



GATSKI COMMERCIAL
REAL ESTATE SERVICES



2861 N. MARION DRIVE BUILDING 5

**FOR
SUBLEASE**

Stephen R. Spelman
Senior Vice President, Brokerage Services
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(702) 340-9507
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Building 5 is a 271,616 square foot distribution facility of reinforced concrete construction. The facility features 40 loading docks and three drive-in bays along with a 30' clear height. Situated to the northeast of Las Vegas and less than a half a mile from I-15, Cheyenne Distribution Center provides easy access to Las Vegas via N Lamb Blvd and E Bonanza Rd.

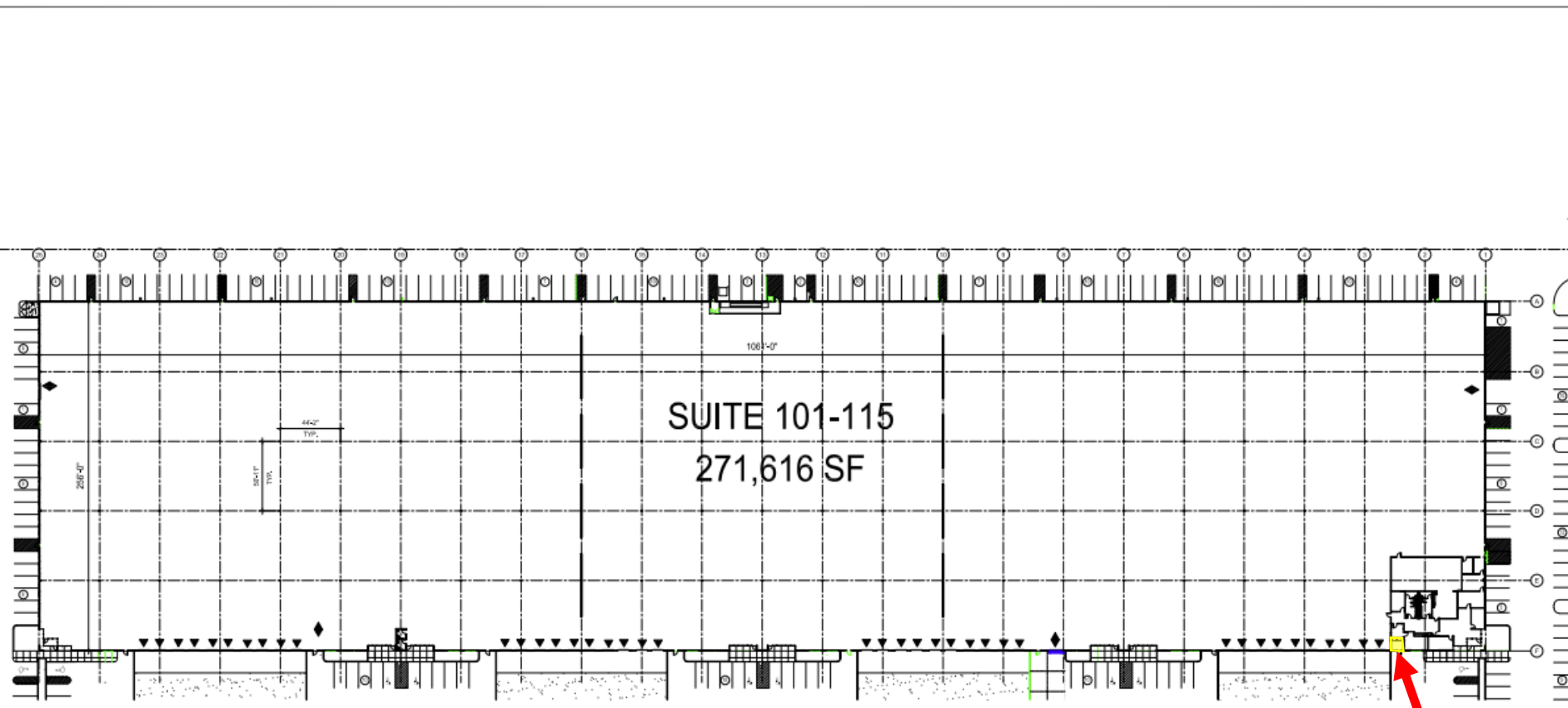


- **Building 5: 271,616 S.F.**
- Sublease Space Available
- North Las Vegas Location
- Building: 30' Clear
- Convenient access to I-15 freeway
- Zoned: M-D (Designed Manufacturing)
- 277/480, 3 Phase Power
- ESFR Fire Sprinklers
- Managed by Prologis

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Building	Square Feet	Space Description
5	271,616	Reinforced concrete; 3 Drive-In Bays, 30' Clear Height

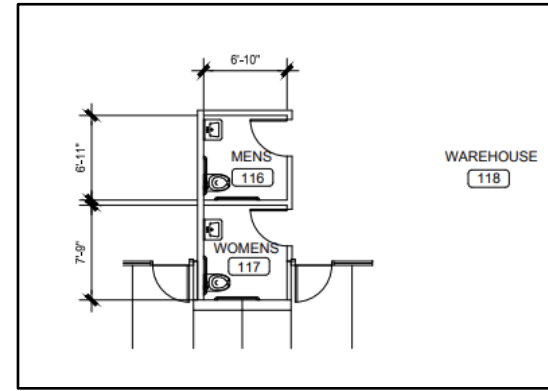
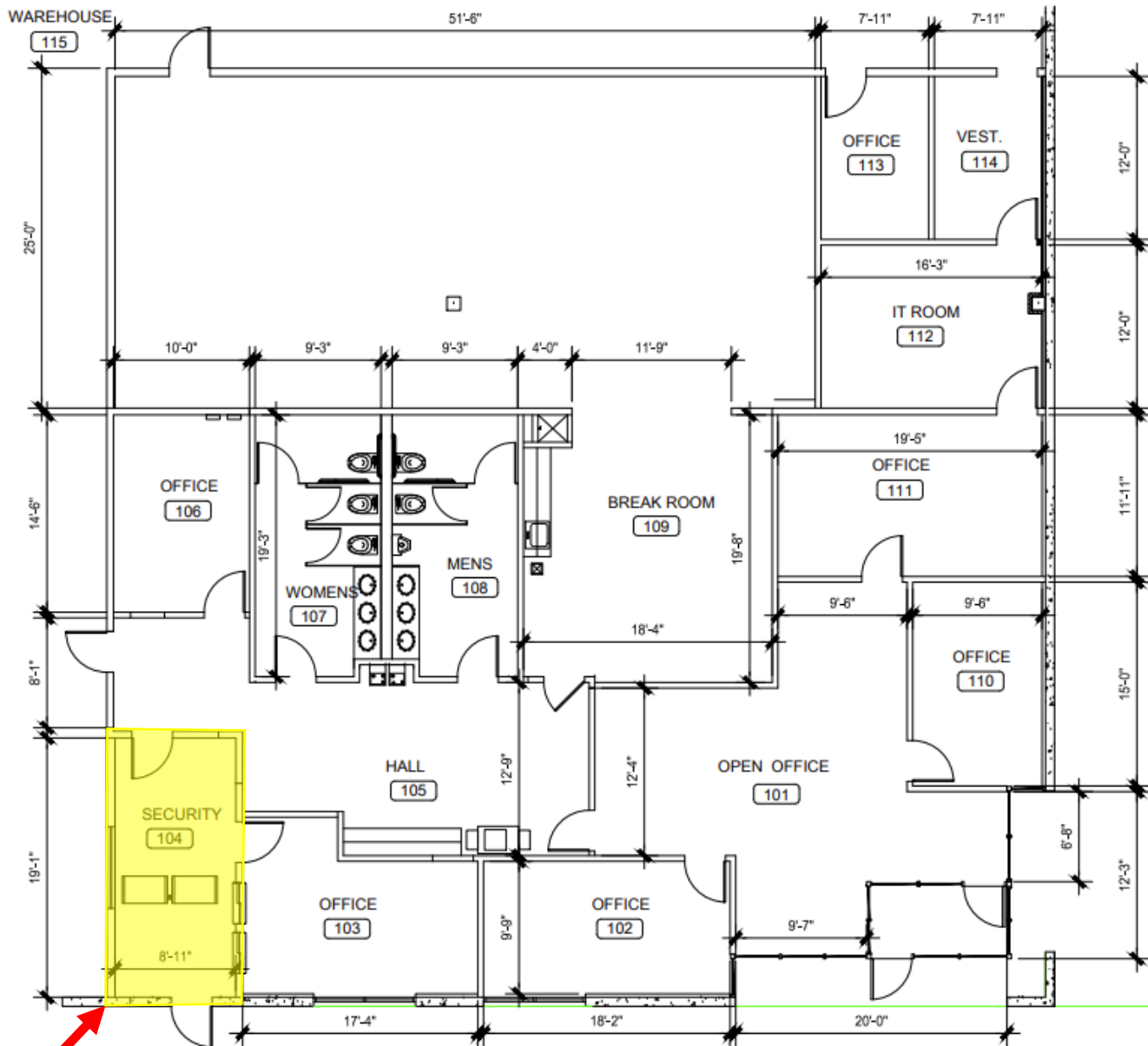


#101

BUILDING FLOOR PLAN

SCALE: 1" = 76'-0"

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WAREHOUSE RESTROOMS PLAN

SUITE 101- FLOOR PLAN

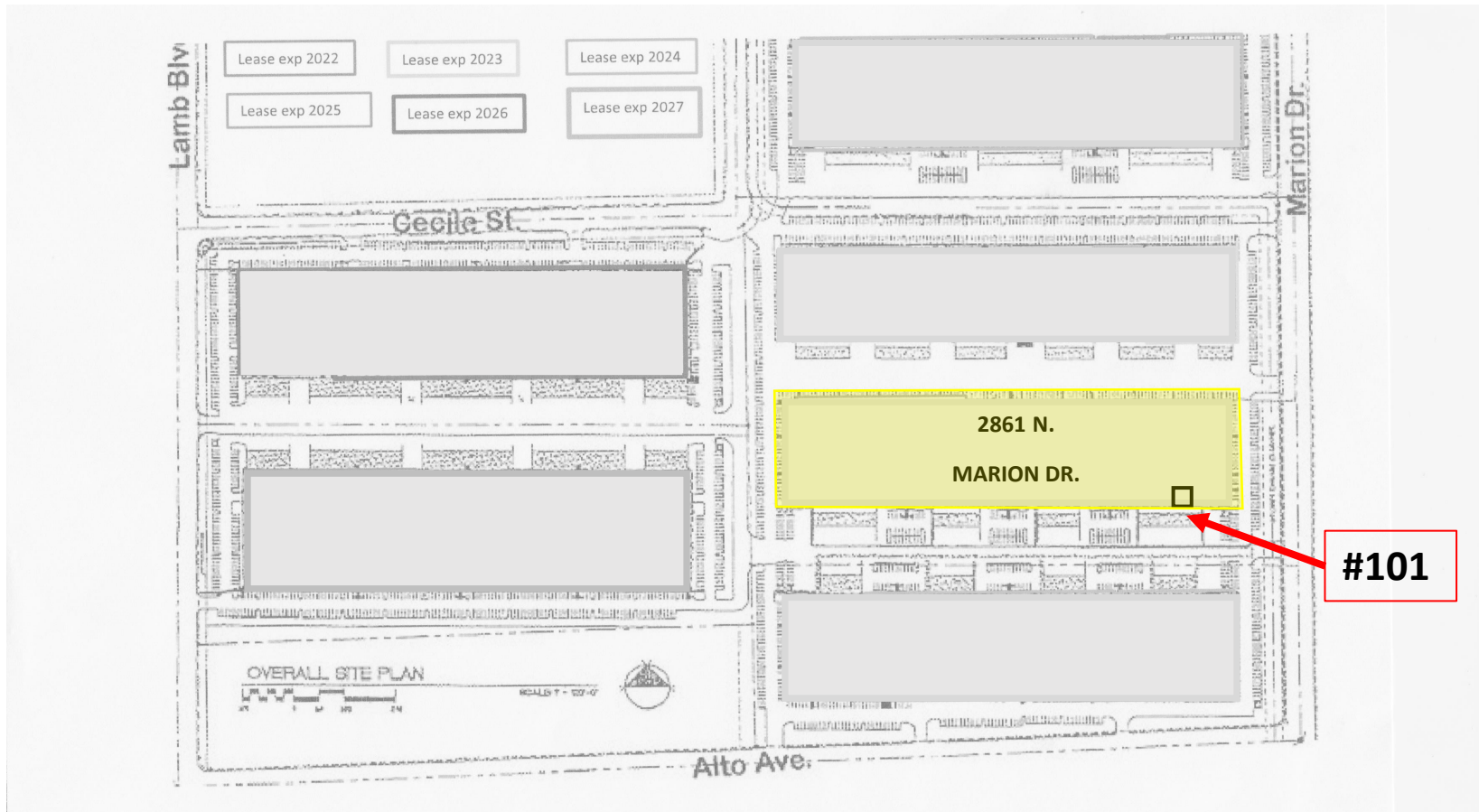
SCALE: 1/8" = 1'-0"

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***Sublease Expires 06/30/2025**
****Lease Rate: \$0.98/PSF Gross**



- Pick up Key at 2880 N. Lamb (WorldPack office)
- Sign out Key with Receptionist
- Follow the map to 2861 Marion, #101
- Please return the key after use.