

6370 S. PIONEER WAY #113

LAS VEGAS, NV 89113



12,950 SF INDUSTRIAL SPACE SUBLEASE OPPORTUNITY

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GATSKI COMMERCIAL
REAL ESTATE SERVICES
An affiliate of
SPERRY
COMMERCIAL REAL ESTATE SERVICES

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Suite Details:

- 12,950 Square Feet of Industrial Space Available for Sublease
- 2,596 S.F. Mezzanine Space
- 10,354 S.F. Warehouse Space
- Base Rent: \$1.44/PSF
- Est. CAM: \$0.30/PSF
- Two (2) 8'x10' dock high loading doors
- One (1) 8'x10' grade level loading doors (ramped)
- 30' clear height
- 225 Amps, 277/480 V
- **Sublease Expires: June 30, 2028**



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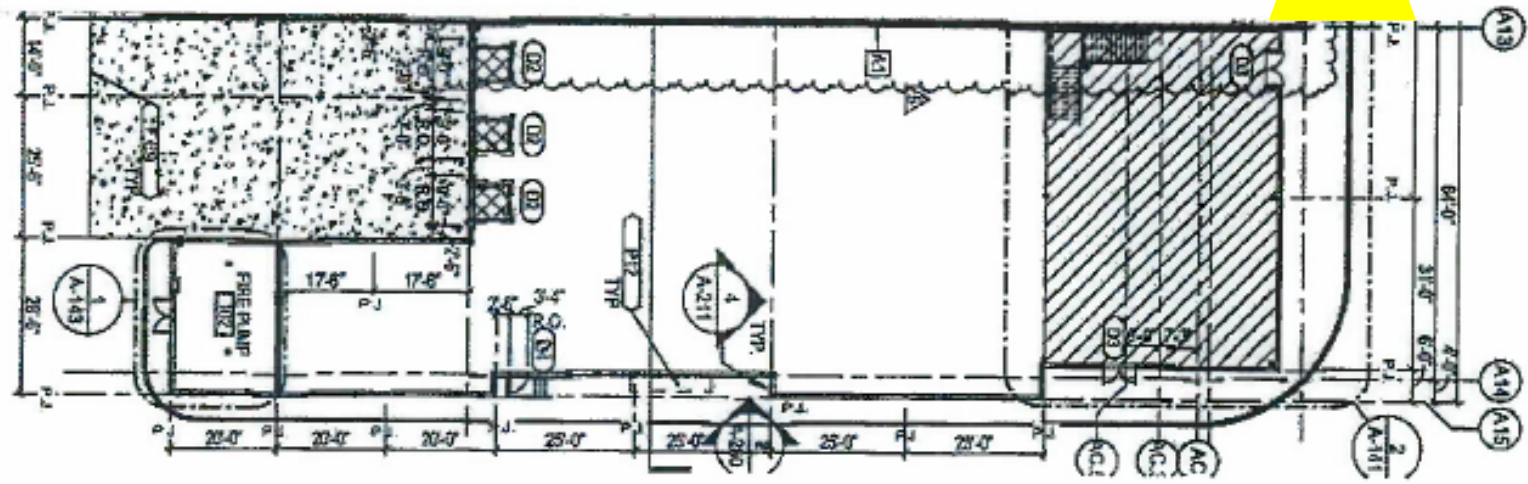
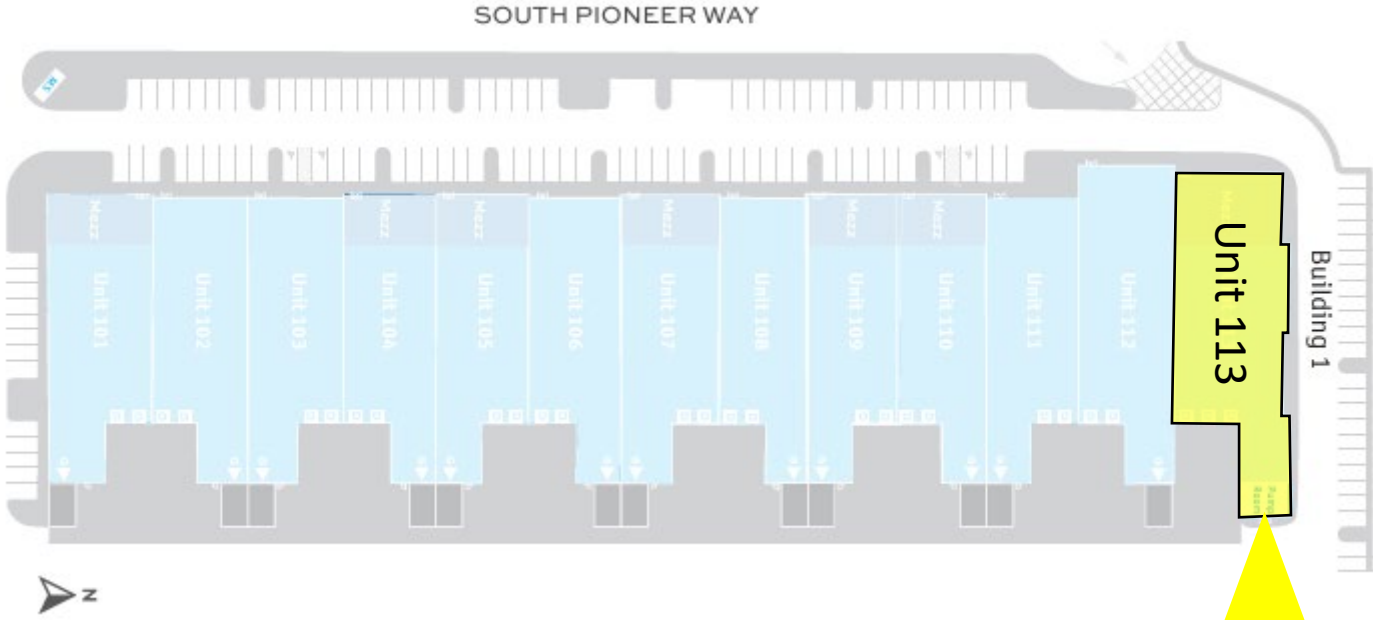
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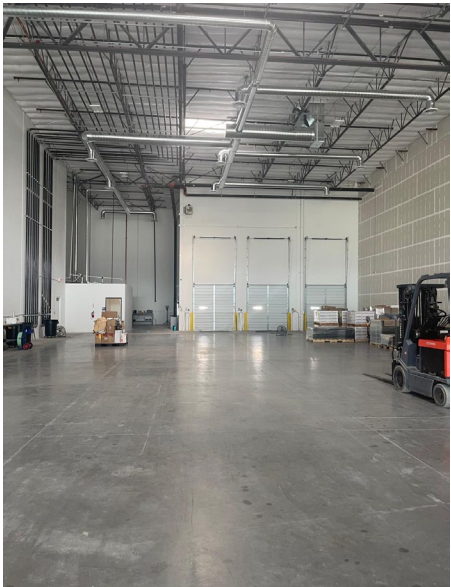
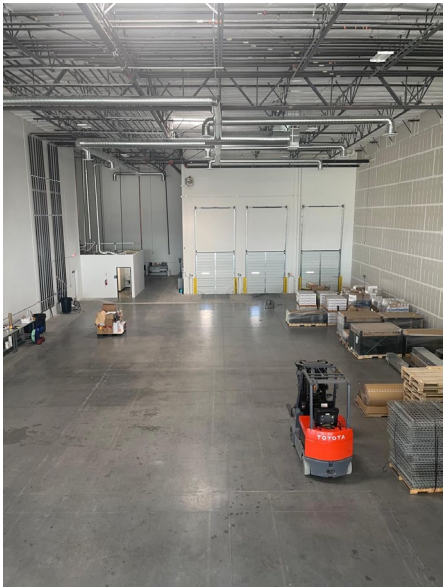
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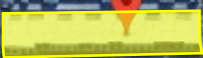


The park offers prominent easy access off 215 and is close to Summerlin; 10 minutes to The Strip & Harry Reid International Airport, 7 minutes to I-15.

- Zoned M-1 (Clark County)
- 225 amps & 277/480 v 3-phase power
- R-19 insulation under roof deck with white scrim sheet
- Energy efficient LED lighting



6370 S Pioneer Way



W PATRICK LN

W POST RD

W SUNSET RD

