

FOR SUBLEASE | ±22,040 SF | M-D ZONING



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LARKIN
INDUSTRIAL GROUP

3650 E Post Rd #D | Las Vegas, NV 89120

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 South Durango Drive,
Las Vegas, NV 89113
702.383.3383 | naixel.com

Eric J. Larkin, MBA, CCIM, SIOR

LIC#BS.0073906
702.279.2479
elarkin@naixel.com

LISTING LEAD

Leslie Houston, SIOR

LIC#S.01879121
660.287.2253
lhouston@naixel.com

Michael Kenny, SIOR

LIC#S.0178188
702.408.0963
mkenney@naixel.com

Seth Wright

LIC#S.0202229
949.531.8369
swright@naixel.com

Property Summary

NNN LEASE RATE/MO	\$1.20/SF
OPEX	\$0.263/SF
TOTAL SF AVAILABLE	±22,040 SF
ZONING	M-D (Clark County)
AVAILABLE	Immediately
SUBLEASE EXP	09/30/2029

- **±22,040 Total SF**
 - ±1,426 SF HVAC Office
- Seven (7) 9'x10' dock high loading doors -
 - Six (6) edge of dock plates
 - One (1) 12'x14' Grade door
- 30' Clear height*
- Power: 3 Phase, 277/480V 250A*
- 44' x 40' column spacing*
- 21 parking spaces
- ESFR Fire Sprinklers*
- Skylights
- Airport Submarket

*Sublessee to verify.



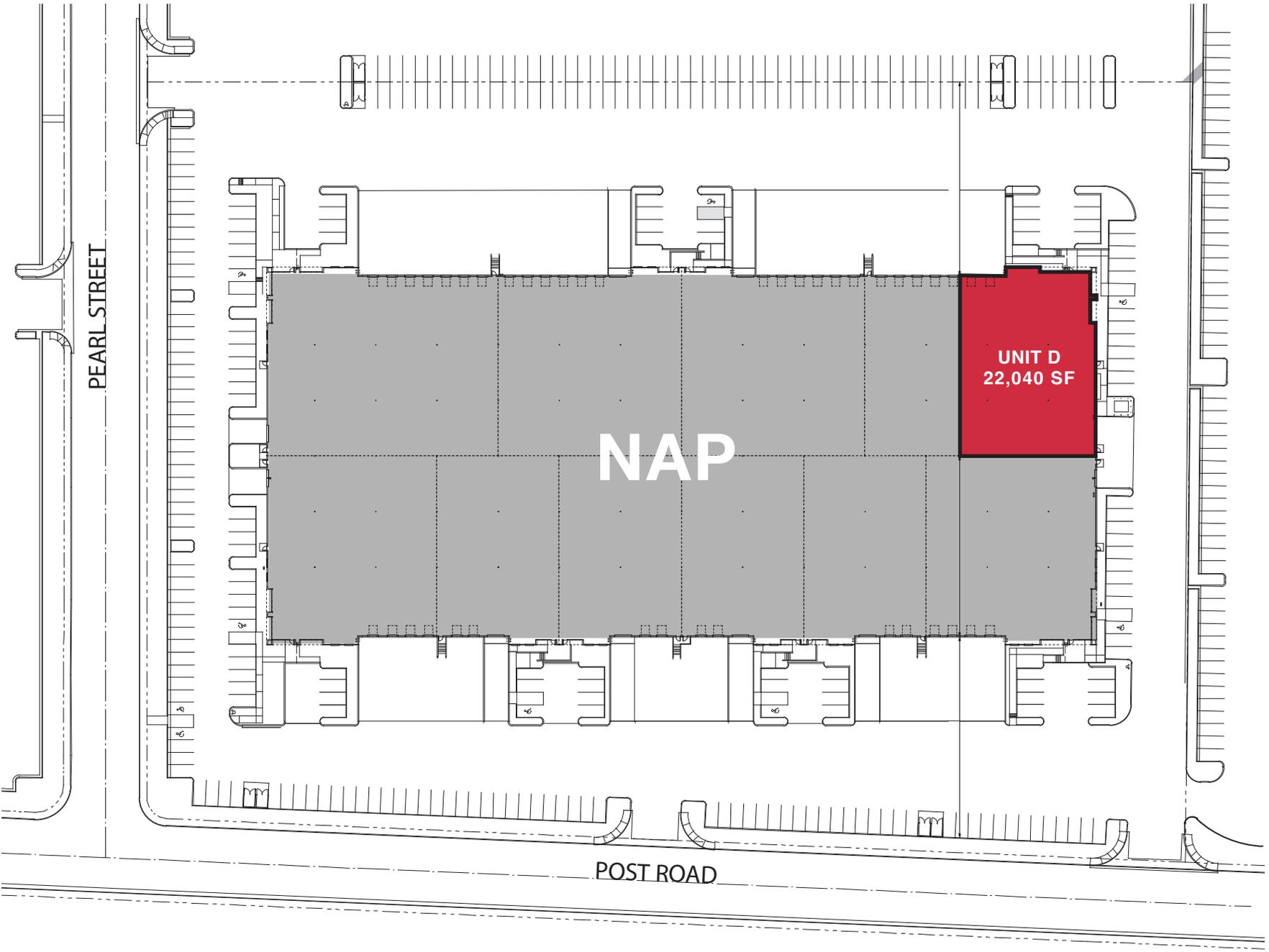
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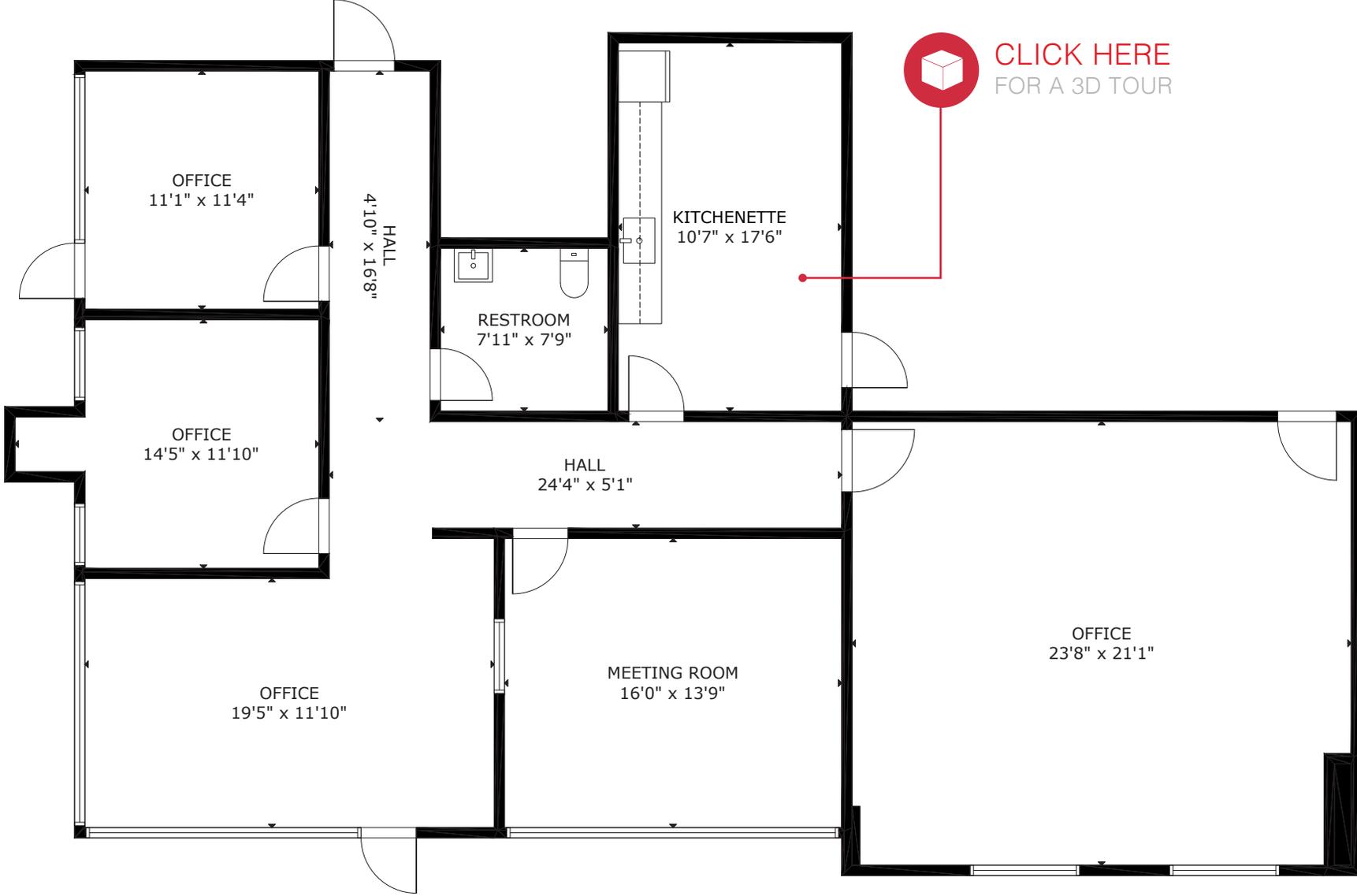
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Site Plan

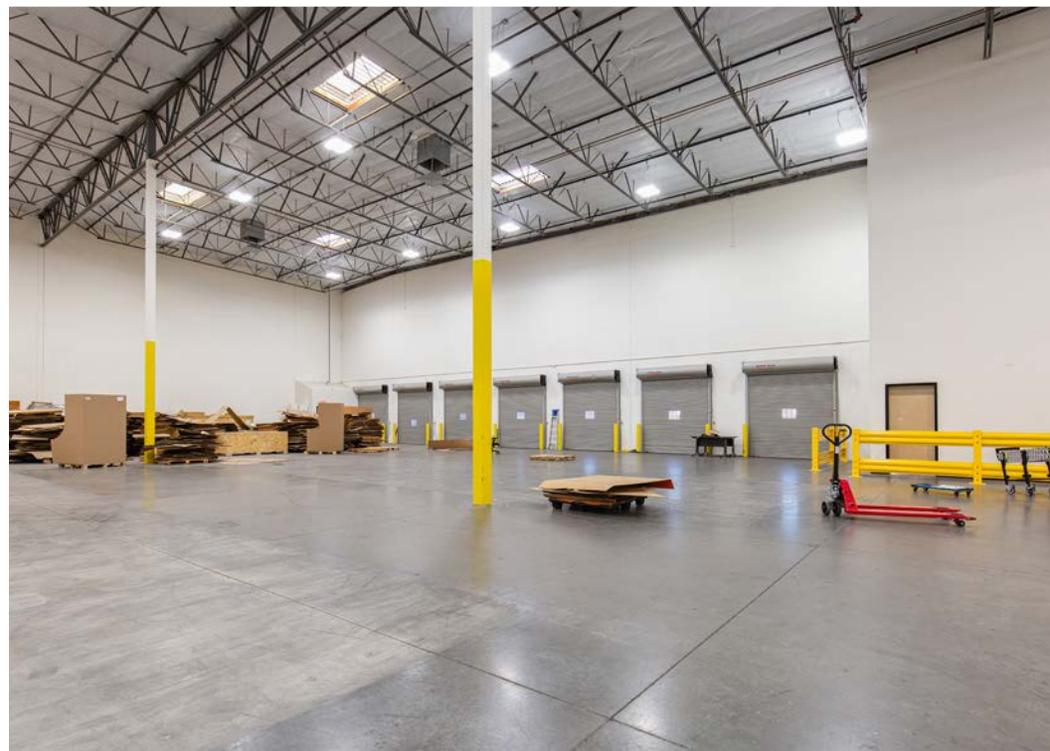
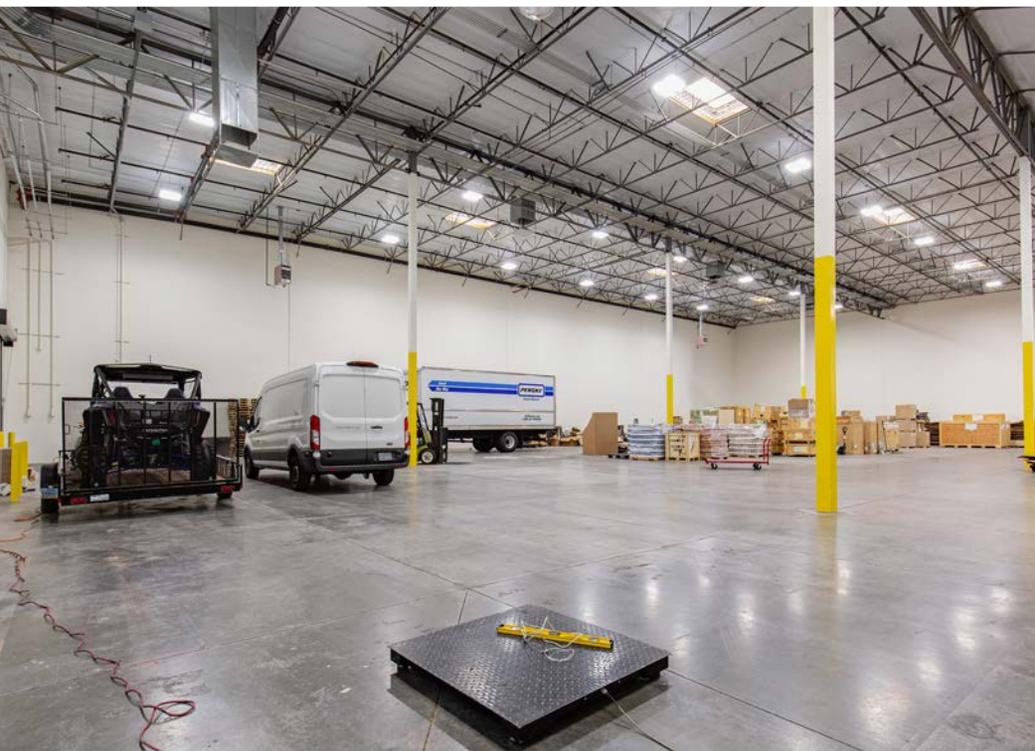


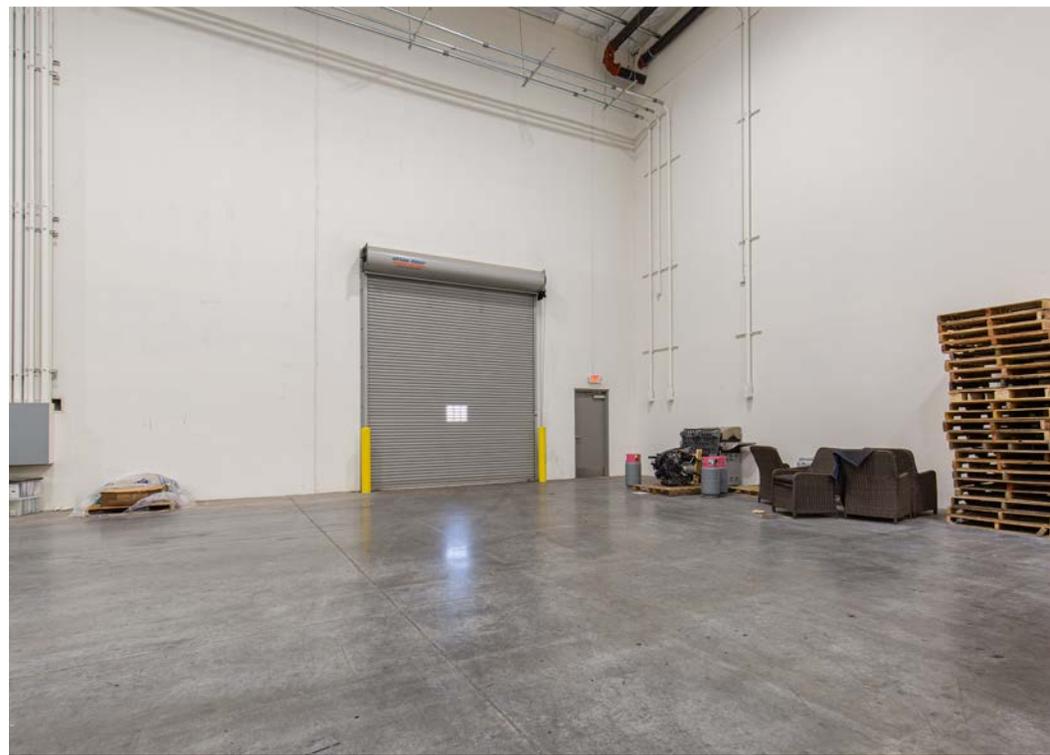
Office Floor Plan



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Area Map





Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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INDUSTRIAL & MULTIFAMILY**

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