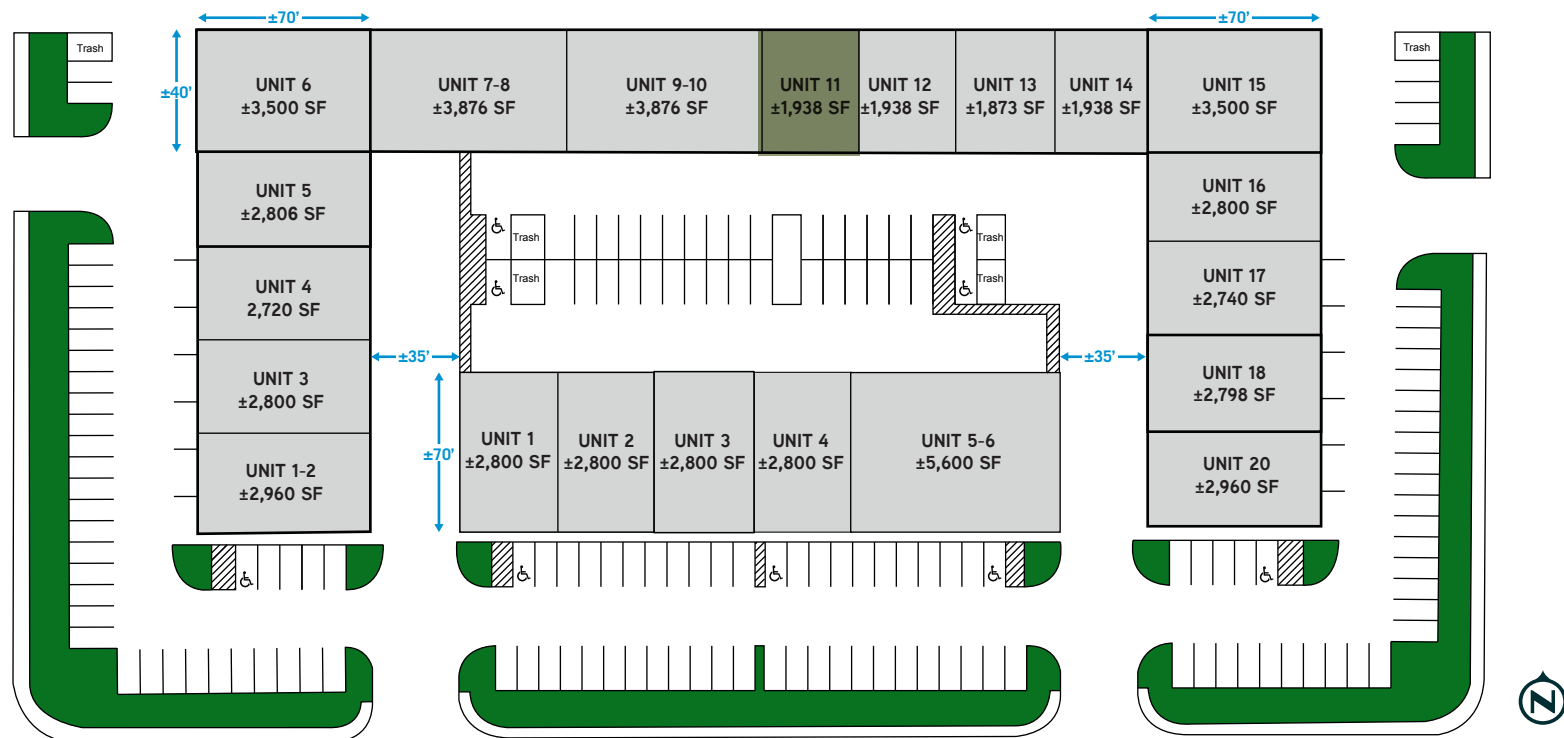


SITE PLAN

Patrick Airport Center

■ AVAILABLE ■ OCCUPIED

For illustration purposes only. Not to scale.



SUITE 11 - 1,938 SF

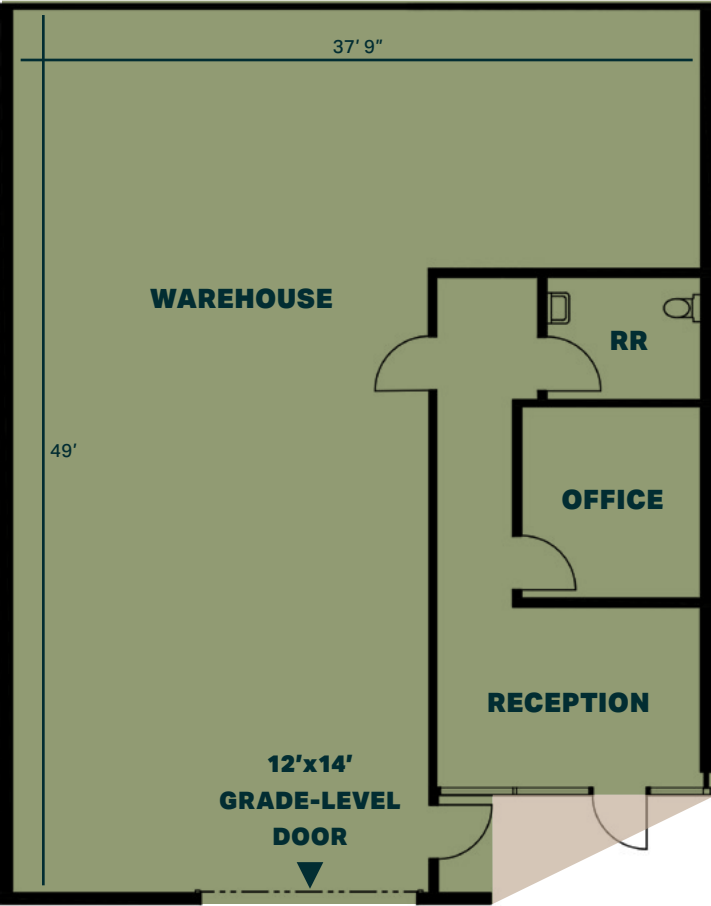
AVAILABLE FOR SUBLEASE

FLOOR PLAN

SUITE 11

▲ = GRADE LEVEL DOOR

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AERIAL MAP

5.2 miles
I-15 FREEWAY

2.9 miles
HARRY REID INT'L
AIRPORT

4.9 miles
LAS VEGAS "STRIP"

2.5 miles
I-215 INTERCHANGE



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