



10,642 SF Turn-key Unit - Ready For Immediate Occupancy

±10,642 SF Unit
Available Now!

PAMA
DISTRIBUTION CENTER

1385 E. Pama Lane, Suite 102, Las Vegas, NV 89119

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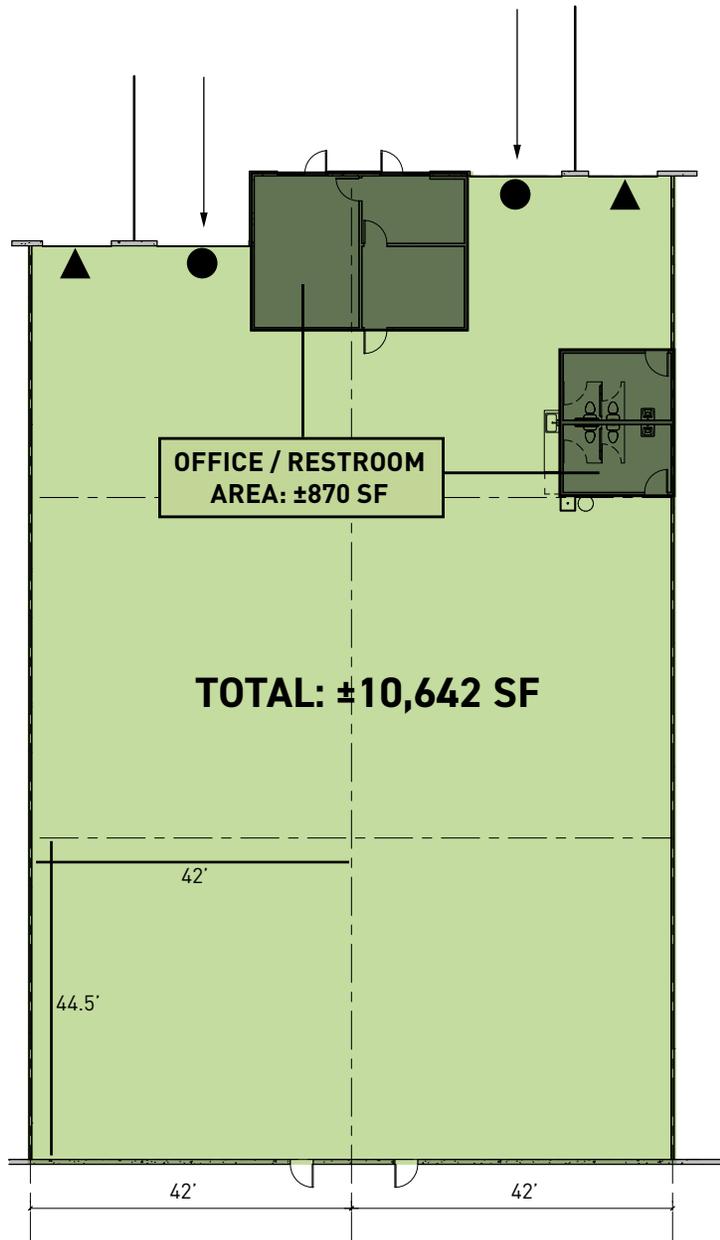
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Dermody.com

Suite 102

Floorplan

- = Grade-Level Door
- ▲ = Dock-Hi Door



SPACE OVERVIEW

TOTAL RENTABLE AREA	±10,642 SF
OFFICE BUILDOUT	Brand New 870 SF Office Area
MULTI-STALL RESTROOMS	Two (2) Men's & Women's ADA multi-stall restrooms
WAREHOUSE CLEARANCE	28'
TRUCK COURT DEPTH	120'
ELECTRICAL POWER	800 amps, 277/480v, 3-Phase
DOCK HI DOORS	Two (2) 9' x 10'
GRADE LEVEL DOORS	Two (2) 12' x 14'
COLUMN SPACING	44.5' x 42'
LIGHTING	New LED High Bay, with skylights
ZONING	IP (Industrial Park)
CAR PARKING RATIO	2.07 per 1,000
SPRINKLER SYSTEM	ESFR (High Pile System)
LEASE RATE	\$1.45/SF (NNN)
COMMON AREA EXPENSES	\$0.299/SF
TOTAL MONTHLY	\$18,612.85

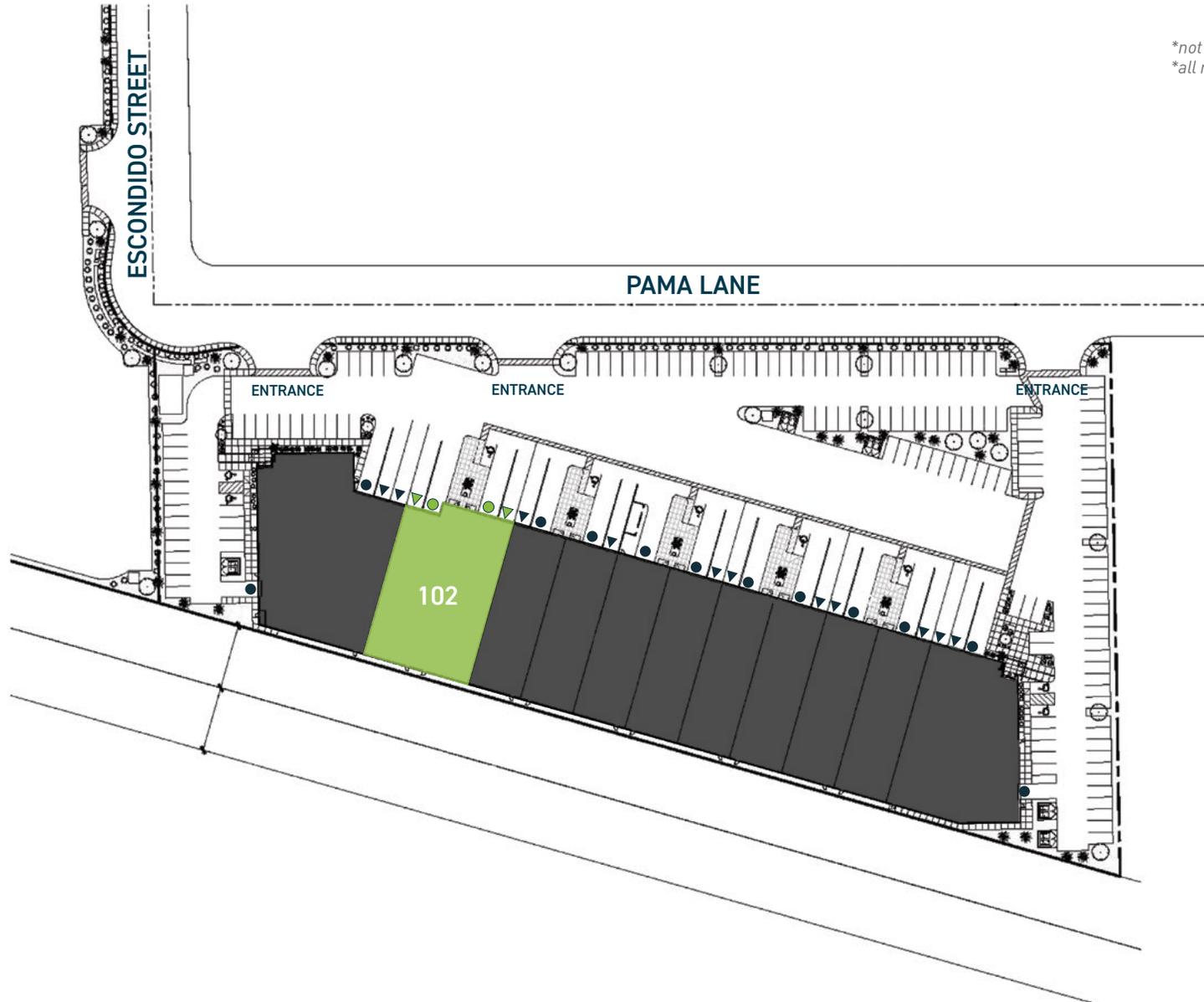
Site Plan

■ = LEASED

● = GRADE-LEVEL DOOR

■ = AVAILABLE

▲ = DOCK-HI DOOR



**not to scale
all measurements are approximate





Location Overview

Located in the highly-desirable Airport Submarket, minutes from the Las Vegas Strip, Harry Reid International Airport, and the I-15/I-215 Freeway Interchange.

Distances To:	Miles
I-215 Freeway	2.1 miles
I-15 Freeway	3.8 miles
Harry Reid Int'l Airport	3.9 miles
Las Vegas "Strip"	3.7 miles



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About Dermody

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nevada, it has regional offices in Atlanta, Chicago, Dallas, Indianapolis, New Jersey, Northern California, Phoenix, Seattle and Southern California. For more information, visit www.Dermody.com.

About Broker

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CBRE

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