

For Lease

Trident Industrial Park

2915 Losee Road
537, 595, & 639 E Brooks Avenue
Las Vegas, NV 89030



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Property Highlights

- RATES FROM \$1.15 S.F. NNN
- 1,610 S.F. AVAILABLE
- 112,100 SF INDUSTRIAL PARK
- ZONING: M-2 CITY OF NORTH LAS VEGAS
- DOCK AND/OR GRADE DOORS
- 200 AMPS PER BAY, 120/208 VOLT 3-PHASE, 4-WIRE POWER
- HVAC OFFICES, EVAPORATIVE COOLED WAREHOUSE
- DSL/CABLE INTERNET SERVICE AVAILABILITY
- WIDE RANGE OF OFFICE BUILD-OUTS
- FIRE SPRINKLERS
- IDEAL FOR LIGHT MANUFACTURING AND DISTRIBUTION
- BUILT IN 2001



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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended users of this report regularly seek our guidance.

Jones Lang LaSalle Brokerage, Inc.

1980 Festival Plaza Drive
Suite 250

Las Vegas, Nevada

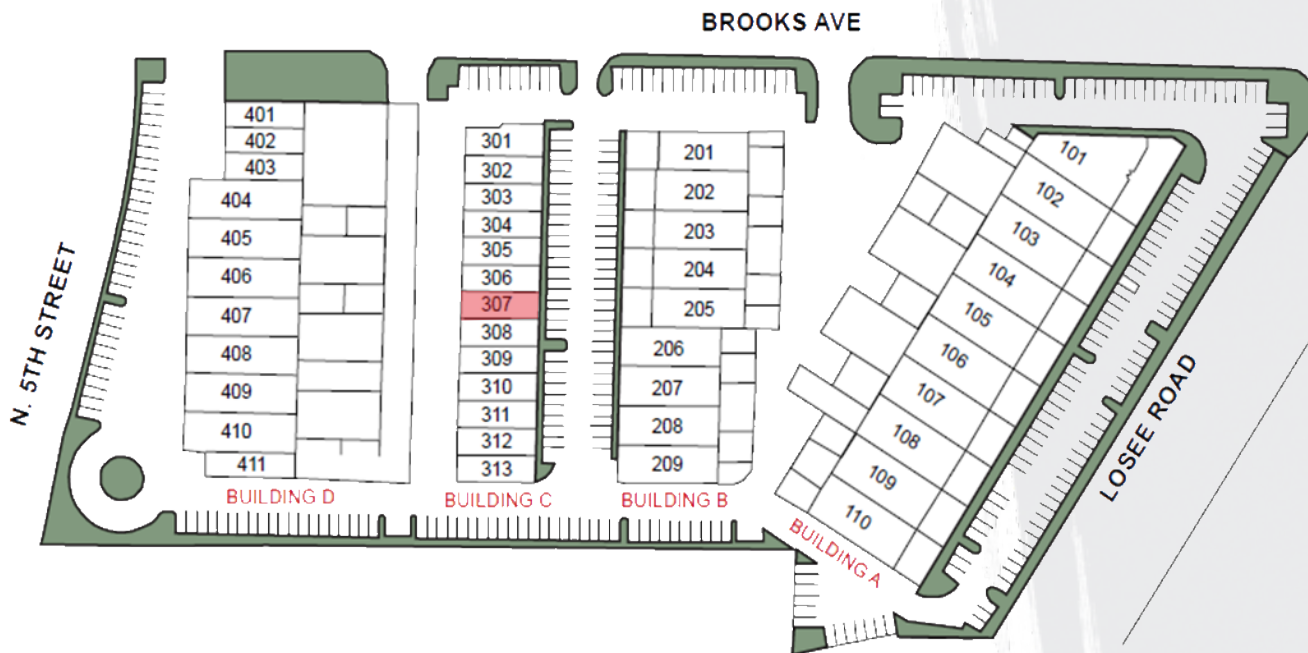
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Suite	Total s.f.	Office s.f.	Warehouse s.f.	Ceiling height	Dock / Grade	Rate	CAM	Monthly
C307	1,610	396	1,214	21'	1 GL	\$1.15	\$0.2600	\$2,270.10



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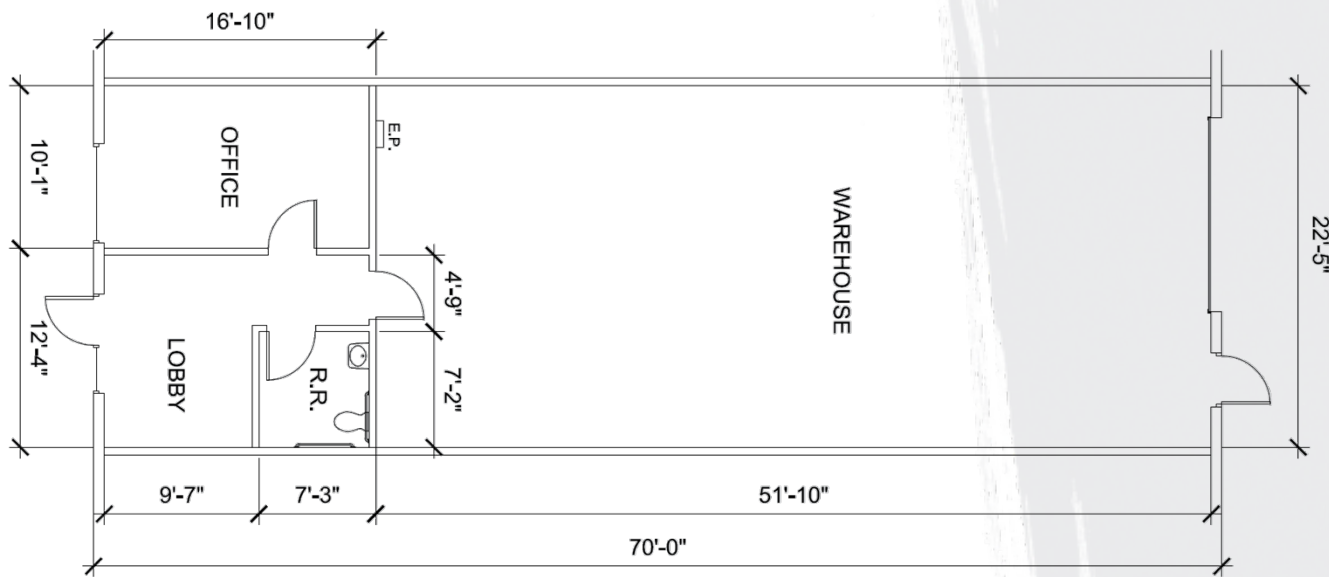
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Address	595 E Brooks Ave
Suite	C-307
Total s.f.	1,610 s.f.
Office s.f.	396 s.f.
Warehouse s.f.	1,214 s.f.
Clear height	21'
Dock/Grade	One (1) 10'x14' grade level door
Rate/ s.f.	\$1.15/s.f. NNN
NNN/ s.f.	\$0.2600 CAM
Monthly	\$2,270.10
Availability	Now

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