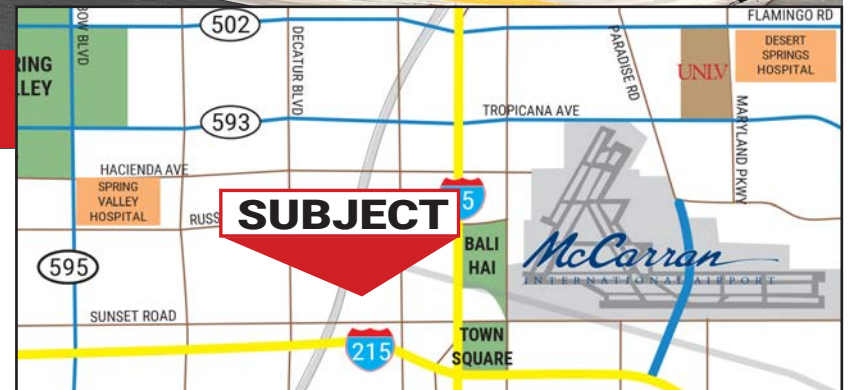




26,206 SF BLDG | DOCK LOADING | 2,500 AMPS

FOR LEASE

4133 W. PATRICK LANE | LAS VEGAS, NV 89118



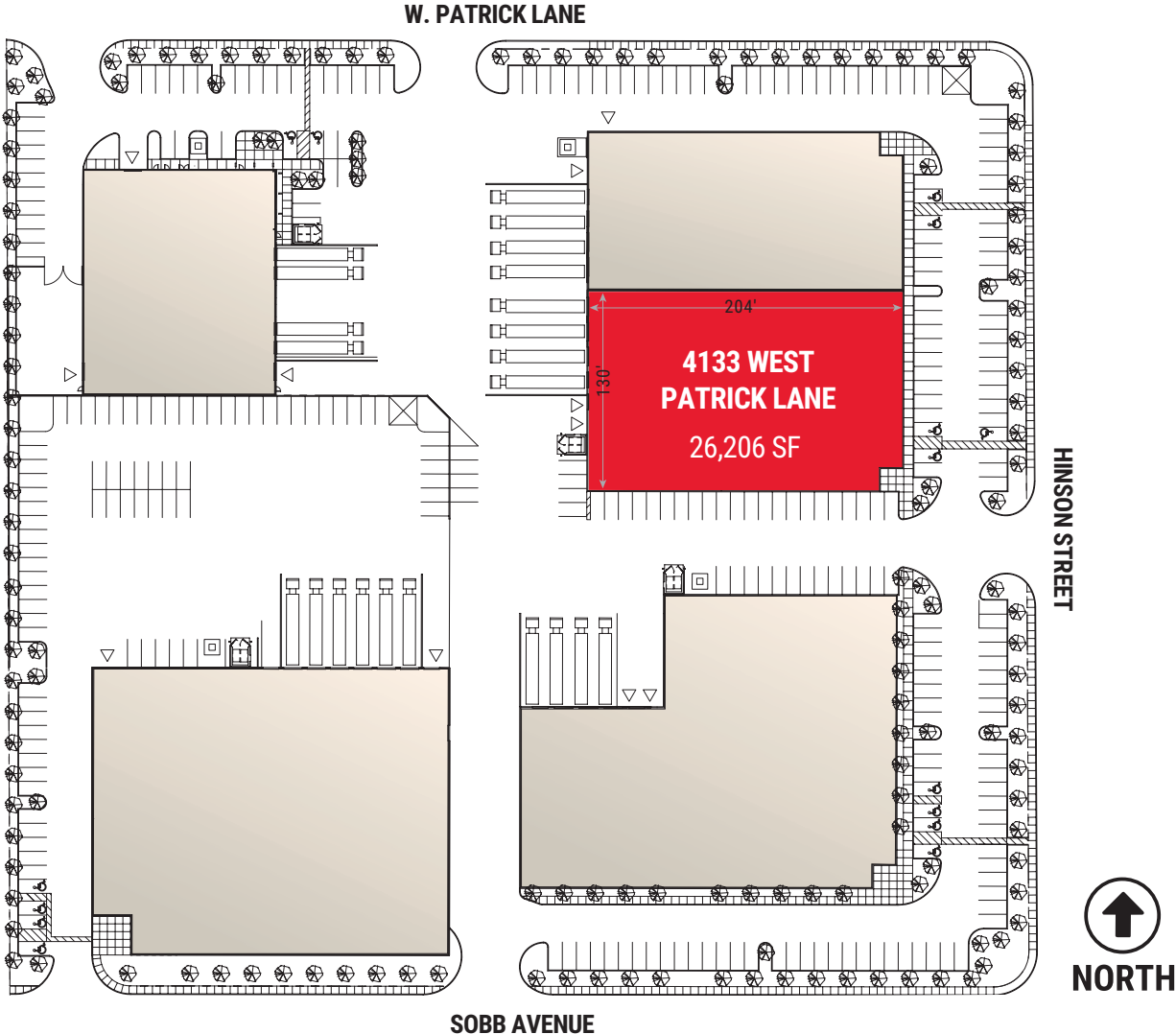
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SITE PLAN



▽ = GRADE LEVEL LOADING

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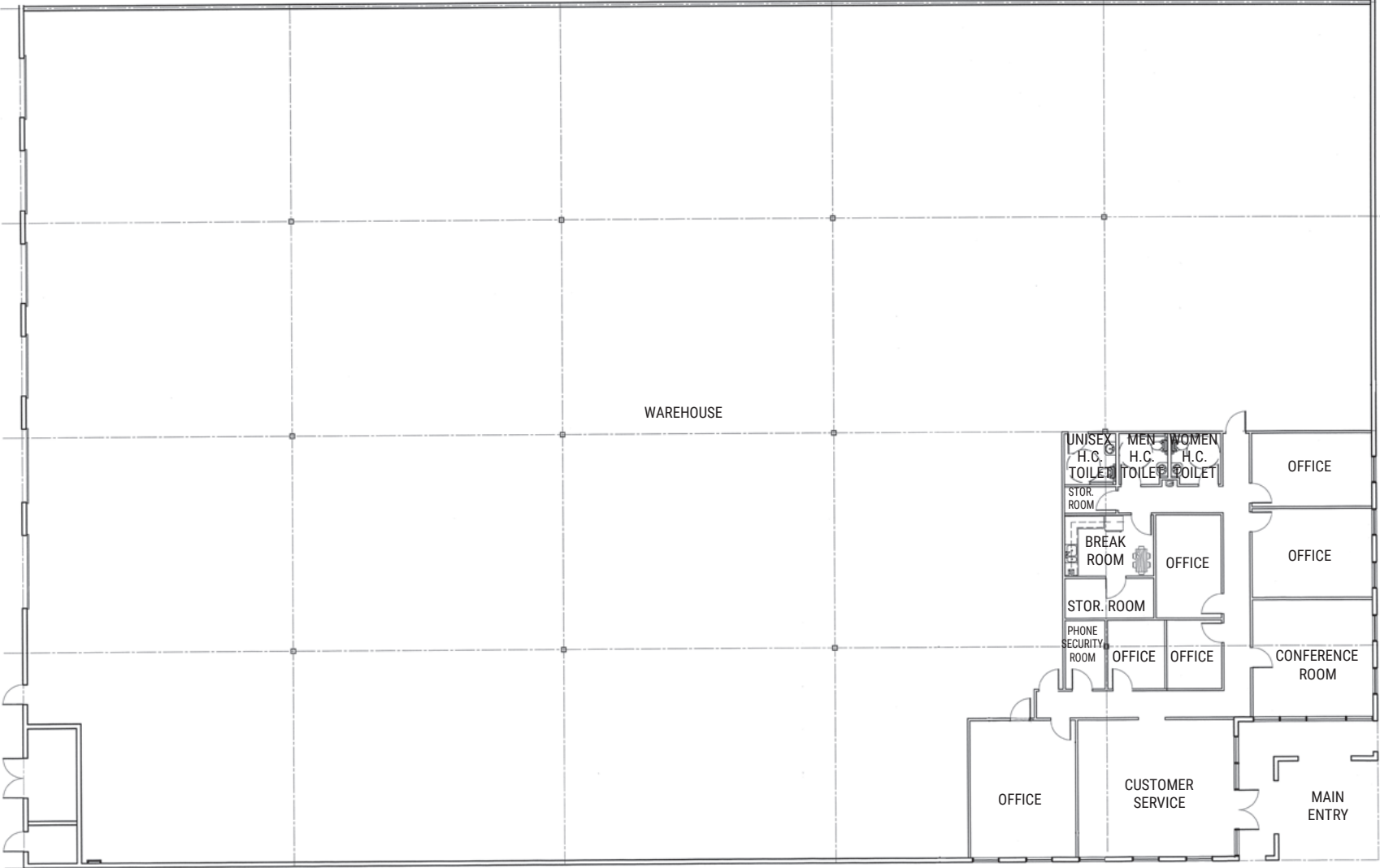
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BUILDING DETAILS

- ±26,206 SF Building Situated on ±1.36 Acres
 - ±2,500 SF± HVAC Office
 - ±23,706 SF Warehouse
- 2,500 Amps, 277/480 Volt, 3-Phase Power
- Four (4) - 9' x 10' Dock High Doors
- Two (2) - 11' x 14' Grade Level Doors
- Gracious Loading Areas
- ±24' Average Clear Height
- ESFR Fire Sprinkler System
- Zoning: M-1 (Clark County)
- ± 52 Parking Spaces
- High-Image Architecture w/ a Corporate Park Environment
- Southwest Location w/ Excellent Access to the I-15, I-215, Las Vegas Boulevard & Harry Reid International Airport
- Year Built: 2005
- APN: 162-31-711-005
- **Base Rent: \$1.38/SF**
- **NNN Fee: \$0.22/SF**



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