

# 37,530 SF FOR SUBLEASE NEAR HARRY REID INTERNATIONAL AIRPORT

6150 S. PECOS ROAD, SUITE 103  
LAS VEGAS, NV 89120



**±37,530 SF WITH DOCK-HI AND GRADE-LEVEL LOADING - AAA LOCATION**

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**CBRE**

# THE OFFERING

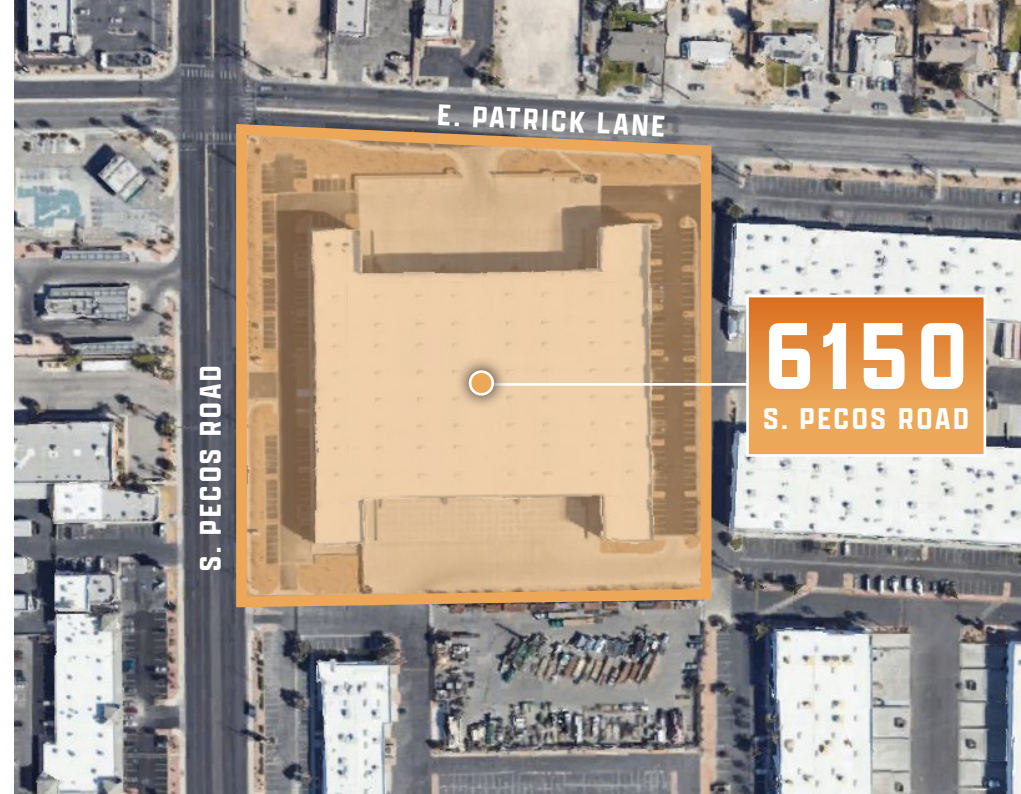
CBRE, Inc., is pleased to present the following opportunity to sublease at Compass Logistics Center, a high image, cross-dock facility in the heart of the Airport submarket.

## AVAILABLE FOR OCCUPANCY

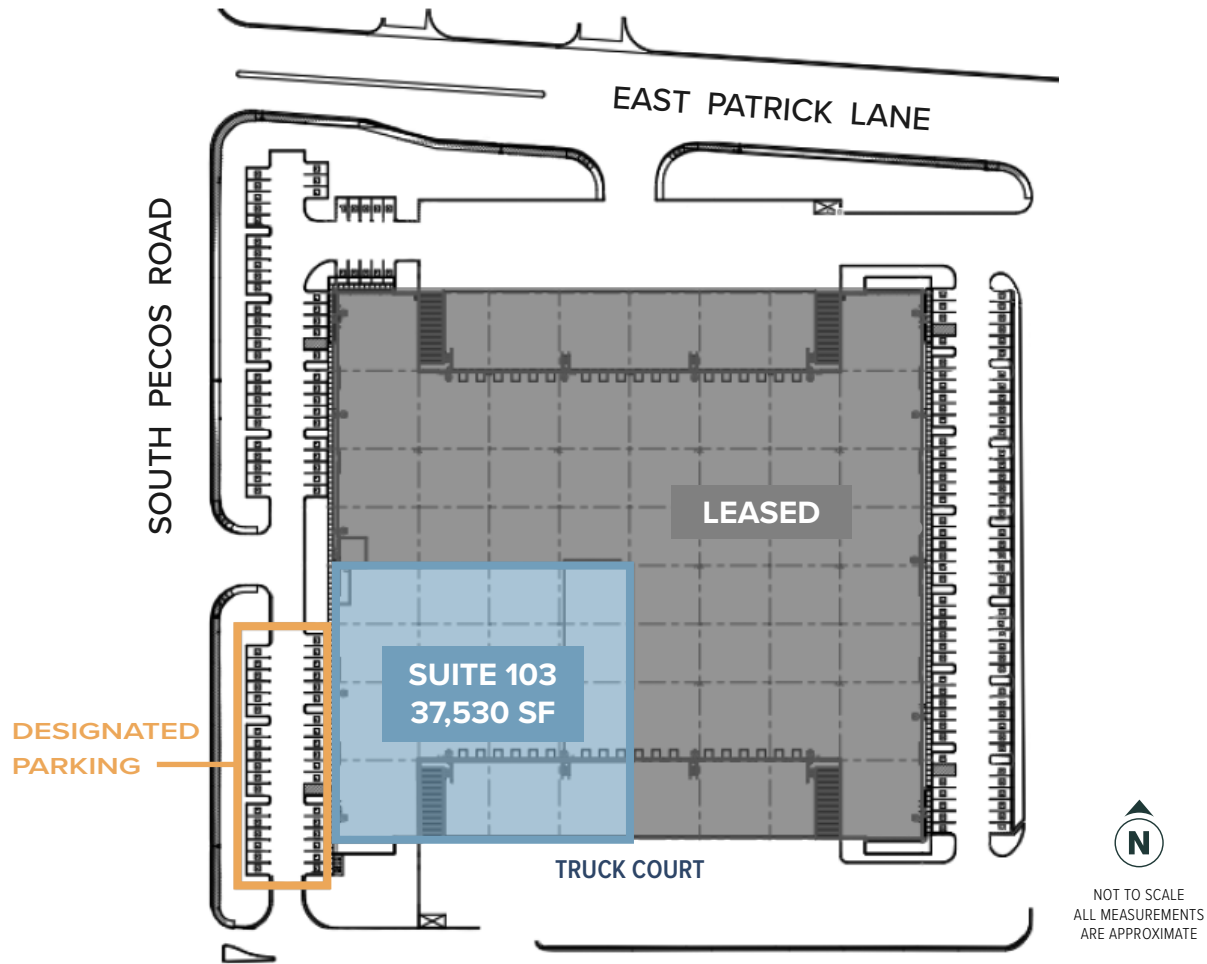
**LEASE EXPIRATION : August 31, 2029**

## HIGHLIGHTS

LEASE TERM:	NEGOTIABLE
AREA LEASED:	37,530 SF
CURRENT BASE RENT:	\$1.26/SF (NNN)
OPERATING EXPENSES (NNN):	\$0.21/SF
ANNUAL ESCALATIONS:	4%
OFFICE SF:	2,000 SF of high-image office
POWER:	400 amps, 220/480v, 3-phase power
FIRE SYSTEM:	ESFR Fire Suppression System



# SITE PLAN



## SUITE FEATURES

**SIZE:** 37,350 SF

**OFFICE:** 2,000 SF of high-image office w/ ADA-compliant restrooms with (1) shower

**COLUMN SPACING:** 54'X45' typical column spacing with 60' speed bays

**GRADE DOORS:** One (1) 12' x 14' grade-level door

**JURISDICTION:** Clark County

**DOCK WELL:** Nine (9) 9' x 10' dock-hi doors

**ROOF STRUCTURE:** R30 Insulation

**AUTO PARKING:** 1.13/1,000 SF

**SPRINKLERS:** ESFR

**ZONING:** M-D

**LIGHTING:** LED Lighting throughout

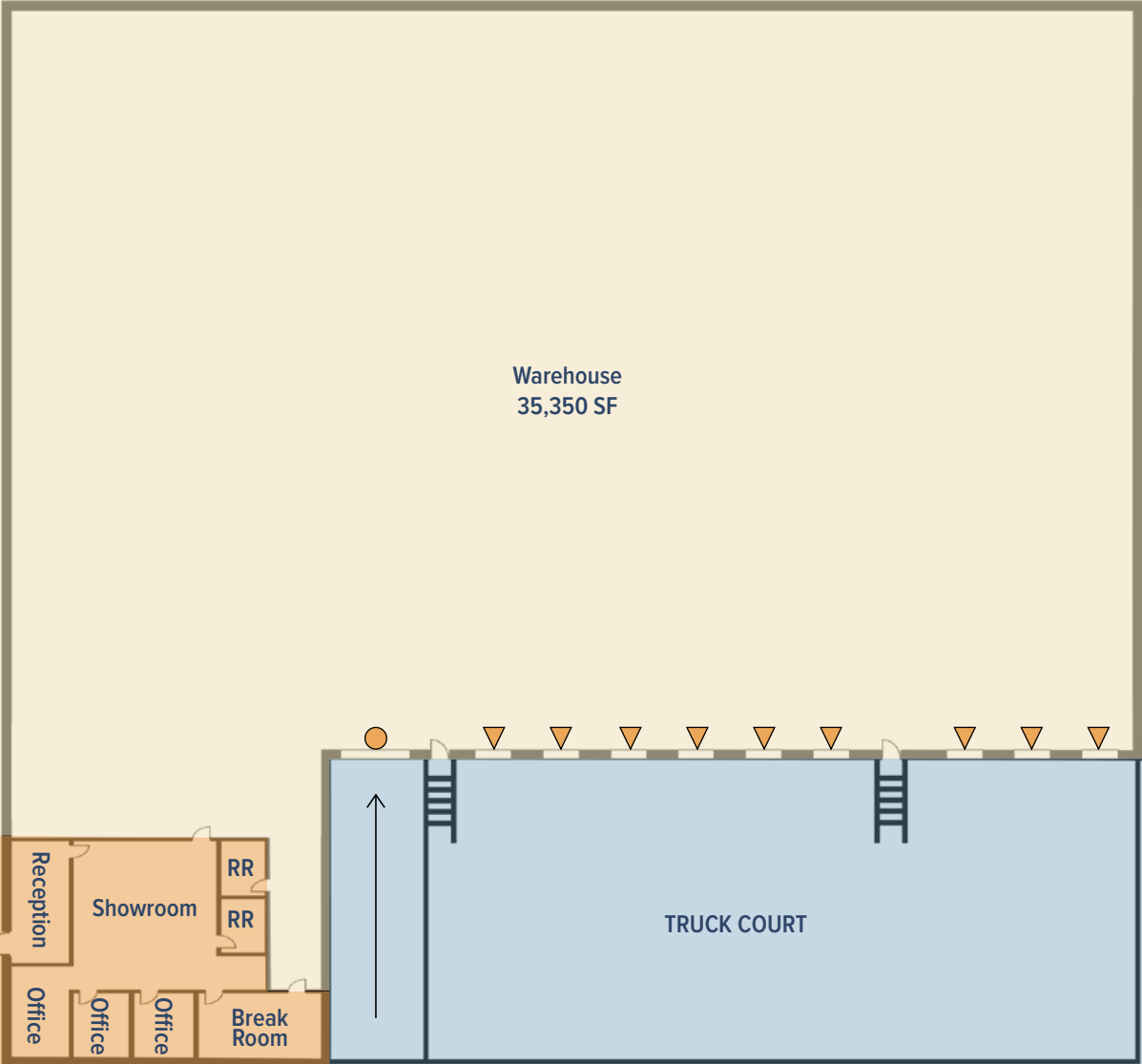
**COOLING:** Evap-cooling in the warehouse

**POWER:** 400 amps 220/480v, 3-phase power

**YEAR BUILT:** 2023

**APN:** 161-31-301-014

# FLOOR PLAN



**N**  
NOT TO SCALE  
ALL MEASUREMENTS  
ARE APPROXIMATE

- GRADE-LEVEL DOORS
- ▲ DOCK-HI DOORS



# LOCATION HIGHLIGHTS



Southern Nevada is home to 2.9 million residents and is expected to reach 3 million by 2024.



Nevada offers no tax on corporate income, personal income, inventory taxes, inheritance taxes, unitary taxes, etc.



Tremendous residential & retail growth in the area



Less than 10 minutes from I-15 and I-215 Interchange.



4 hour, 5 minute drive from Los Angeles, CA.

# 6150

S. PECOS ROAD



## INTERESTED IN MORE INFORMATION?

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# CBRE

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