



HARRY REID INT'L AIRPORT

SUNSET ROAD

BERMUDA ROAD



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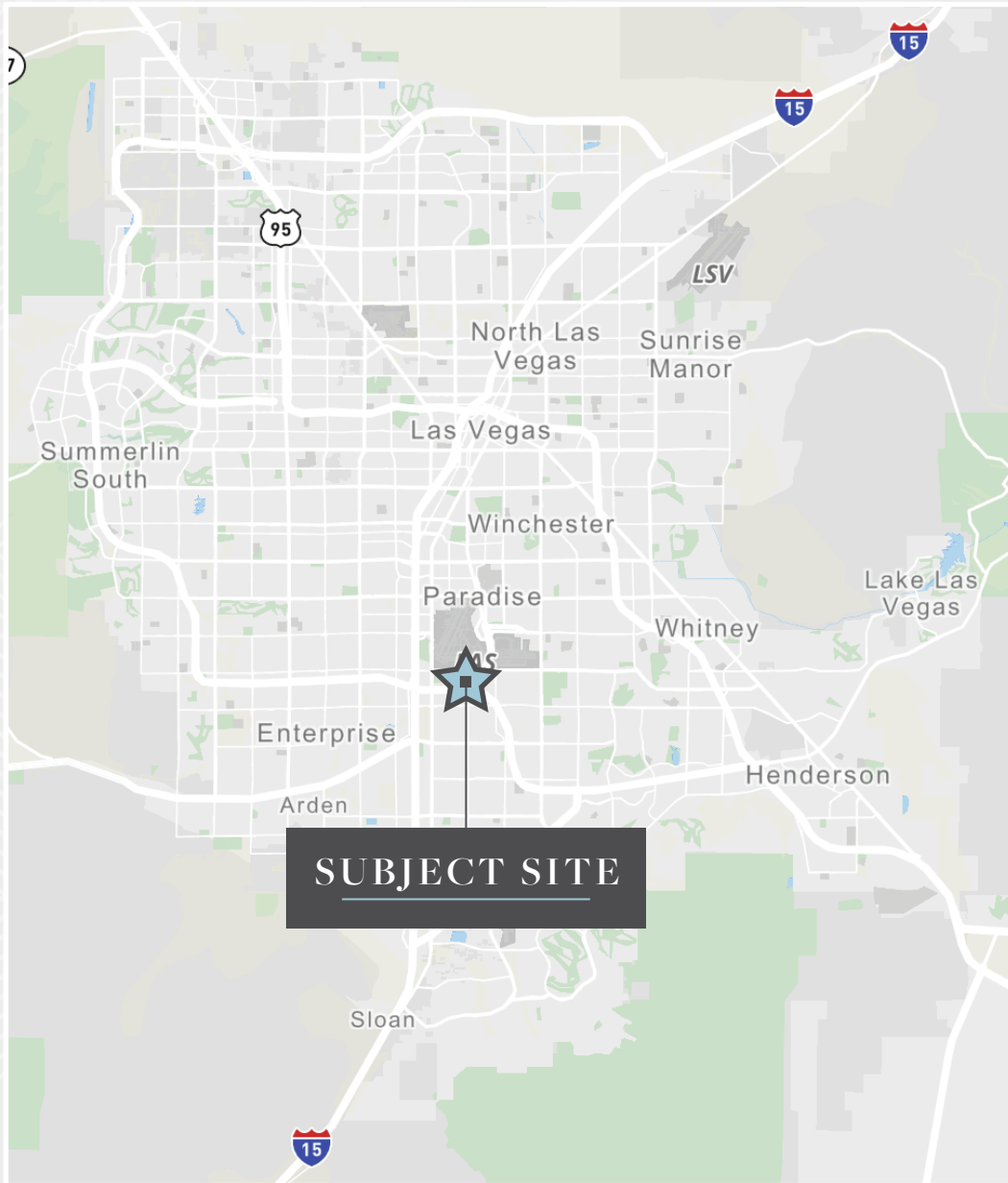
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SITE MAP

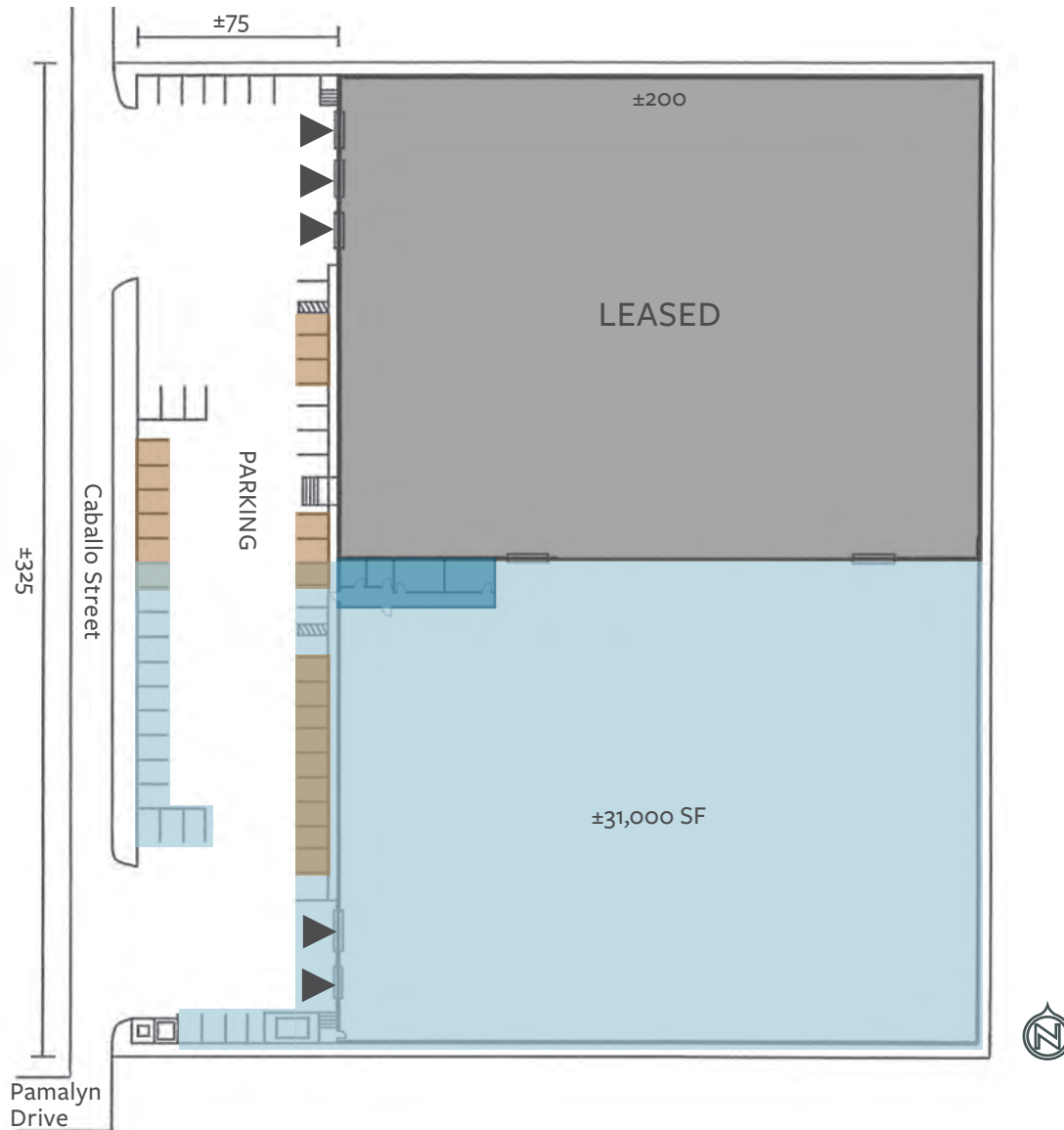


Property Highlights

Total Property SF/AC	±62,000 SF on ±2.27 Acres
Available Space	±31,000 SF
Clear Height	±26'
Zoning	M-1 (Clark County Light Industrial)
Fire Suppression	Fire Sprinklered (WET)
Power	277/480 Volt, 3-phase power
Year Built	1994
Truck Loading	Five (5) dock-high truck doors
Parking	±22 parking stalls
Column Spacing	52' x 50'
Security	Entire facility is fenced with two (2) keypad entry, 48' wide automatic rolling gates
Heating & Cooling	HVAC Office/Evaporative-Cooled Warehouse
Lease Rate	\$1.20/SF (NNN)
CAMs	\$0.25/SF

SITE PLAN

- LEASED
- AVAILABLE
- Covered Parking
- Dock-Hi Doors



*not to scale
*all measurements are approximate

FOR LEASE

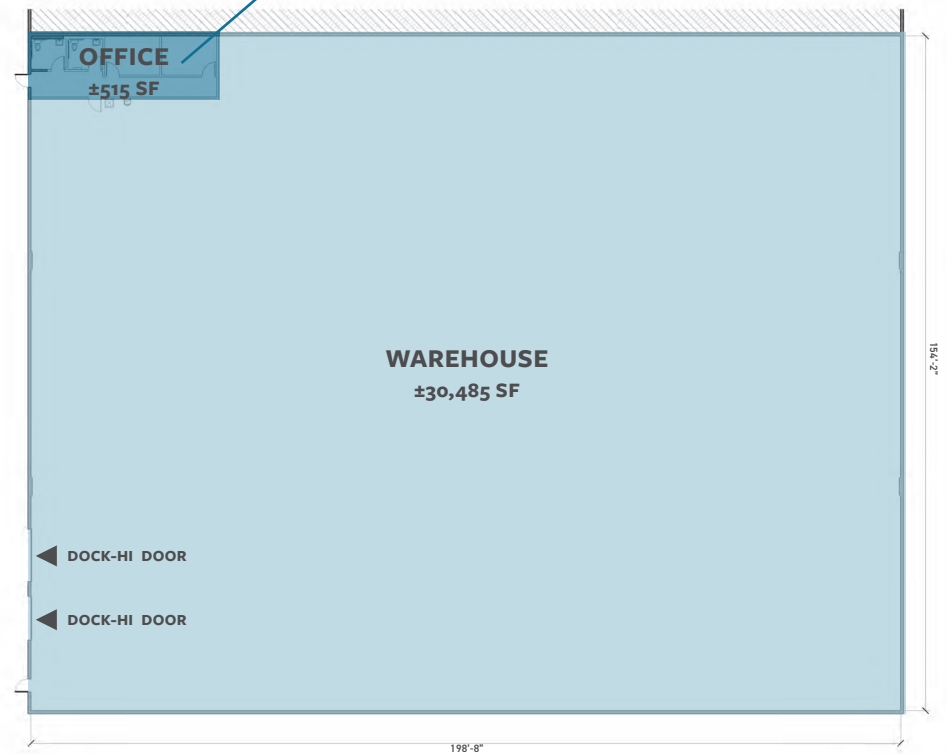
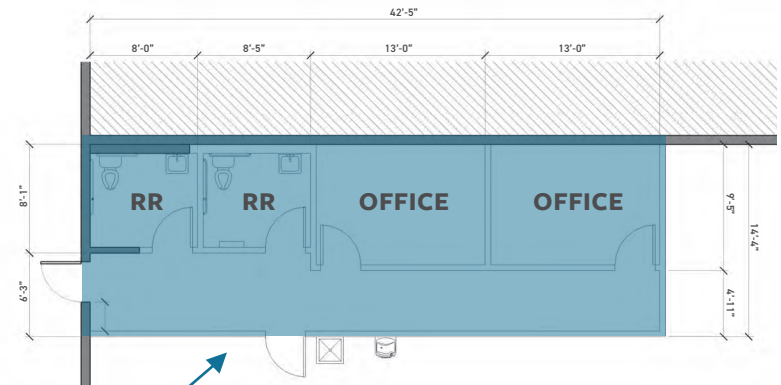
SUITE HIGHLIGHTS

- ▶ ±31,000 SF Industrial Unit
- ▶ ±30,485 SF Evap-Cooled Warehouse
- ▶ ±515 SF HVAC Office
- ▶ Two (2) Offices
- ▶ Two (2) Restrooms
- ▶ ±26' Clear Height
- ▶ Two (2) Dock-High Truck Doors
- ▶ Fully Fire-Sprinklered (Wet System)
- ▶ 277/480 Volt, 3-Phase Power
- ▶ Built-In Racks Throughout

FOR LEASE : \$1.20/SF (NNN)

CAMs : \$0.25/SF

AVAILABILITY : Available Now!



*not to scale

*all measurements are approximate



PROPERTY
PHOTOS



Gated & Fenced Entrance



Warehouse



Interior - Dock Doors



Exterior - Dock Doors



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