

# FOR LEASE

# 12,565 SF – 35,867 SF



## CLASS A OFFICE & INDUSTRIAL FLEX

## 10000

COVINGTON CROSS DR,  
LAS VEGAS, NV 89144

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*COVECO, LLC*



## LEASE SUMMARY

STARTING  
RENT

**\$2.25/SF NNN**

LEASABLE  
UNITS

**12,565 - 35,867 SF**

FLEXIBLE  
USES

**Office  
Call Center  
Warehouse  
Light Manufacturing  
R&D**

STARTING  
CAM FEE

**\$0.70/SF**

LOT SIZE

**4.05 Acres  
5.28 Acres With Extra Land**

ELECTRICAL  
POWER

**3,000 Amps 208/120 V, 3-phase**

CLEAR  
HEIGHT

**20'**

HVAC

**Entire Building**

PARKING

**240 Spaces (6.7/1000 SF)  
367 Spaces (10.2/1000 SF) with  
Extra Land**

ZONING

**P-C  
EC Summerlin**

CLASS

**A**







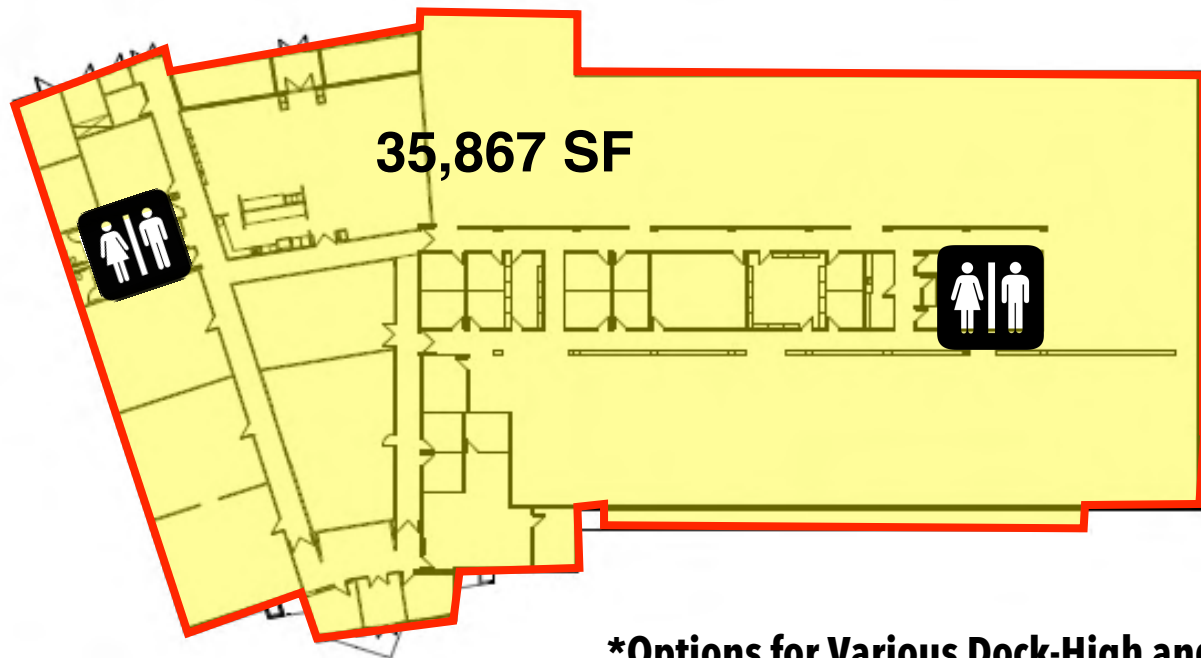
## PROPERTY OVERVIEW

- ✓ **12,565 - 35,867 SF Office, Warehouse, Light Manufacturing, R&D**
- ✓ **Options for Various Dock-High and Drive-In Loading Available**
- ✓ **10.2/1000 SF Parking Spaces with Optional Extra Land**
- ✓ **Built in 1997**
- ✓ **P-C (EC Summerlin) Allows for Office, Light Industry, Business, Profesional, and Support Commercial Services**
- ✓ **Fully Fire Sprinklered**
- ✓ **Easy Access from Summerlin Parkway and Town Center**
- ✓ **Located in the Highly Desirable Commercial Corridor of Summerlin**

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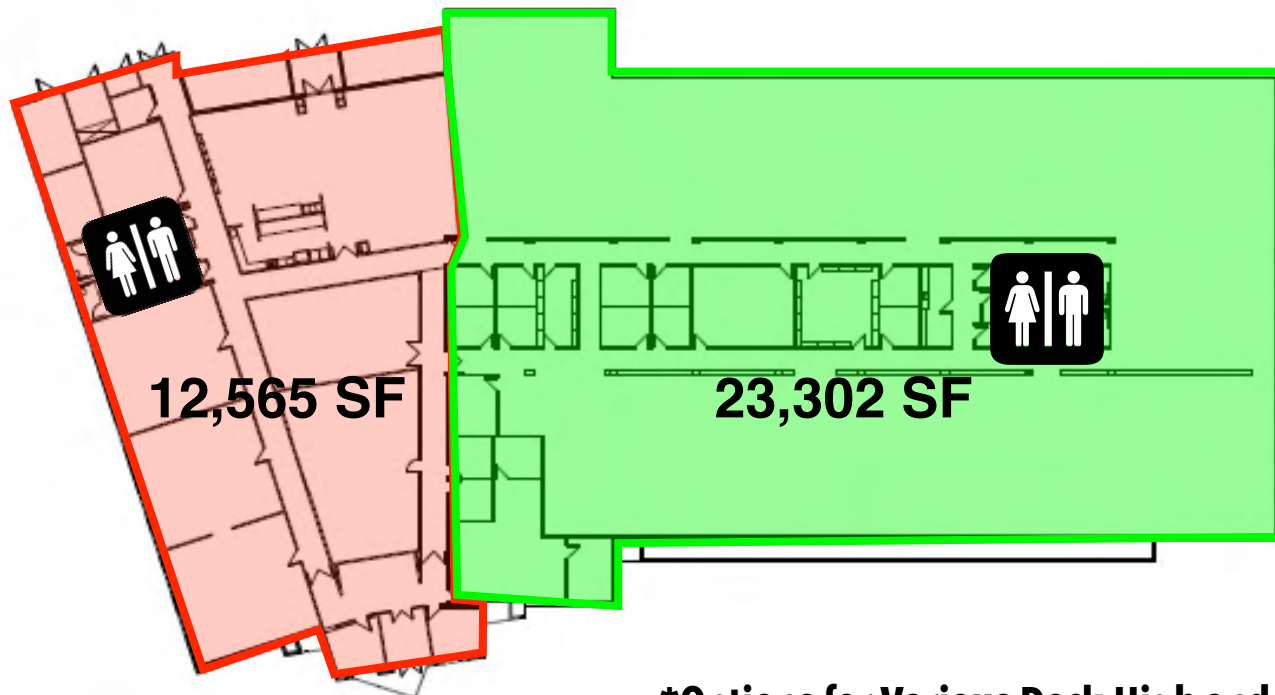
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# Single Tenant



**\*Options for Various Dock-High and Drive-In Loading Available**

# Multi-Tenant



**\*Options for Various Dock-High and Drive-In Loading Available**

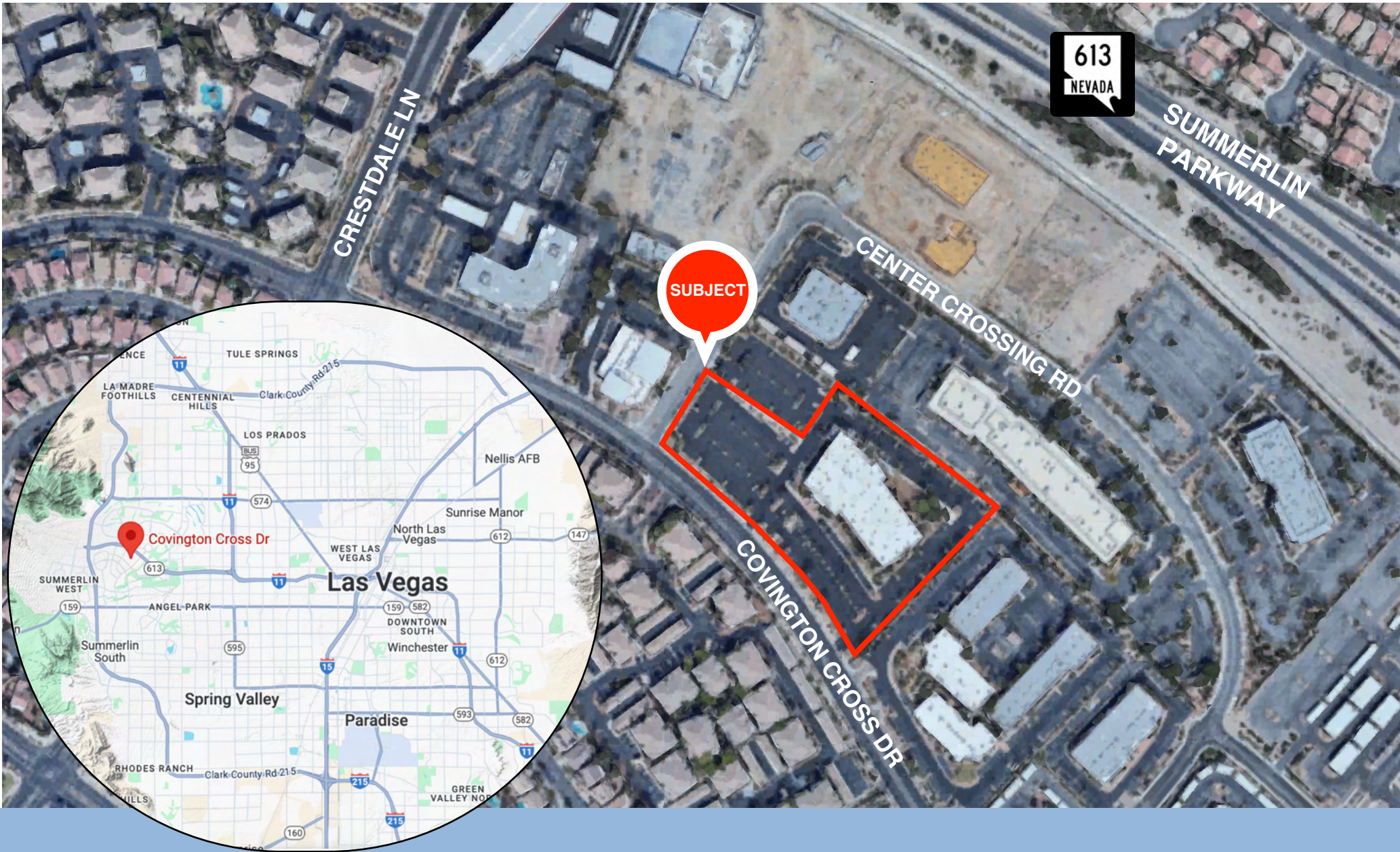




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# LOCATION



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