

SKYPORT INDUSTRIAL PARK



FOR LEASE

6620 ESCONDIDO STREET | LAS VEGAS | NV | 89119

BRIAN RIFFEL, SIOR

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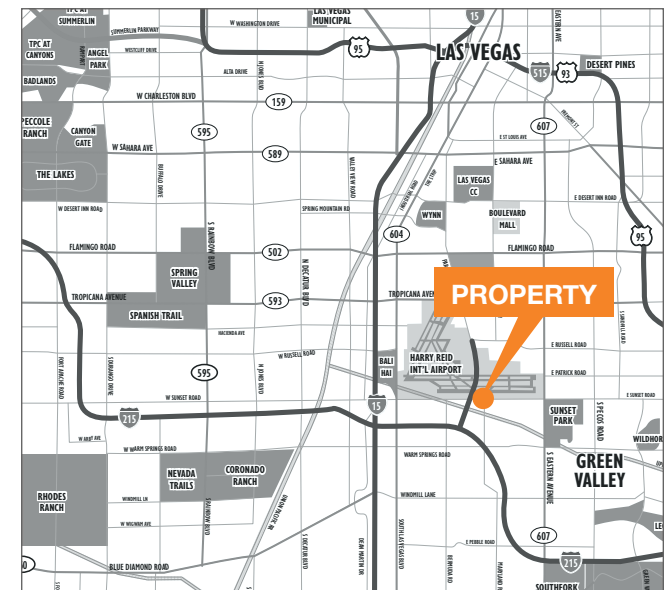
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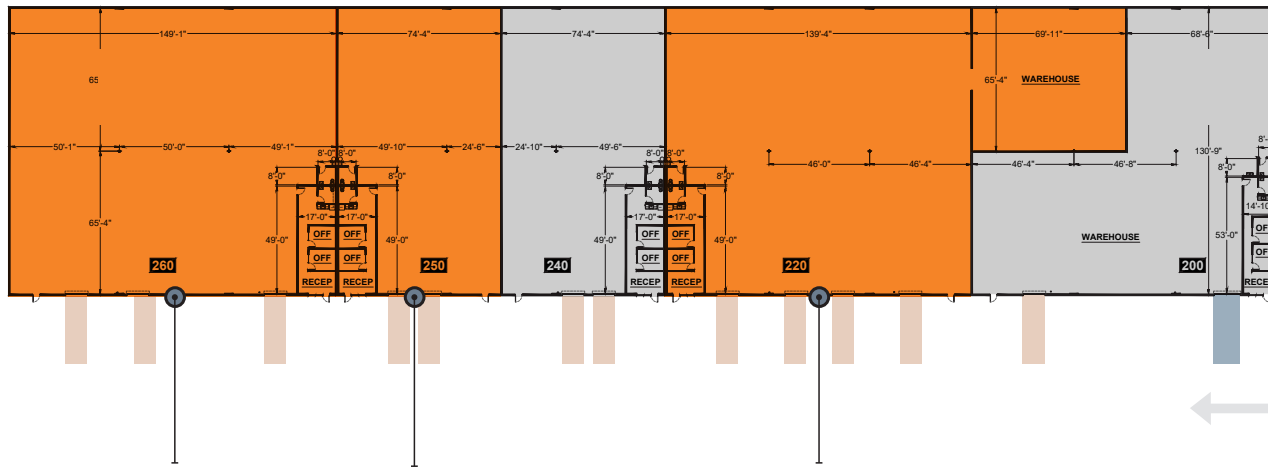
PROPERTY FEATURES

- ±9,904 SF – ±23,110 SF Available
- ±153,868 Total SF Industrial Park
- ±24' Clear Height
- ESFR Fire Sprinkler System
- Zoned IP (Industrial Park)
- 3-Phase Power
- Dock High Loading & Grade Level Doors
- ±150' Truck Court/Parking Area
- Skylights in Warehouse
- LED Lighting
- Close proximity to the I-215, I-15, the Las Vegas Strip, and Harry Reid International Airport



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

BUILDING B



AVAILABLE
SUITE 260
±19,819 SF

AVAILABLE
SUITE 250
±9,904 SF

AVAILABLE
SUITE 220
±23,110 SF

ESCONDIDO STREET

SUITE 220

Building	B
Total SF	±23,110 SF
Office SF	±986 SF
WH SF	±22,124 SF
Asking Rate	\$1.20
NNN	\$0.19

SUITE 250

Building	B
Total SF	±9,904 SF
Office SF	±986 SF
WH SF	±8,918 SF
Asking Rate	\$1.30
NNN	\$0.19

SUITE 260

Building	B
Total SF	±19,819 SF
Office SF	±986 SF
WH SF	±18,833 SF
Asking Rate	\$1.22
NNN	\$0.19

For Illustration Purposes Only. Not To Scale.

DOCK LOADING DOOR
 GRADE LEVEL LOADING DOOR
 AVAILABLE
 OCCUPIED

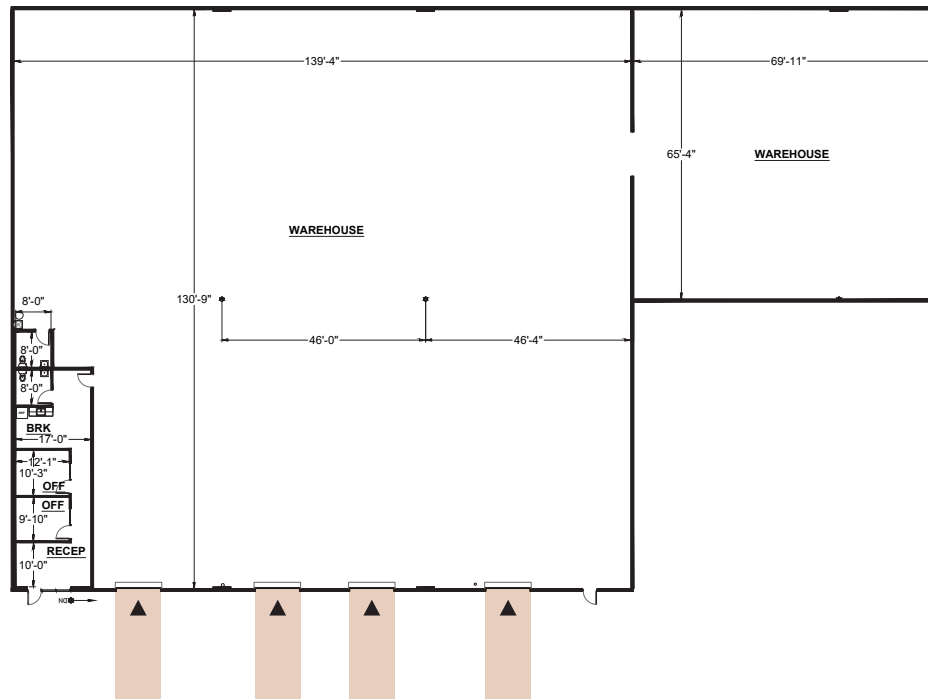
SKYPORT INDUSTRIAL PARK



BUILDING B

SUITE 220

Building	B
Total SF	±23,110 SF
Office SF	±986 SF
WH SF	±22,124 SF
Asking Rate	\$1.20
NNN	\$0.19



KEY PLAN



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DOCK LOADING DOOR

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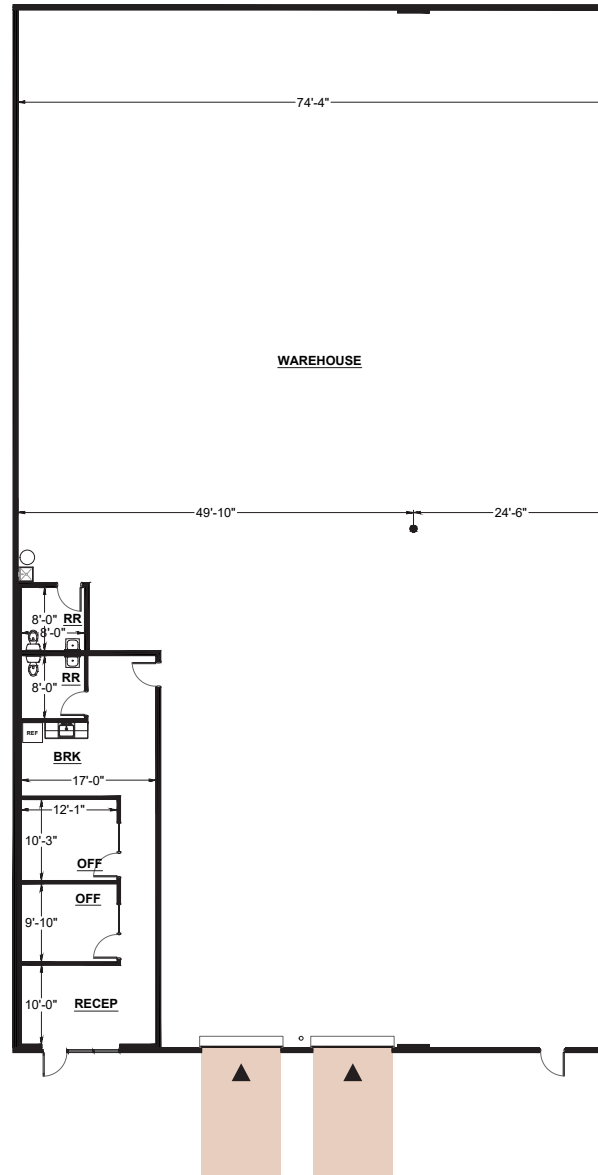
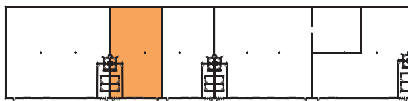


BUILDING B

SUITE 250

Building	B
Total SF	±9,904 SF
Office SF	±986 SF
WH SF	±8,918 SF
Asking Rate	\$1.30
NNN	\$0.19

KEY PLAN



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▲ DOCK LOADING DOOR

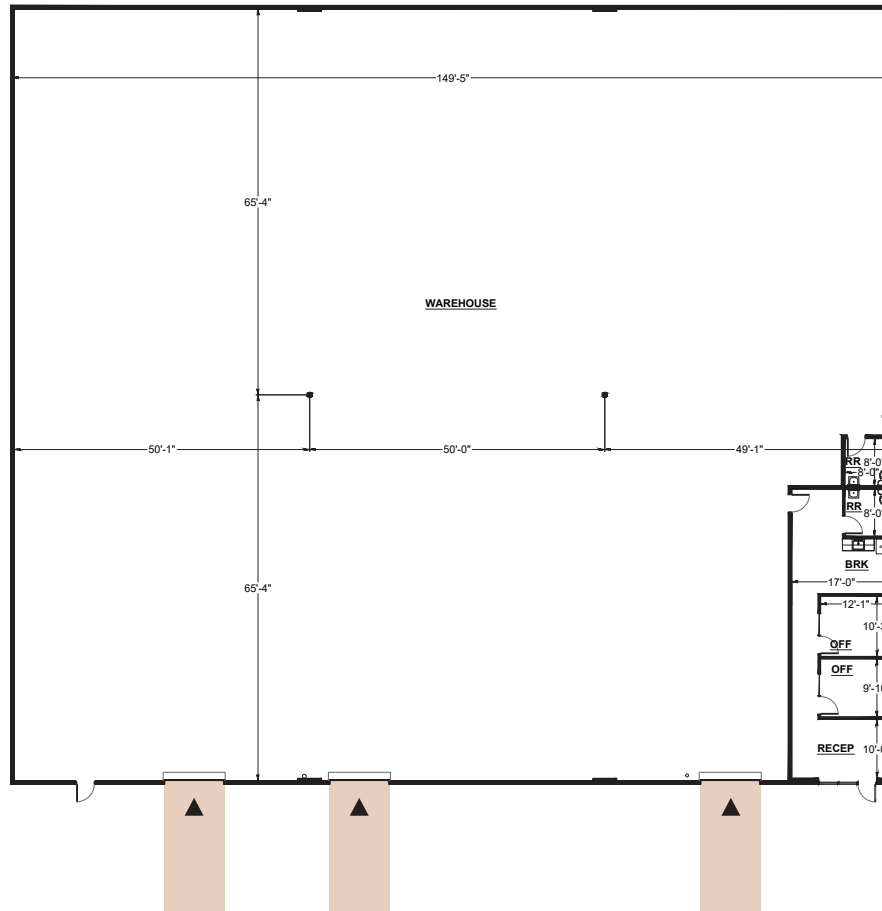
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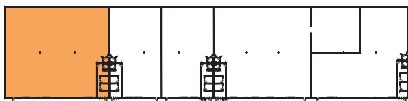
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SUITE 260

Building	B
Total SF	±19,819 SF
Office SF	±986 SF
WH SF	±18,833 SF
Asking Rate	\$1.22
NNN	\$0.19



KEY PLAN



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▲ DOCK LOADING DOOR

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±9,904 SF – ±76,663 SF Available



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