

# FOR LEASE

12,565 SF - 35,867 SF



CLASS A  
OFFICE & INDUSTRIAL FLEX

10000

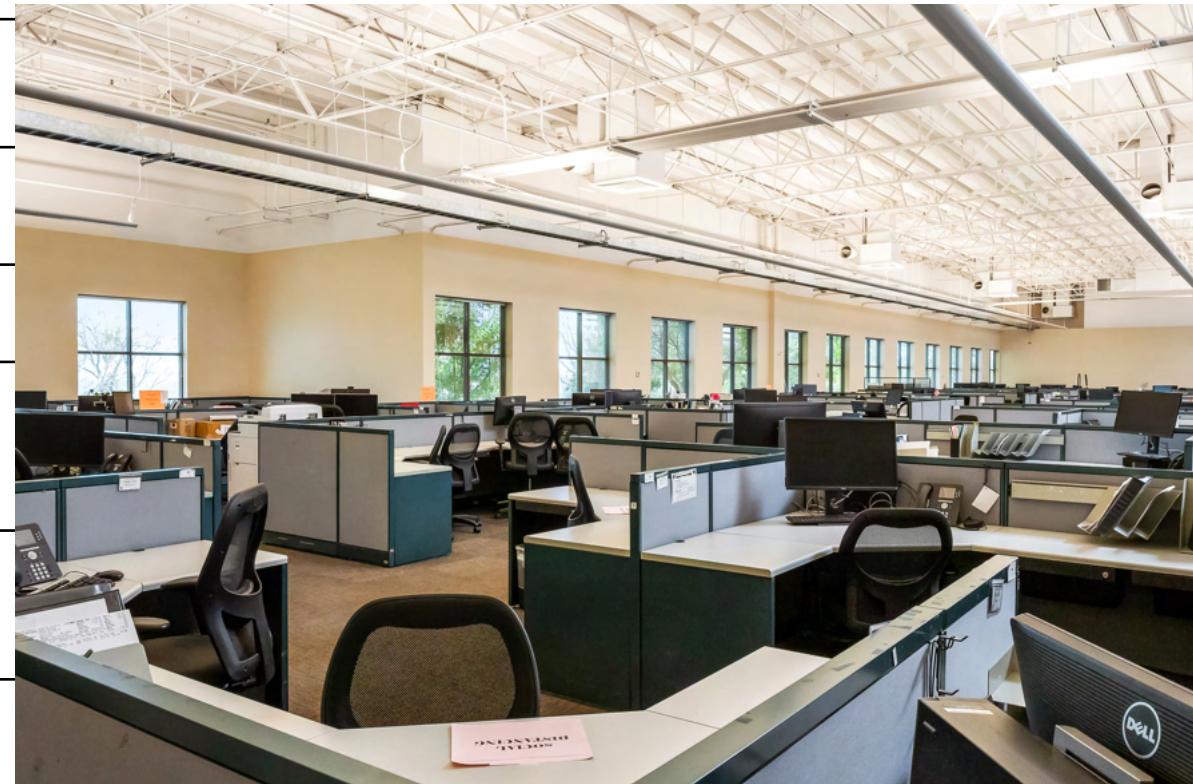
COVINGTON CROSS DR.  
LAS VEGAS, NV 89144

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*COVECO, LLC*

## LEASE SUMMARY

|                  |   |
|------------------|---|
| STARTING RENT    | <b>\$2.25/SF NNN</b>  |
| LEASABLE UNITS   | <b>12,565 - 35,867 SF</b>   |
| FLEXIBLE USES    | <b>Office</b><br><b>Call Center</b><br><b>Warehouse</b><br><b>Light Manufacturing</b><br><b>R&amp;D</b> |
| STARTING CAM FEE | <b>\$0.70/SF</b>  |
| LOT SIZE         | <b>4.05 Acres</b><br><b>5.28 Acres With Extra Land</b>  |
| ELECTRICAL POWER | <b>3,000 Amps 208/120 V, 3-phase</b>  |
| CLEAR HEIGHT     | <b>20'</b>  |
| HVAC             | <b>Entire Building</b>  |
| PARKING          | <b>240 Spaces (6.7/1000 SF)</b><br><b>367 Spaces (10.2/1000 SF) with Extra Land</b>                     |
| ZONING           | <b>P-C</b><br><b>EC Summerlin</b>   |
| CLASS            | <b>A</b>  |





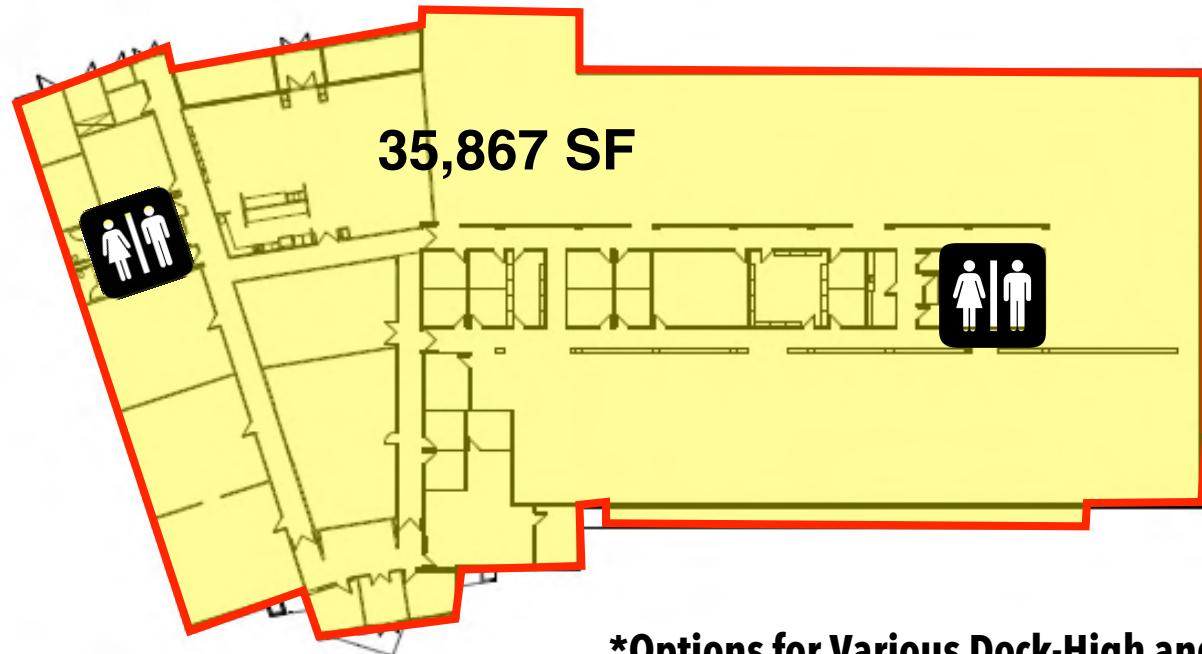
## PROPERTY OVERVIEW

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

Disclaimer: The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice. Please do not provide any information deemed private or confidential.

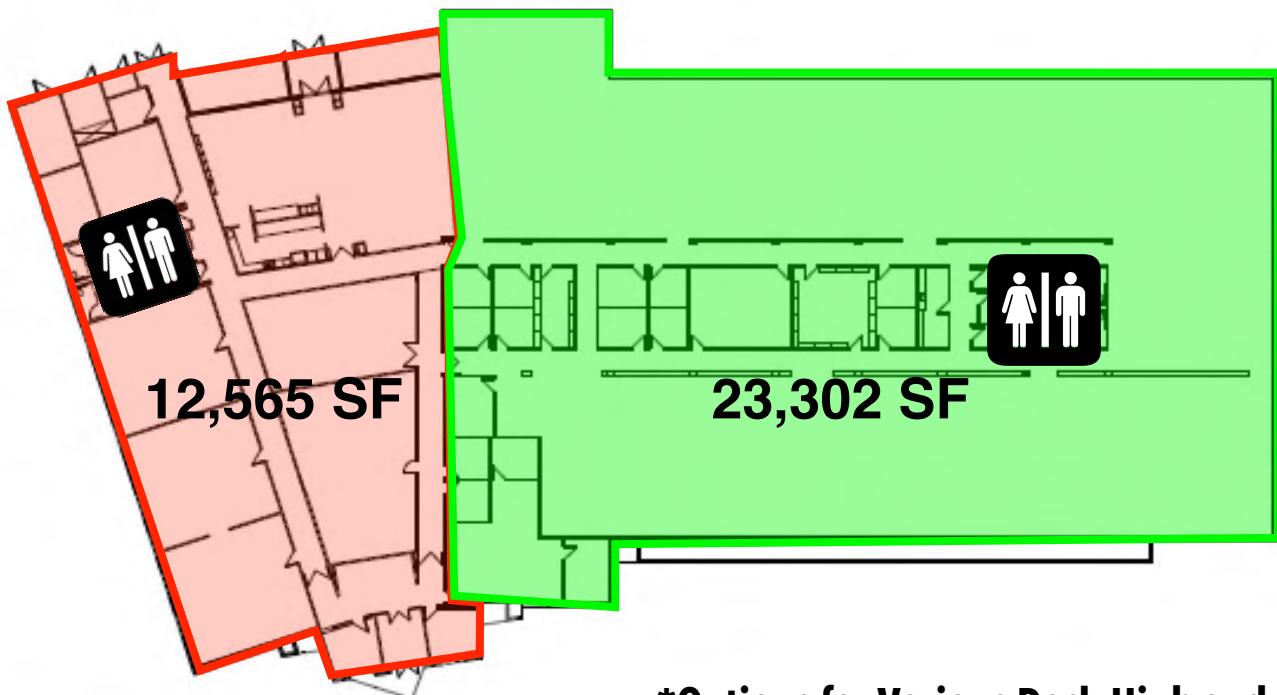
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## Single Tenant



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

## Multi-Tenant

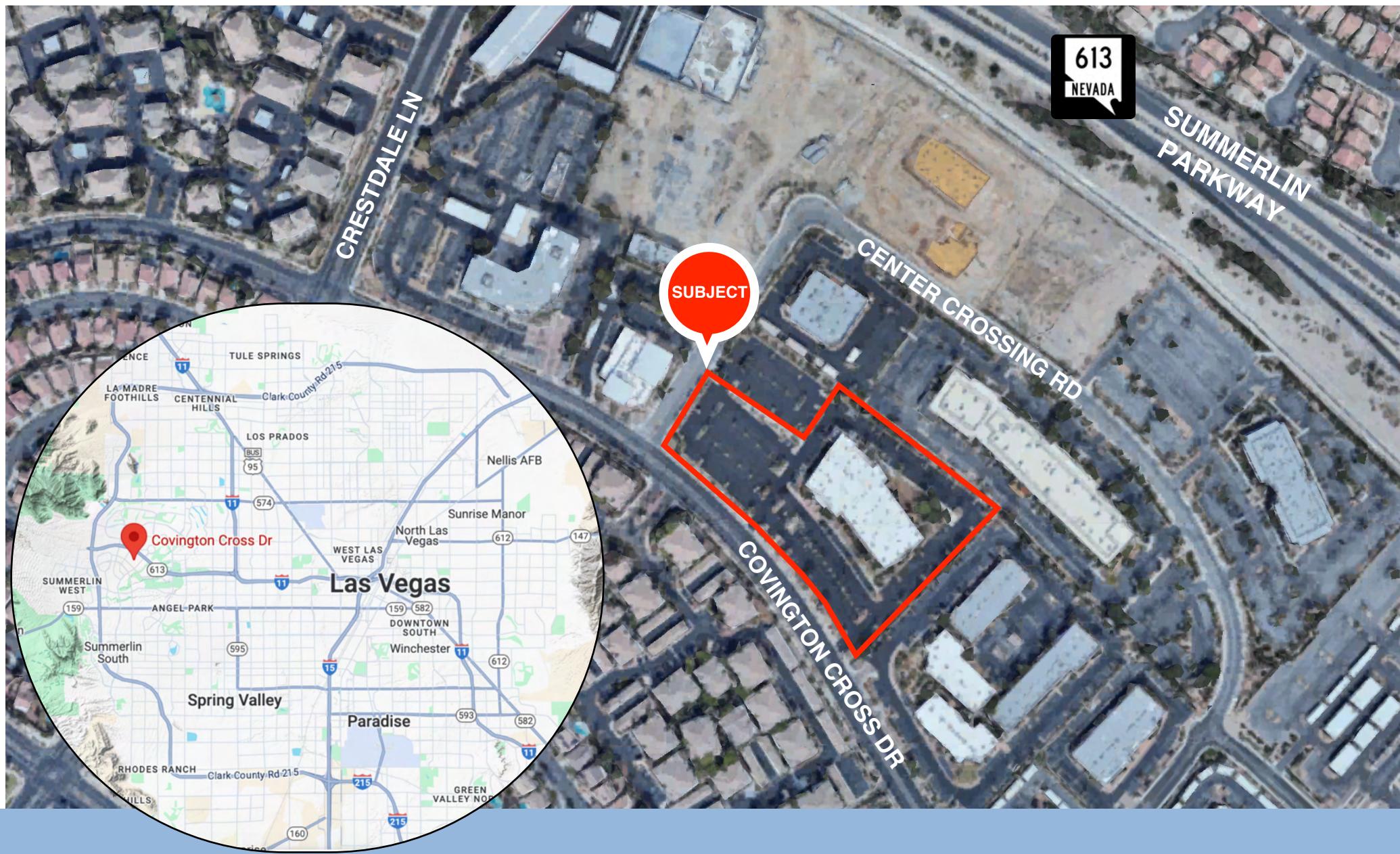


\*Options for Various Dock-High and Drive-In Loading Available



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# LOCATION



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