



**1385 E Pama Lane
Las Vegas, NV 89119**

FOR LEASE - SPACE OVERVIEW

Total Rentable Area	±10,642 SF
Dock Hi Doors	Two (2) 9' x 10' Doors
Grade Level Doors Available	Two (2) 12' x 14' Grade Doors Q1 2025



Total Rentable Area
10,642 SF

Office Buildout
870 SF of turn-key office**

Warehouse Clearance
28'

Truck Court Depth
120'

Electrical Power
800 amps, 277/480v, 3-Phase

Grade Level Doors
(2) 12' x 14'

Dock-Hi Loading Doors
(2) 9' x 10'

Lighting
LED High Bay, with skylights

Zoning
M-D (Clark County)

Car Parking Building
168 striped parking spaces

**Office layout is proposed by Landlord and expected to be built late 1st Qtr. 2025

Lease Rate: Negotiable

CAMS: Est. \$0.277/SF/Mo.

Lease Term: Minimum 5 Years

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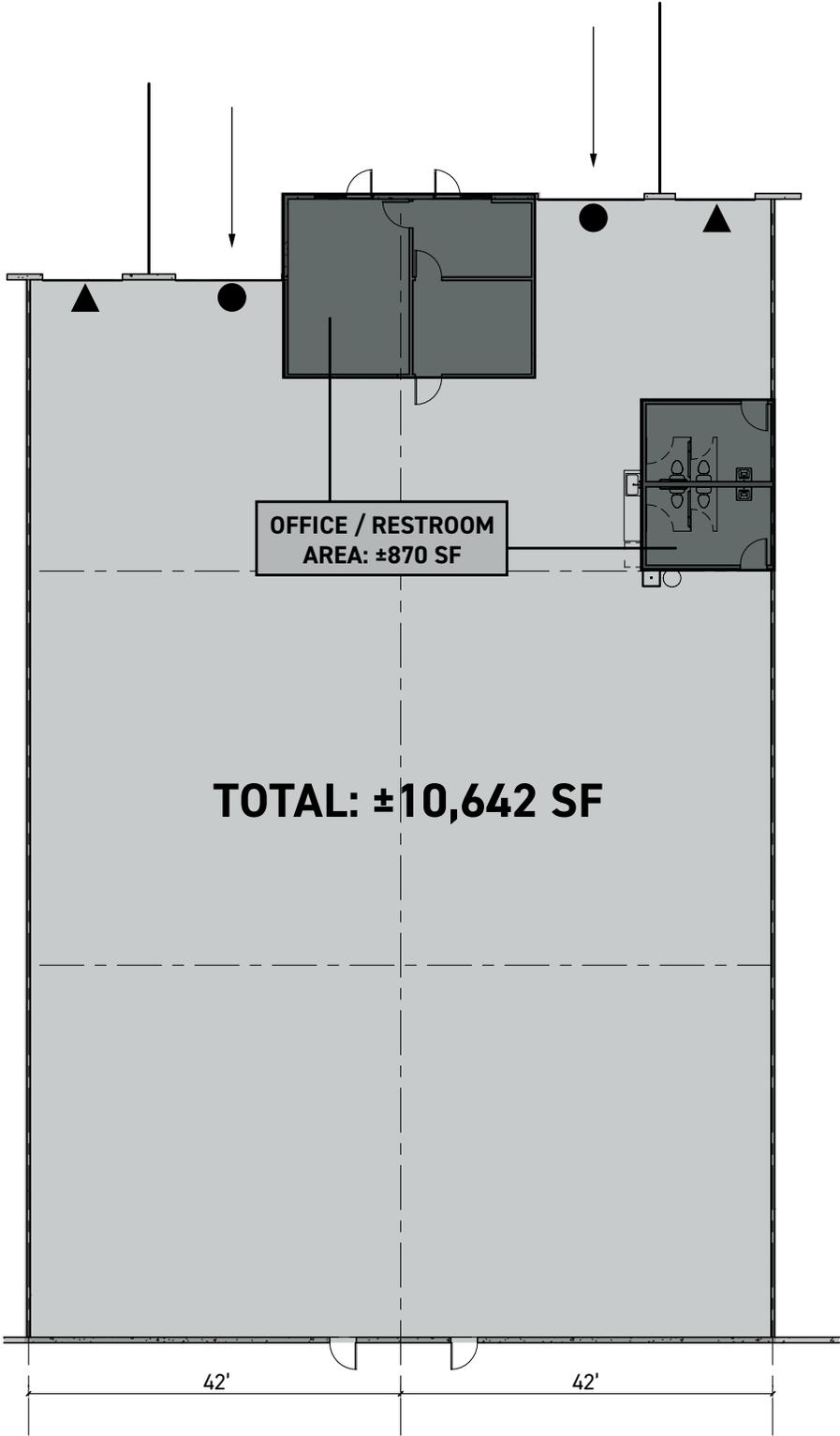
**FOR LEASING INFORMATION,
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DEVELOPMENT INFORMATION

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● = Grade-Level Door ▲ = Dock-Hi Door

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