

Patrick Business Park

Located in the Airport Submarket

FOR LEASE



3945 E. Patrick Lane, Unit D, Las Vegas, NV 89120

±5,500 SF Warehouse/Office Space

Chase Pavlov

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Accelerating success.

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Exceptional opportunity available within Patrick Business Park, in the Airport Submarket. Located just east of the Harry Reid International Airport in what is known as the Airport Submarket, this property is centrally located with excellent access to both main arterials in the Las Vegas Valley.



HIGHLIGHTS

- ±5,500 Total SF
- ±4,500 SF Warehouse
- ±1,000 SF Office Space
- One (1) ±10' x ±10' Grade Level Loading Door
- 21' Clear Height
- 3-phase, 200 Amps 208/120 Volts Power
- Evaporative Cooler
- Fire Sprinklered
- LED Lighting in Warehouse



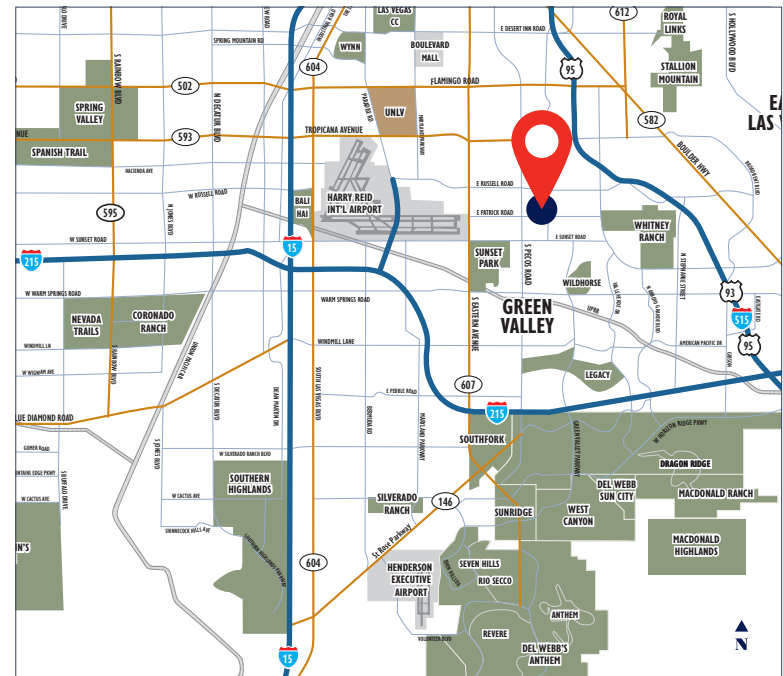
Lease Rate

\$1.30 PSF, Mo

NNN Fees

\$0.30 PSF, Mo

Total Monthly Amount: \$8,800.00 | Minimum Two Year Term



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For illustration purposes only. Not to scale. 

Unit D

Unit Features

- 3 Private Offices
- Copy/server Room
- Wet Bar-Closets
- Office Restroom
- Warehouse Restroom
- Skylights

● = Grade Level Door

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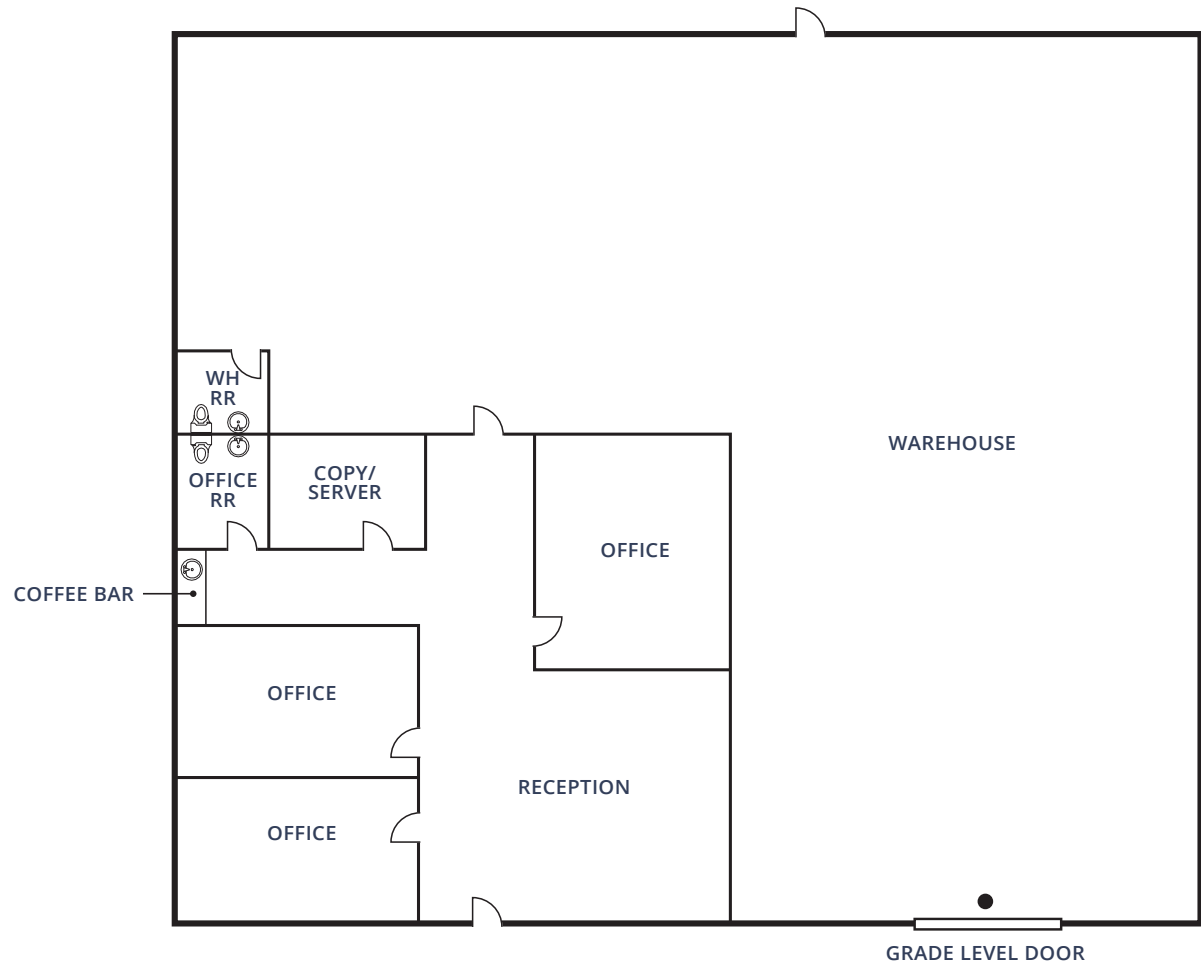
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Aerial Map

