



100% HVAC Freestanding Building

270 S Martin Luther King Blvd.,  
Las Vegas, NV 89106

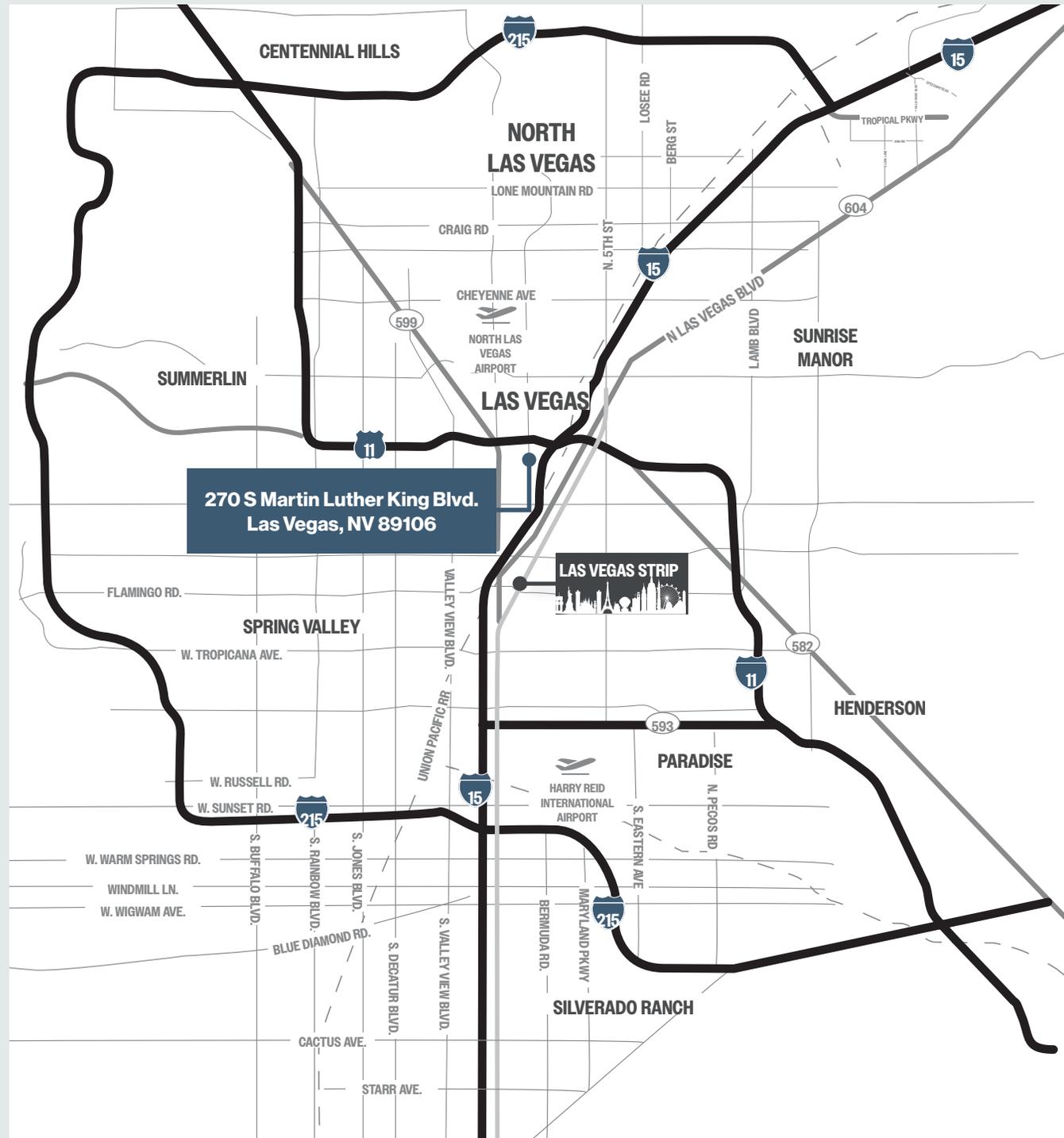
WORLD MARKET DISTRIBUTION CENTER

±21,176 SF Available  
For Lease

G | I | D      C B R E  
INDUSTRIAL

# Location Highlights

- + Conveniently located in the Central Las Vegas submarket
- + ±0.2 miles to I-11 and I-15 freeways via Martin Luther King Blvd.
- + ±4.0 miles to the Las Vegas Convention Center
- + ±5.0 miles to the Las Vegas Strip
- + ±6.2 miles to Harry Reid International Airport
- + Adjacent to the World Market Center and Expo halls
- + Clark County Jurisdiction

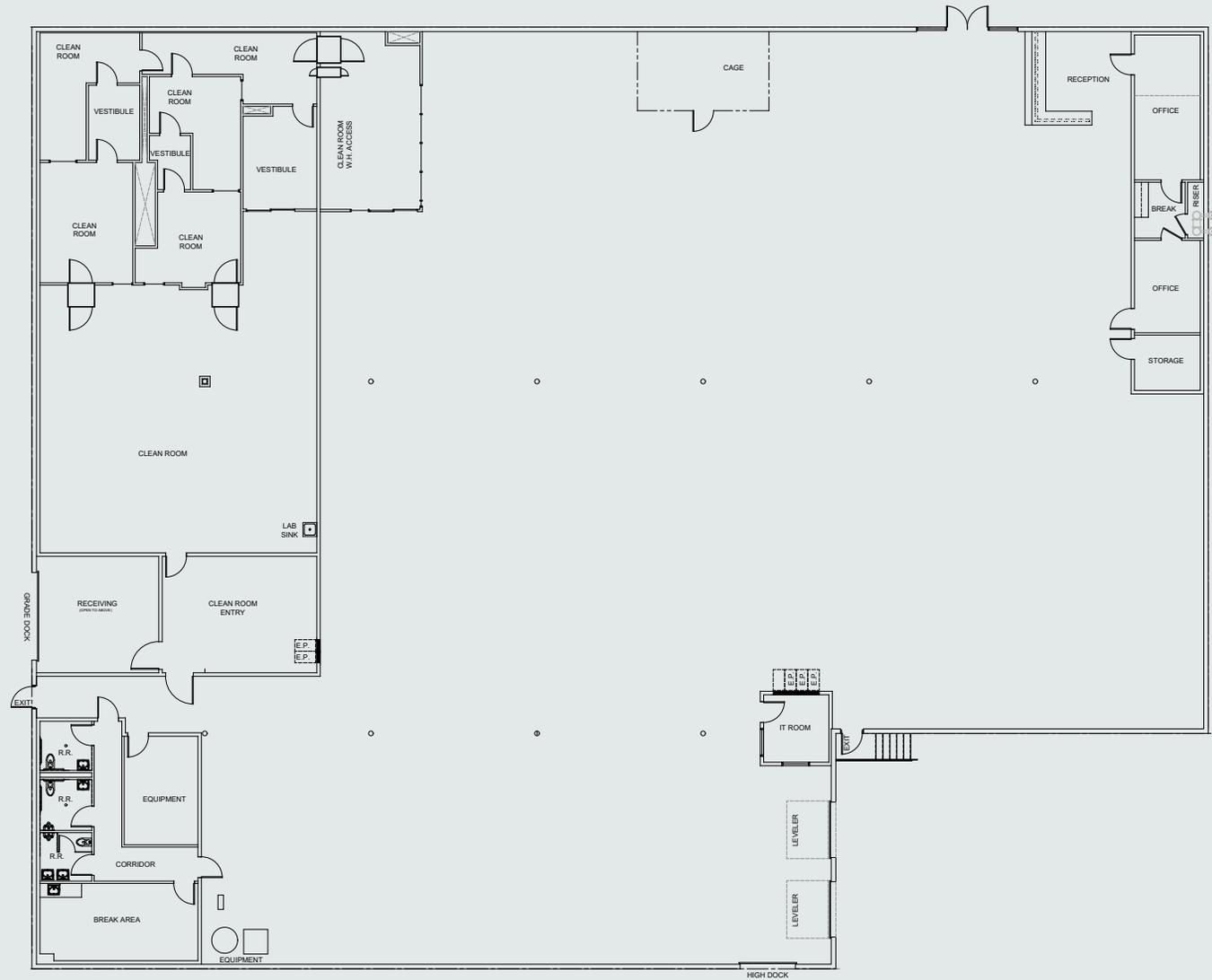


# Property Highlights

|               |                             |
|---------------|-----------------------------|
| Total SF      | 21,176                      |
| Office SF     | ±1,404                      |
| Lab SF        | ±4,177                      |
| Warehouse SF  | ±15,595                     |
| Clear Height  | 22'                         |
| Dock Loading  | Three (3) Doors             |
| Grade Loading | One (1) Door                |
| Power         | 1,000 A, 277/480 V, 3-Phase |
| HVAC          | 100%                        |
| Sprinklers    | Yes                         |

**Lease Rate**      **Contact Broker for Pricing**

**NNN Fees**      **\$0.25 PSF**



# Proximity Map





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270 S. MARTIN LUTHER KING BLVD.  
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