

INDUSTRIAL FOR LEASE

±17,360-27,811 SF FLEX/INDUSTRIAL - DATA CENTER POTENTIAL

HUGHES AIRPORT CENTER - 871 GRIER DRIVE, LAS VEGAS, NV 89118



Geoffrey West
License: BS.0044998
gwest@lee-associates.com
D 702.490.0690

PROPERTY OVERVIEW

AVAILABLE: ±17,360-27,811 SF

LEASE RATE: \$1.45 \$1.35 PSF NNN

CAM: \$0.24 PSF

JURISDICTION: Clark County

ZONING: IL (Industrial Light)

OCCUPANCY: 17,360 SF - Immediate
10,451 SF - February 2027

POWER: Minimum 1,200 Amps 277/480V
3-Phase~1MW (Tenant to verify)

PARKING: 2.54/1,000

CLEAR HEIGHT: 22'-24' (HVAC Reduces)

LOADING: Oversized 14'x16' Grade Level Door
Interior Dock Well Loading

HVAC: 181-199 Tons (2 X 80 Tons, 4-8
package units 3-10 Tons), Evap in
Warehouse

FIRE & SAFETY: FM-200 in Potential Data Center

View and download more information at:
www.HACLVIIndustrialFlex.info

INDUSTRIAL FOR LEASE

±17,360-27,811 SF FLEX/INDUSTRIAL - DATA CENTER POTENTIAL

HUGHES AIRPORT CENTER - 871 GRIER DRIVE, LAS VEGAS, NV 89118

PROPERTY HIGHLIGHTS

- **REDUCTION/RECONDITIONING OF OFFICE SPACE:** At Landlord expense office space can be reduced to 3,500-4,000 SF and reconditioned with modern commercial grade finishes, resulting in approximately 13,000 SF of EVAP cooled warehouse space (grandfathered) with the existing above-standard HVAC, UPS, backup generator, and diesel storage tank removed.
- **COMBINED SPACE EXPANDS OFFICE/WARHOUSE SUBSTANTIALLY:** Combined 27,811 SF space would offer additional 4,932 SF of office and 5,295 SF of warehouse, providing minimum 8,500-9,000 SF office and over 18,000 SF warehouse with two interior dock wells for loading and substantial power availability.
- **PRIME AIRPORT SUBMARKET:** Location in Hughes Airport Center south of airport within high-image 420 acre, 3.3 Million SF business park easily accessible to Strip, Airport, and I-215 / I-15 Freeway corridors.
- **SPECIALIZED BUILDOUT:** Space provides a minimum of 1,200 amps of power (~1MW), over 180 Tons HVAC, 1000kW backup generator, secure interior dock loading, adequate office and training area for on-site personnel (owner will reconfigure and recondition as necessary).
- **POTENTIAL DATA CENTER:** Prior primary switch facility for Sprint PCS / T-Mobile with all existing infrastructure and equipment located less than 1/2 mile from fiber backbone loop.



Geoffrey West
License: BS.0044998
gwest@lee-associates.com
D 702.490.0690

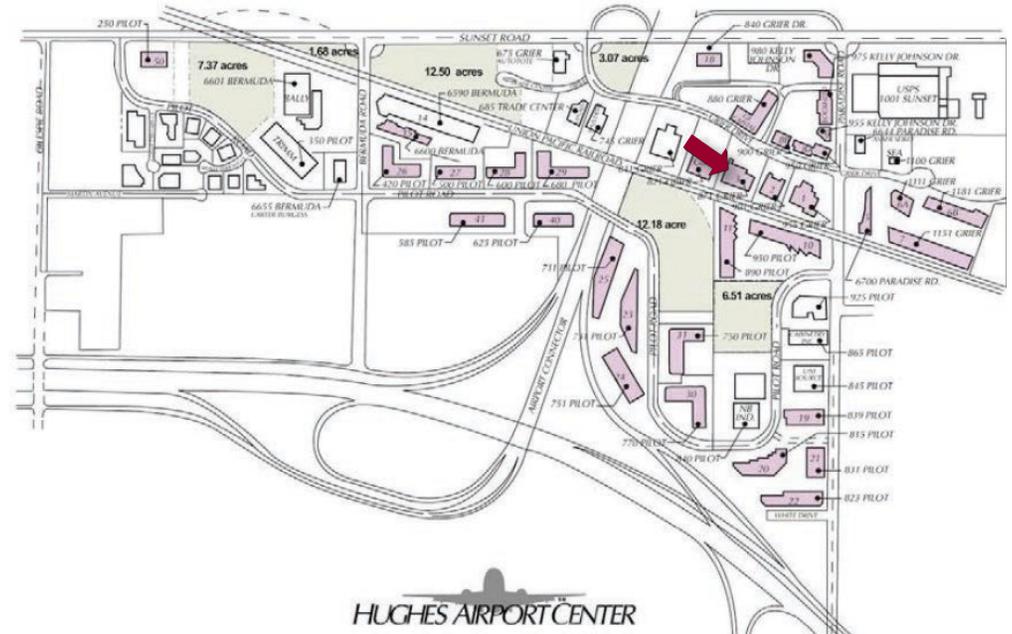
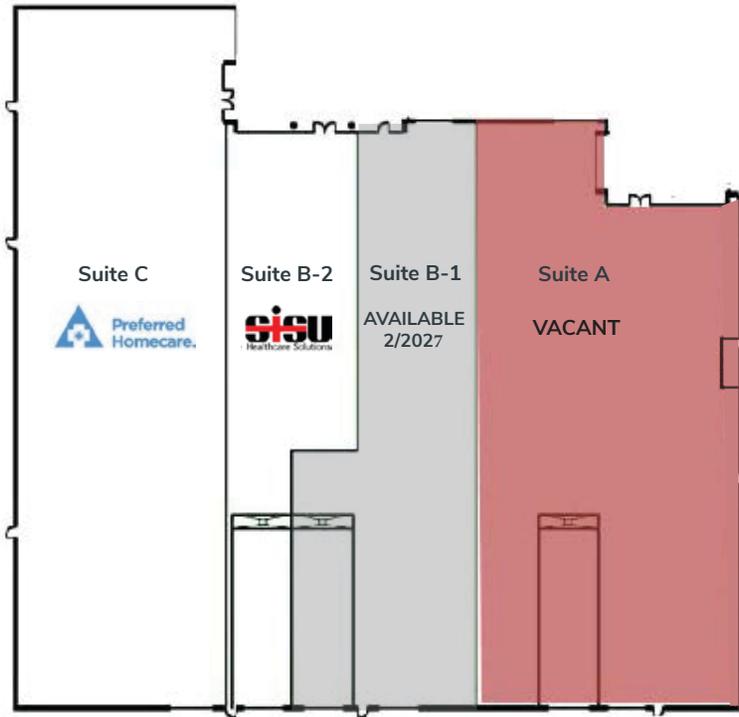
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

INDUSTRIAL FOR LEASE

±17,360-27,811 SF FLEX/INDUSTRIAL - DATA CENTER POTENTIAL

HUGHES AIRPORT CENTER - 871 GRIER DRIVE, LAS VEGAS, NV 89118

SITE PLAN



Geoffrey West
License: BS.0044998
gwest@lee-associates.com
D 702.490.0690

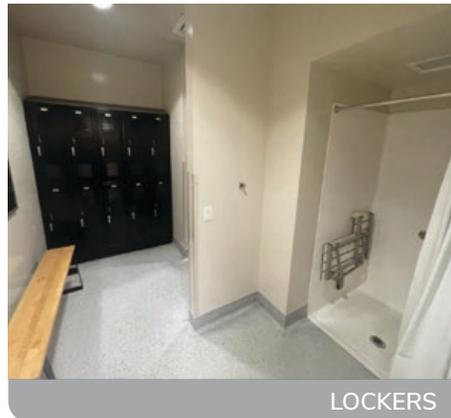
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

INDUSTRIAL FOR LEASE

±17,360-27,811 SF FLEX/INDUSTRIAL - DATA CENTER POTENTIAL

HUGHES AIRPORT CENTER - 871 GRIER DRIVE, LAS VEGAS, NV 89118

PHOTOS - Suite A



Geoffrey West
License: BS.0044998
gwest@lee-associates.com
D 702.490.0690

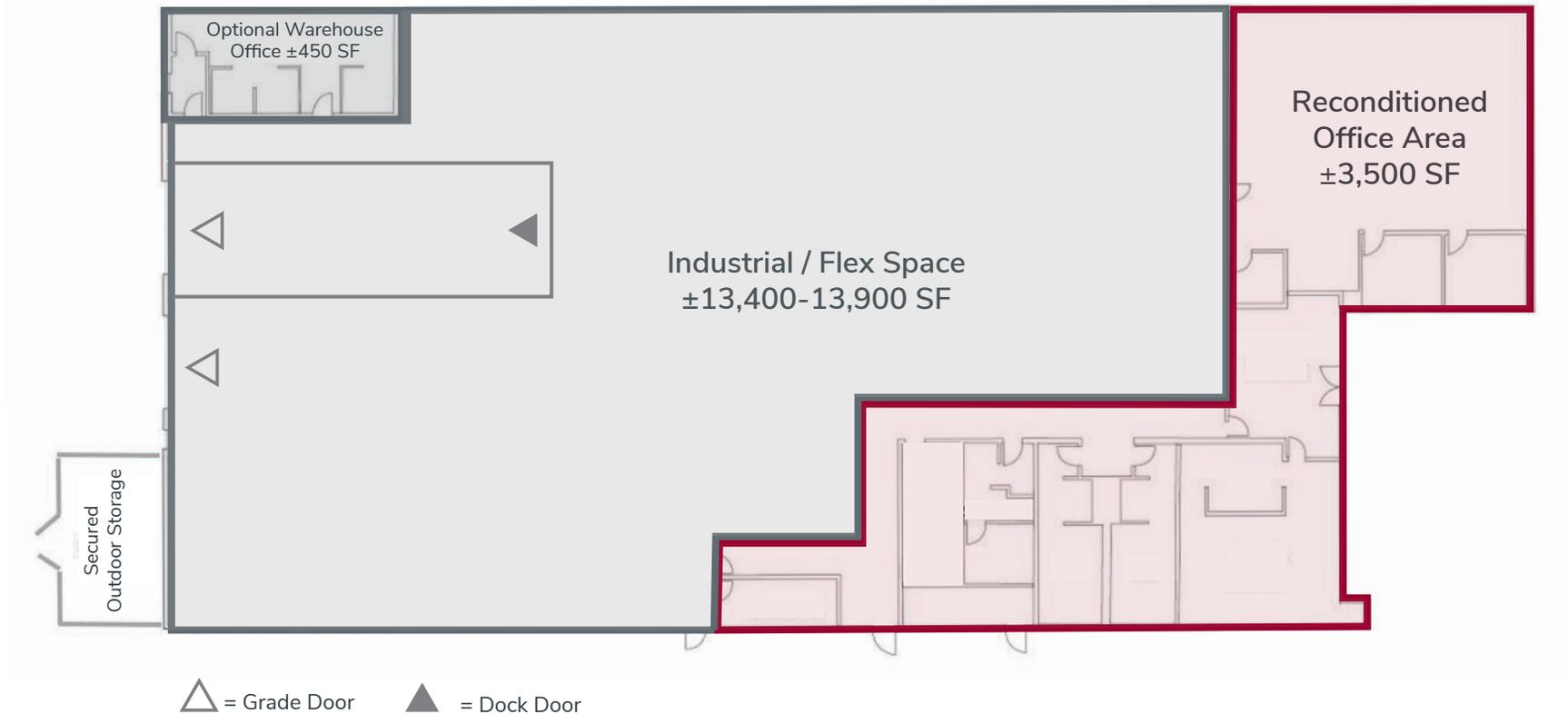
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

INDUSTRIAL FOR LEASE

±17,360-27,811 SF FLEX/INDUSTRIAL - DATA CENTER POTENTIAL

HUGHES AIRPORT CENTER - 871 GRIER DRIVE, LAS VEGAS, NV 89118

POTENTIAL REVISED FLOOR PLAN - Suite A - 17,360 SF



Geoffrey West
License: BS.0044998
gwest@lee-associates.com
D 702.490.0690

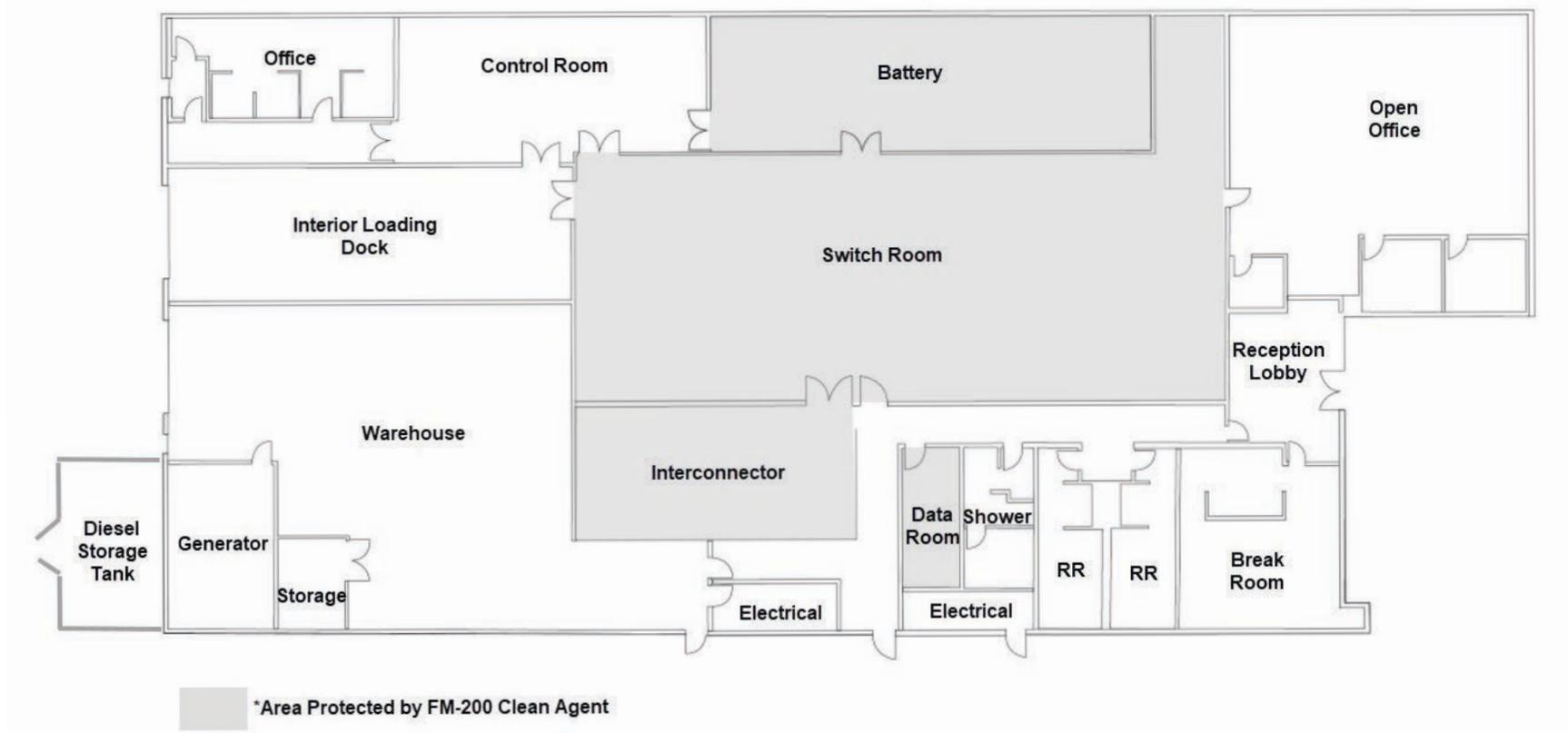
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

INDUSTRIAL FOR LEASE

±17,360-27,811 SF FLEX/INDUSTRIAL - DATA CENTER POTENTIAL

HUGHES AIRPORT CENTER - 871 GRIER DRIVE, LAS VEGAS, NV 89118

EXISTING FLOOR PLAN - Suite A



Geoffrey West
License: BS.0044998
gwest@lee-associates.com
D 702.490.0690

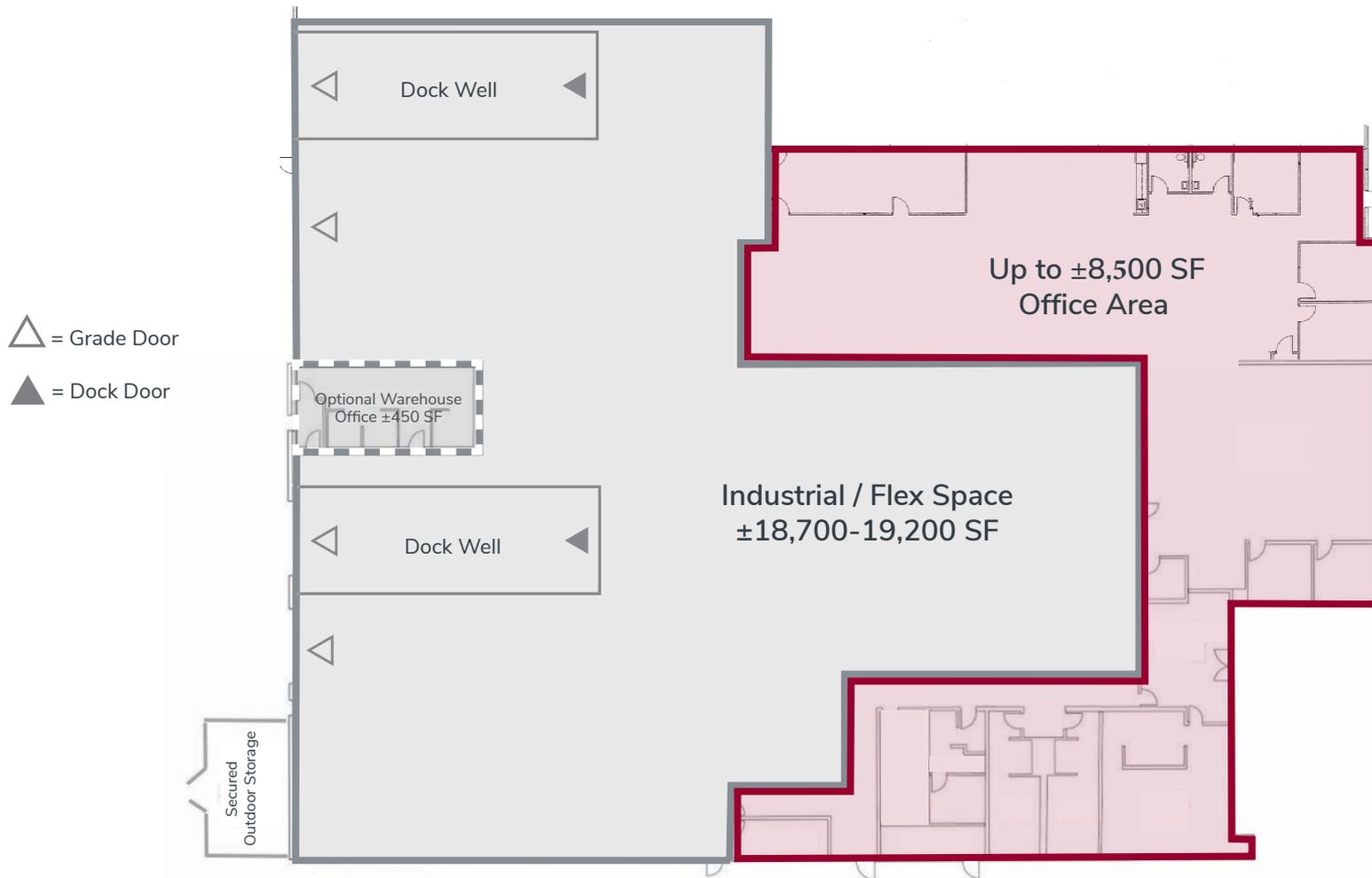
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

INDUSTRIAL FOR LEASE

±17,360-27,811 SF FLEX/INDUSTRIAL - DATA CENTER POTENTIAL

HUGHES AIRPORT CENTER - 871 GRIER DRIVE, LAS VEGAS, NV 89118

COMBINED POTENTIAL FLOOR PLAN - Suite A/B-1 - 27,811 SF



INDUSTRIAL FOR LEASE

±17,360-27,811 SF FLEX/INDUSTRIAL - DATA CENTER POTENTIAL

HUGHES AIRPORT CENTER - 871 GRIER DRIVE, LAS VEGAS, NV 89118

EQUIPMENT INVENTORY - Suite A

HVAC Equipment:

- (2) - McQual RoofPak Draw Through 80 Ton (Model #ROTO80C54)
- (1) - Trane 10-Ton (Model #YCD120C4LOBE)
- (2) - Trane 4-Ton (Model #YCD048C4LOBE)
- (1) - Trane 3-Ton (Model #YCD036C4LOBE)
- (6) - Liebert Indoor AHUs/Fan Coil Units (Model #ET0605RPOBA)
- (3) - Liebert CRAC Units

Fire Life Safety:

- (1) - Fike Fire Alarm Panel (Model #10-052-R1)
- (6) - Xtrails VESDA Laser Compact
- (1) - Wet Sprinkler System
- (6) - Fike FM-200 Clean Agent Tanks

Geoffrey West
License: BS.0044998
gwest@lee-associates.com
D 702.490.0690

Uninterrupted Power Supply:

- (1) - Vertiv Liebert EXM Uninterrupted Power Supply (UPS) (Model #YCD120C4LOBE)
- (1) - Cummings 1,000 kW Diesel Generator (Model #DQFAD-5962177-A)
- (1) - SuperVault AST - 6,000 Gallons
- (1) - Simplex Day Tank (Model #SST-100)
- (1) - Veeder Root (Model #TLS-300C)



**Note: Prospective Tenant shall be responsible to verify all specifications, equipment, and condition. Landlord shall deliver all equipment in as-is condition with no representations or warranties as to condition or remaining useful life.*

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

INDUSTRIAL FOR LEASE

±17,360-27,811 SF FLEX/INDUSTRIAL - DATA CENTER POTENTIAL

HUGHES AIRPORT CENTER - 871 GRIER DRIVE, LAS VEGAS, NV 89118



LAS VEGAS / NEVADA

Nevada Ranks #1 Best State for Infrastructure
(Energy, Transportation, Internet)

Source: US News State Rankings (2021)

Nevada Ranks #2 State for Job Growth

Source: Bureau of Labor Statistics (2021)

Nevada #6 State for Economy
(Business Environment, Employment, Growth)

Source: US News State Rankings (2021)

FAVORABLE TAX CLIMATE

- » No Corporate Income Tax
- » No Inventory Tax
- » No Franchise Tax
- » No Personal Income Tax
- » No Inheritance Tax
- » No Estate Tax
- » No Unitary Tax

WHY LAS VEGAS?

A Global destination with more than 42 million annual visitors, Las Vegas boasts one of the country's fastest growing economies. With no state or corporate taxes, low cost of living, international airport, world-class amenities, moderate year-round climate and business-friendly policies, Las Vegas is also one of the nation's up-and-coming tech talent markets.

INNOVATE VEGAS



Geoffrey West
gwest@lee-associates.com
D 702.490.0690

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.