



FOR LEASE

6151, 6171 & 6231 MCLEOD DRIVE

2875 & 2925 E. PATRICK LANE

LAS VEGAS, NV 89120



JENNIFER LEVINE, CCIM

(702) 318-1400

JLevine@rcadvs.com

NV-RE License: B.0145723

ELIZABETH MOORE

(702) 506-2586

EMoore@rcadvs.com

NV-RE License: S.0062500

PATRICK COMMERCE CENTER



FOR LEASE



- ⇒ Available Office / Warehouse Suites:
±3,396 SF UP TO ±4,758 SF
- ⇒ Located @ S. Pecos Road & E. Patrick Lane
(North of Sunset Road & East of S. Eastern Avenue)
- ⇒ Five (5) Minutes to Harry Reid International Airport
- ⇒ ±14' - ±16' Clear Heights
- ⇒ Dock High & Grade Level Loading Doors
- ⇒ 125 - 400 Amp Panels, 120/208 Volt, 3-Phase Power



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REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadvs.com



PATRICK COMMERCE CENTER

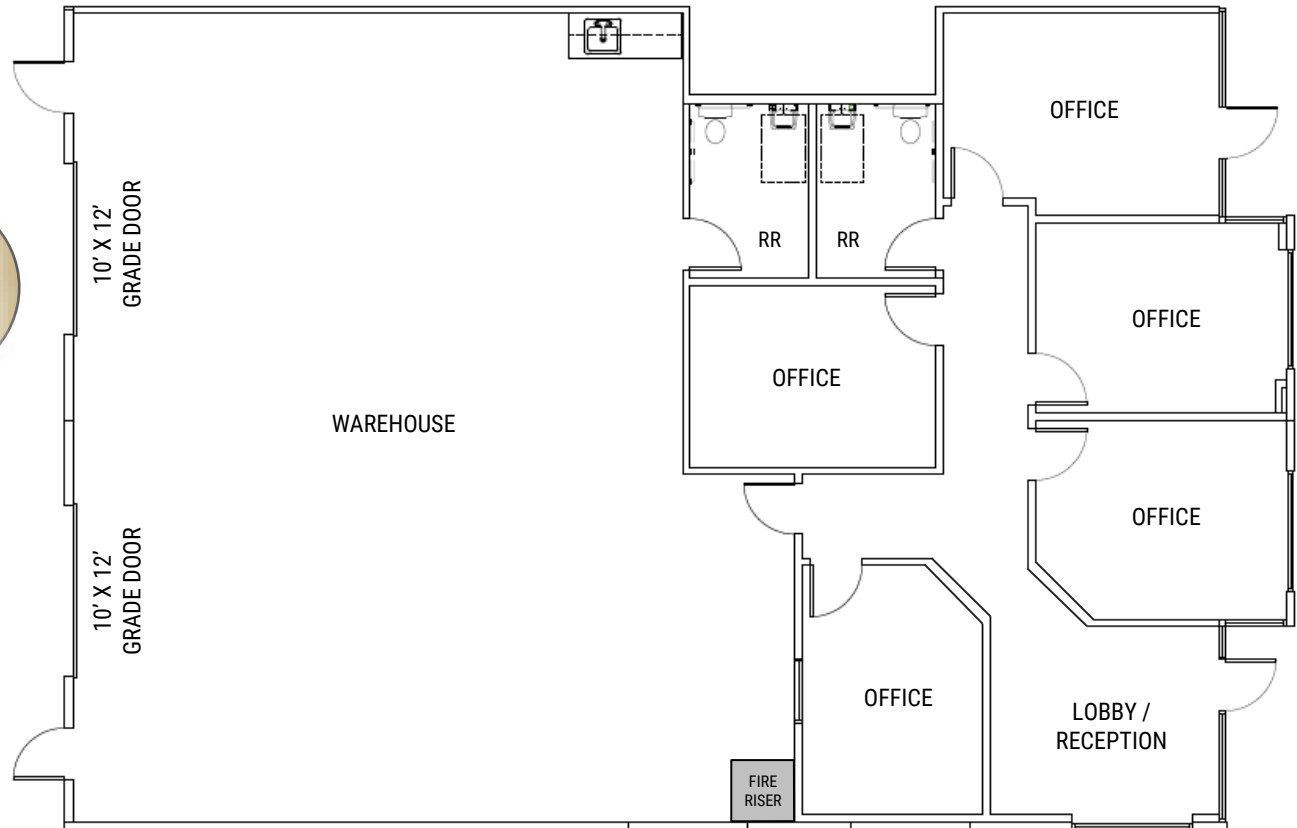


FOR LEASE

2925 E. PATRICK LANE SUITE N & O

- ±3,396 SF Total - Office / Warehouse Suite
 - ◇ ±1,511 SF Office
 - Lobby / Reception
 - Five (5) Private Offices
 - Two (2) Restrooms
 - ◇ ±1,885 SF Warehouse
- ±14' - ±16' Clear Height
- Two (2) - 10' x 12' Grade Level Loading Doors
- Fire Sprinklers
- Skylights in Warehouse
- 200 Amp Panel, 120/208 Volt, 3-Phase Power (400 Amps Possible)
- **TOTAL MONTHLY RENT: \$5,671**
 - ◇ **BASE RENT (NNN): \$1.40/SF**
 - ◇ **NNN FEE: \$0.27/SF***

**NNN Fee Includes HVAC Maintenance, Trash Disposal & Recycling*



Information is subject to change at any time. The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no guarantee, warranty, or representation about it.

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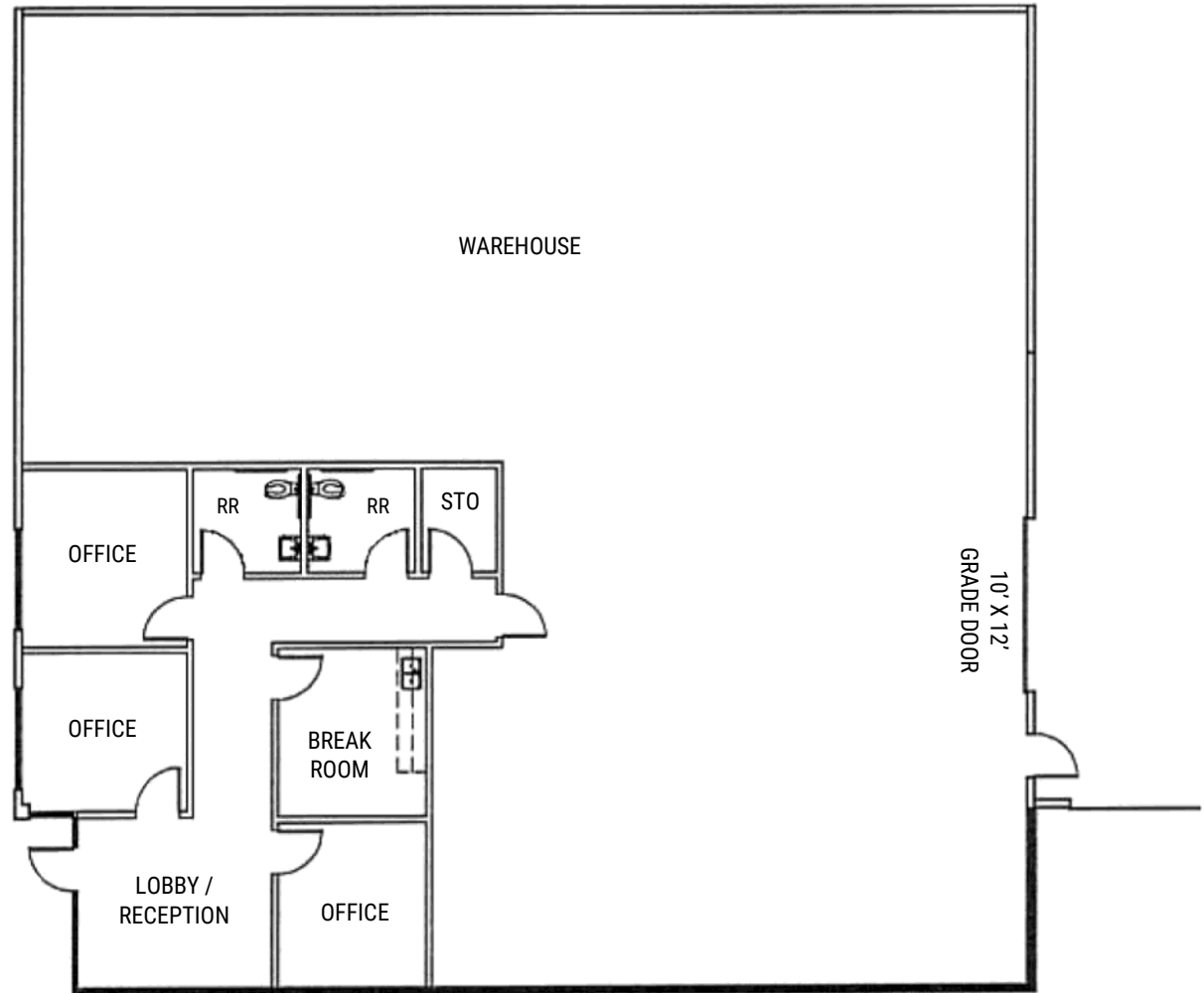
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6231 MCLEOD DRIVE SUITE A

- ±4,758 SF Total - Office / Warehouse Suite
 - ◇ ±1,220 SF Office
 - Lobby / Reception, Three (3) Private Offices*
 - Break Room, Storage Room & Two (2) Restrooms*
 - ◇ ±3,538 SF Warehouse
- ±24' Clear Height
- One (2) - 10' x 12' Grade Level Loading Door
- Fire Sprinklers
- Skylights in Warehouse
- 600 Amp Panel, 277/480 Volt, 3-Phase Power
- AVAILABLE - 10/01/2025
- **TOTAL MONTHLY RENT: \$7,946**
 - ◇ **BASE RENT (NNN): \$1.40/SF**
 - ◇ **NNN FEE: \$0.27/SF***

**NNN Fee Includes HVAC Maintenance, Trash Disposal & Recycling*



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DRIVE TIMES

Harry Reid International Airport	5 Minutes
Town Square Las Vegas	10 Minutes
Interstate 11	10 Minutes
Allegiant Stadium	13 Minutes
Henderson Hospital	14 Minutes
Interstate 215	14 Minutes
The Las Vegas Strip	20 Minutes



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