

FOR SUBLEASE | ±22,040 SF | M-D ZONING



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**LARKIN**  
INDUSTRIAL GROUP

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**NAIExcel**

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# Property Summary

NNN LEASE RATE/MO	<b>\$1.20/SF</b>
OPEX	<b>TBD</b>
TOTAL SF AVAILABLE	<b>±22,040 SF</b>
ZONING	<b>M-D (Clark County)</b>
AVAILABLE	<b>Immediately</b>
*SUBLEASE EXP	<b>05/31/2029</b>

\*To Be Verified.

- **±22,040 Total SF**
  - ±1,426 SF HVAC Office
- Seven (7) 9'x10' dock high loading doors -
  - Six (6) edge of dock plates
- One (1) 12'x14' Grade door
- 30' Clear height\*
- Power: 3 Phase, 277/480V 250A\*
- 44' x 40' column spacing\*
- 21 parking spaces
- ESFR Fire Sprinklers\*
- Skylights
- Airport Submarket

\*Sublessee to verify.



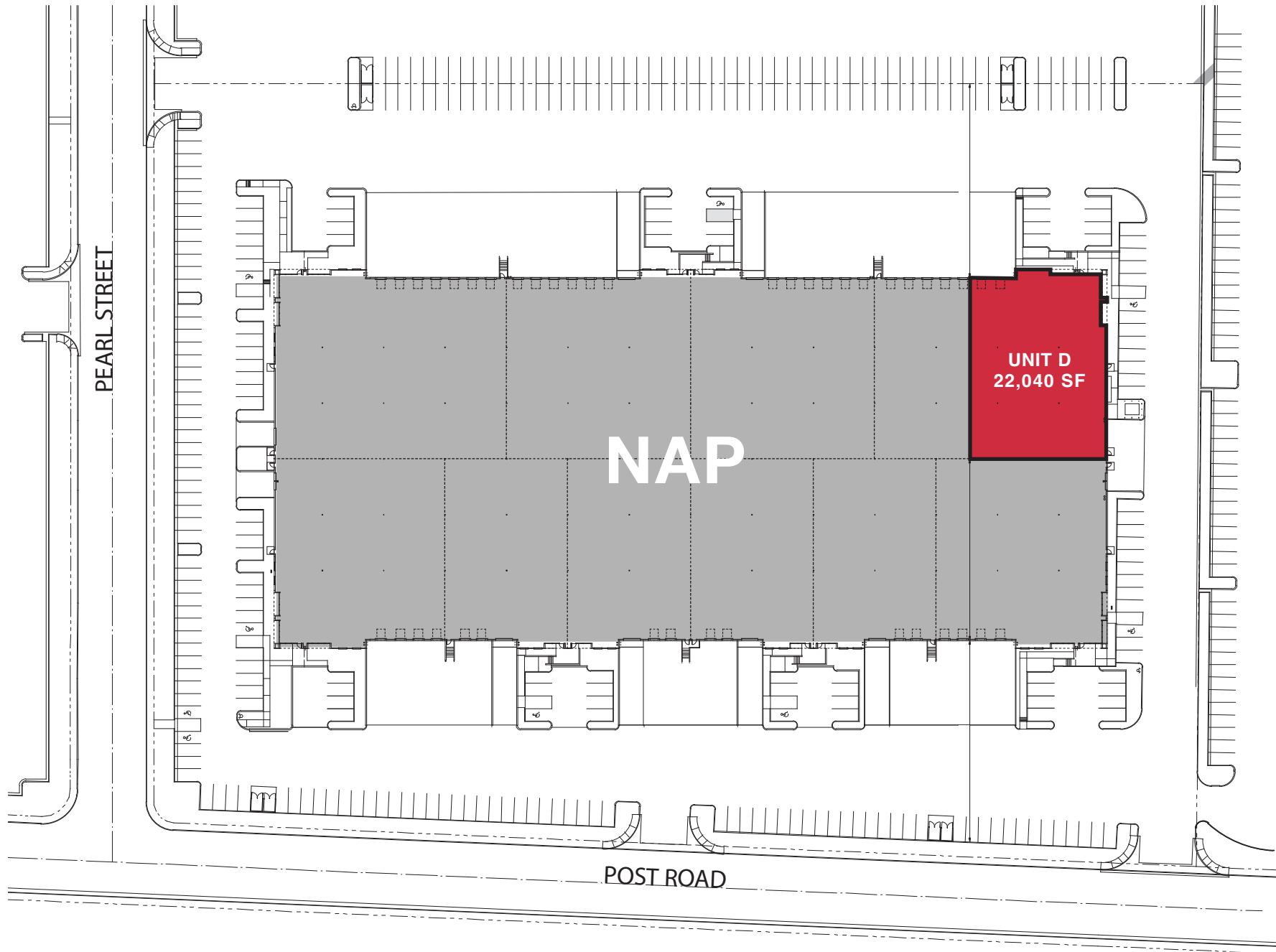
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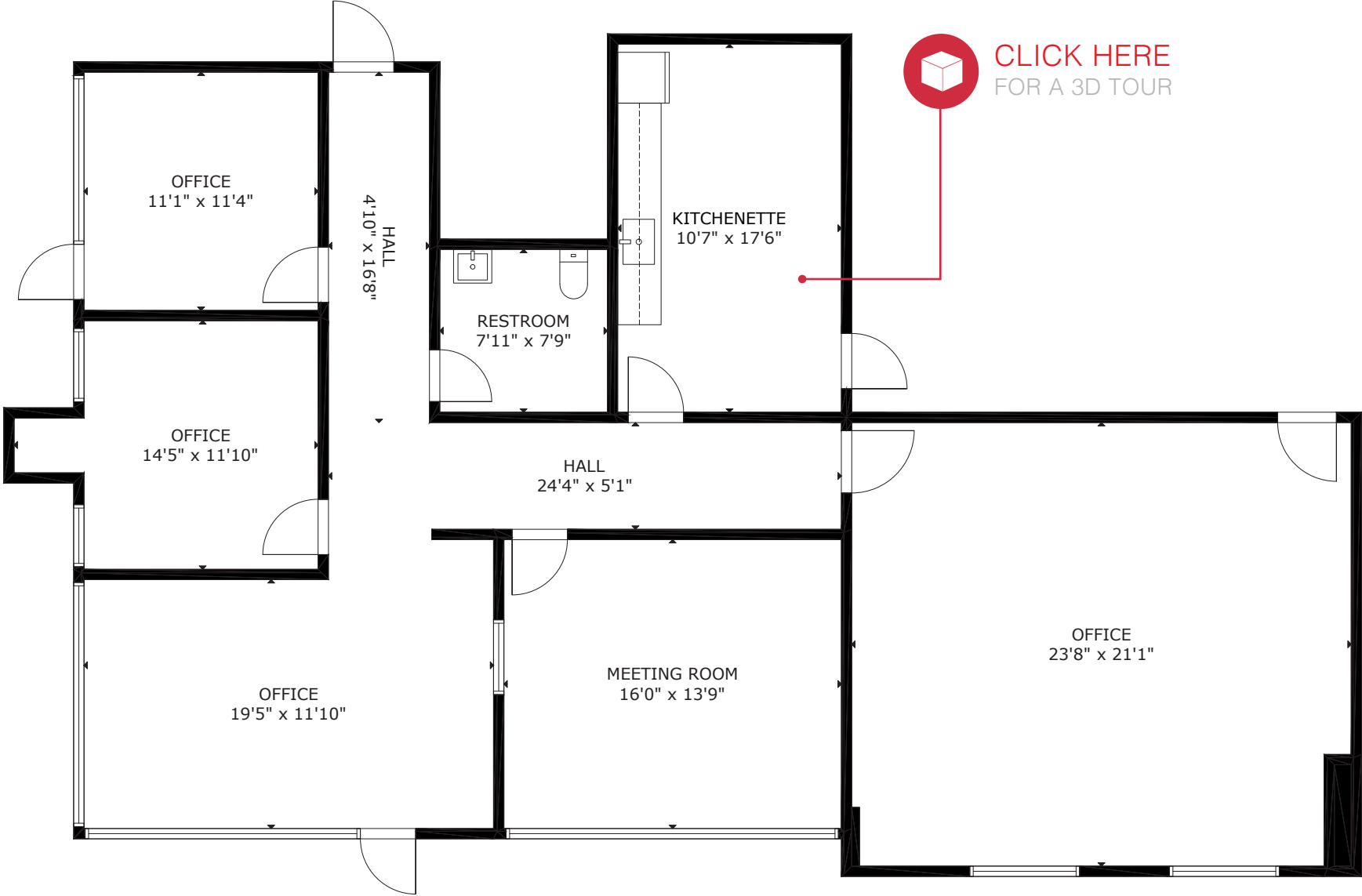
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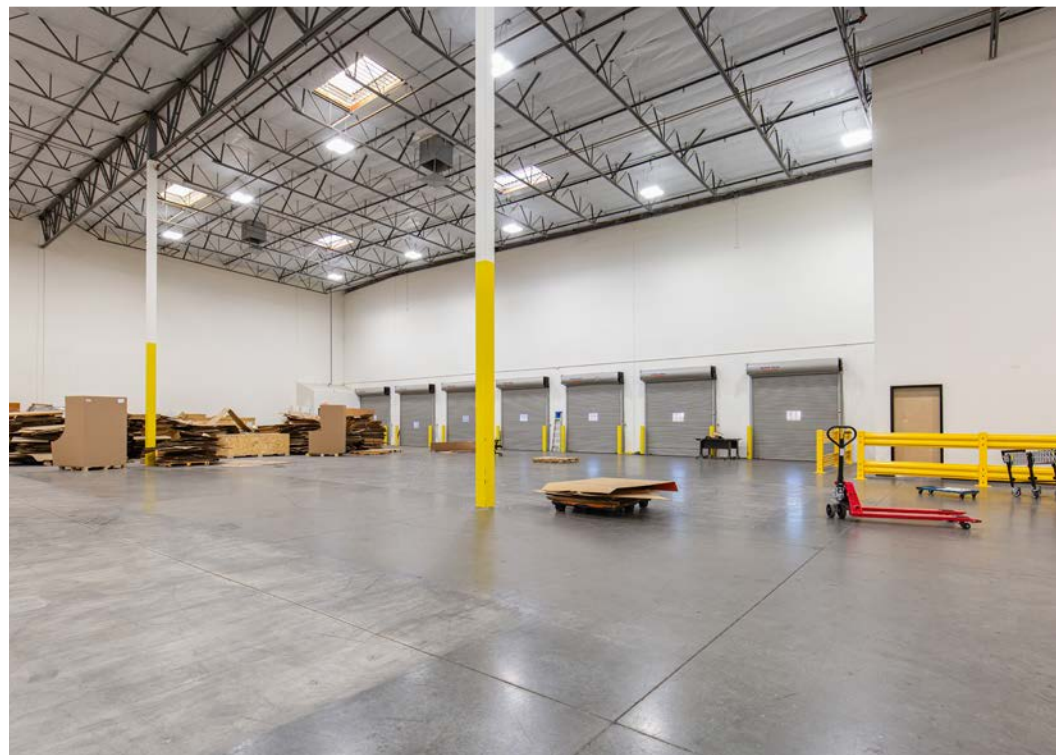
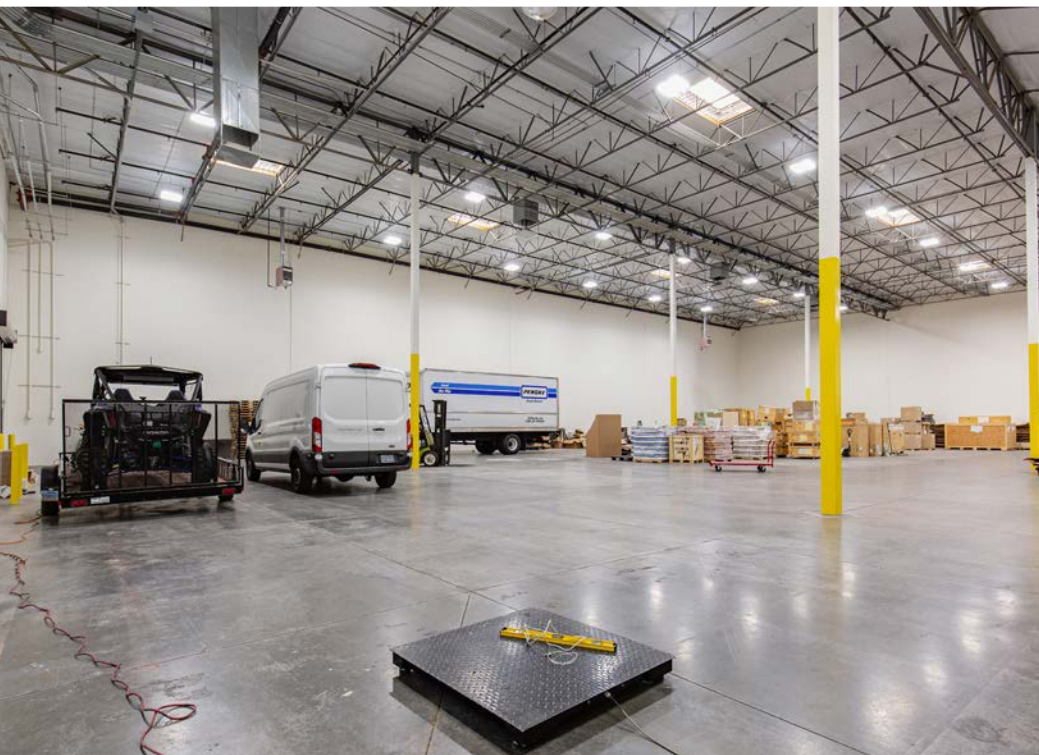
# Site Plan

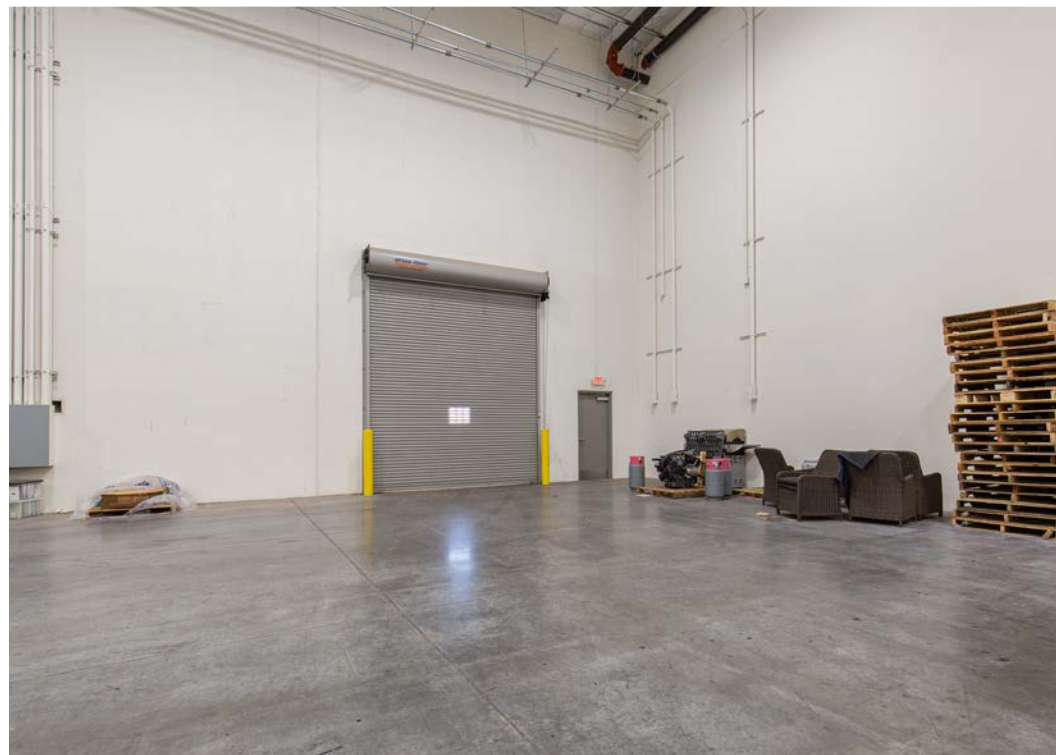


# Office Floor Plan









# Area Map





## Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles

## Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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