

# AIRPARC HEIGHTS



**UNDER CONSTRUCTION! Q1 2022 DELIVERY**

CLASS "A" INDUSTRIAL BUILDINGS - WEST HENDERSON SUBMARKET

## FOR LEASE

# AIRPARC HEIGHTS

SEC OF SUNRIDGE HEIGHTS PKWY. & MARYLAND PKWY  
HENDERSON, NV 89052

AirParc Heights is a high image, single-phase development conveniently situated within the Henderson submarket. AirParc Heights is located within minutes of the Intermountain Healthcare Facility (Raiders practice facility), Henderson Executive Airport and a short distance to I-15 via St. Rose Pkwy., US-95 & I-215 providing excellent proximity to the Las Vegas "Strip" and McCarran Airport.

ANOTHER QUALITY DEVELOPMENT BY

 **LAPOUR**



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**REALCOMM ADVISORS**

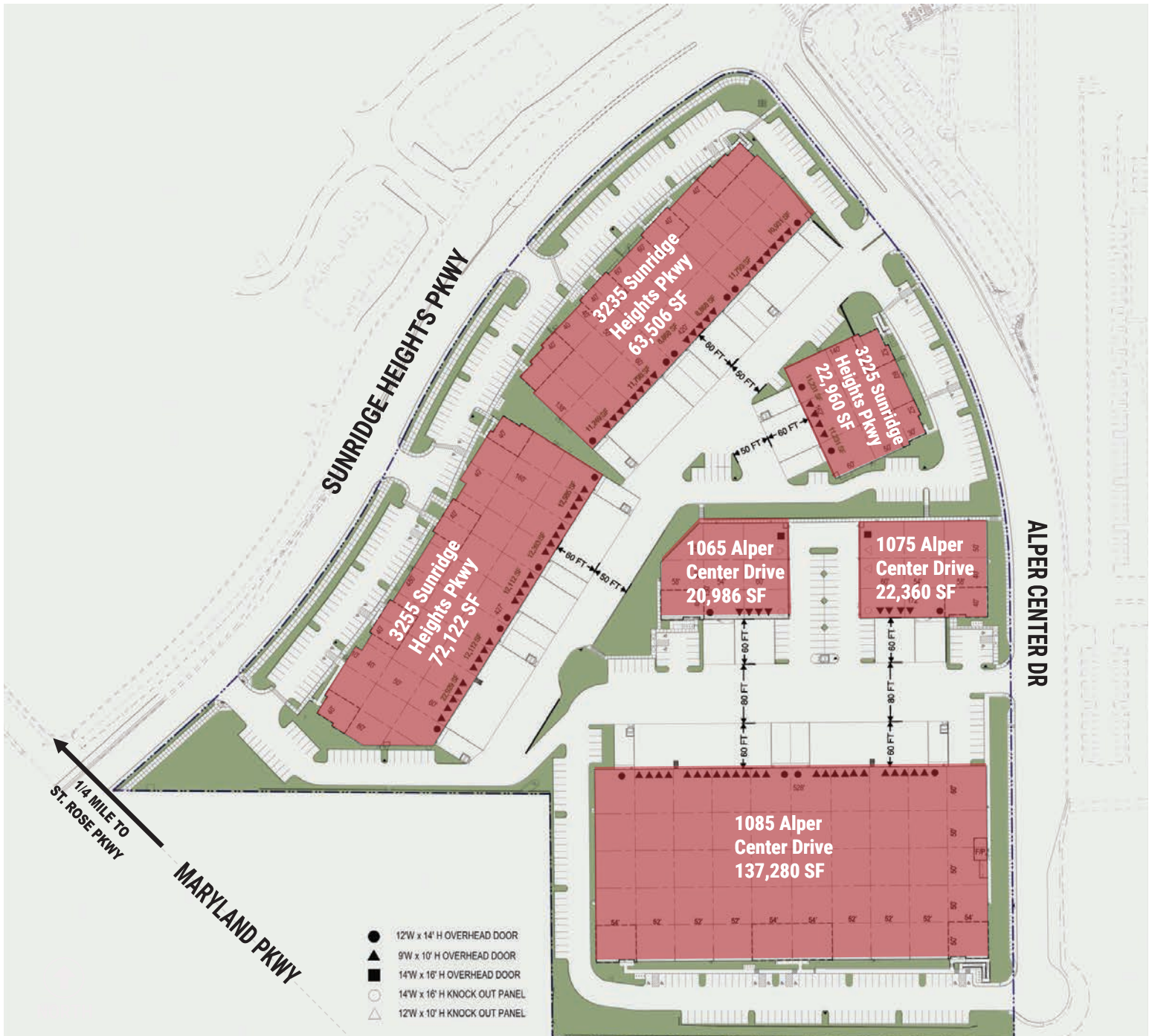
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## SITE PLAN



CLASS "A" INDUSTRIAL BUILDINGS - WEST HENDERSON SUBMARKET

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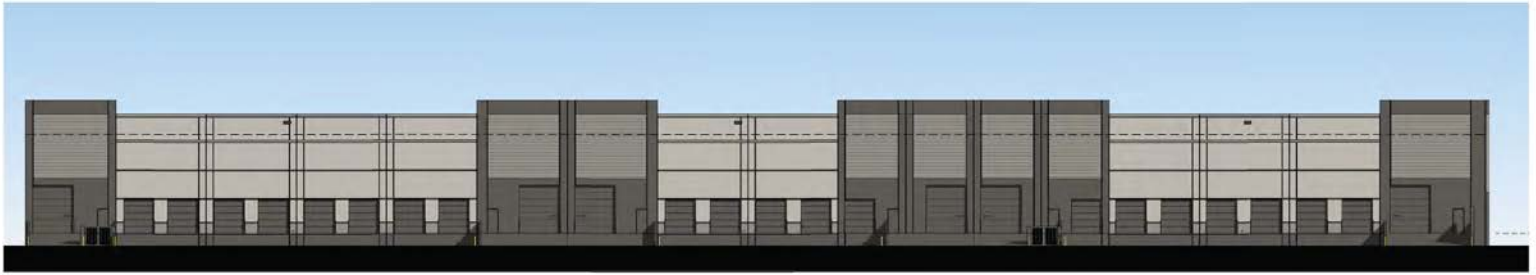
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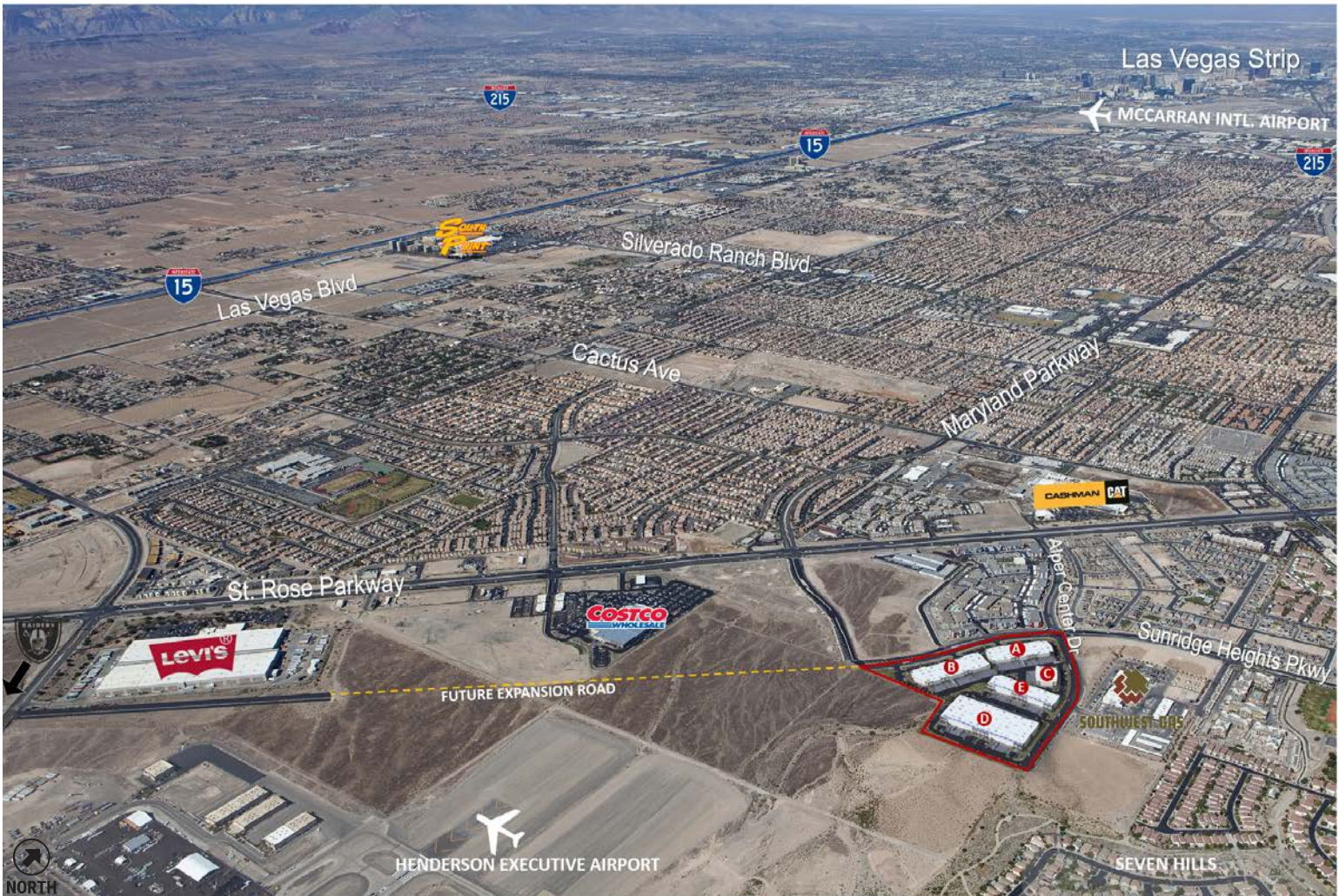
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Building A - South Elevation



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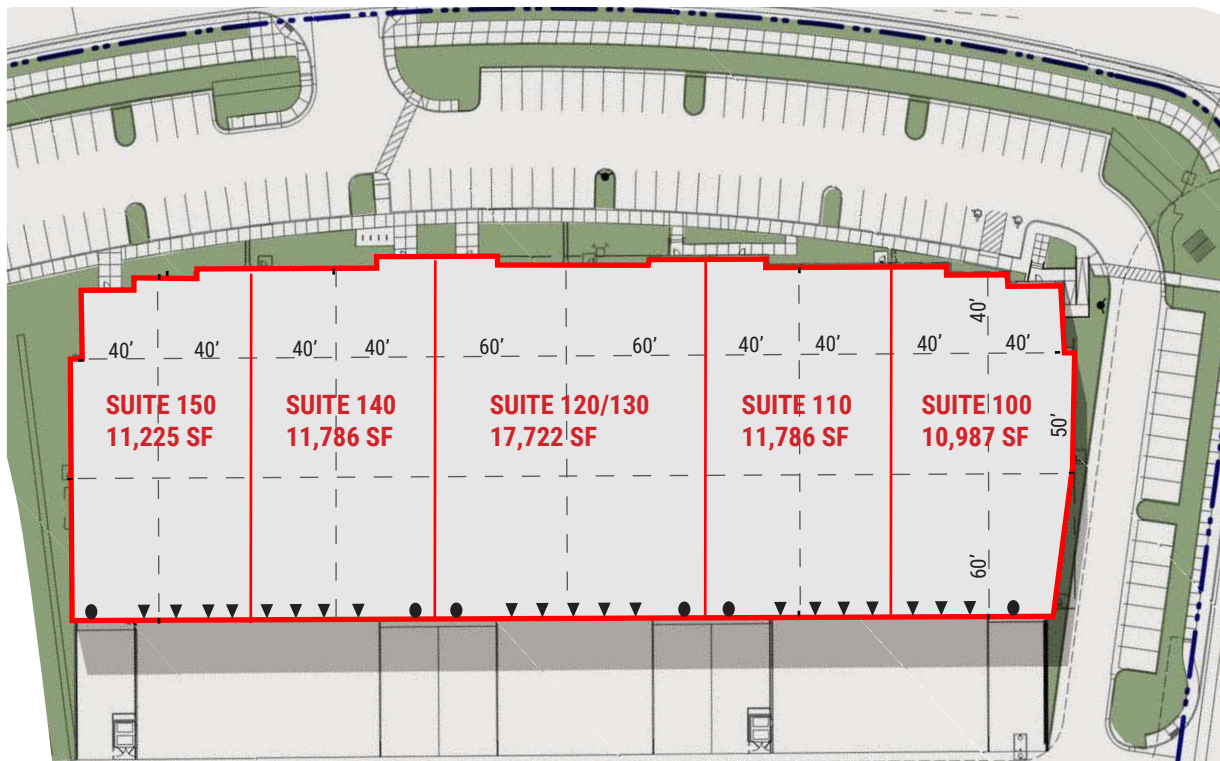
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**3235 SUNRIDGE HEIGHTS PKWY.- DIVISIBLE FROM 10,987 SF± UP TO 63,506 SF±**  
**24' CLEAR HEIGHT, 277/480V POWER, ESR FIRE SPRINKLERS, CALL BROKER FOR RATE QUOTE**

| SUITE #      | TOTAL SF±     | OFFICE SF±   | WAREHOUSE SF± | DOCK HIGH LOADING | GRADE LEVEL LOADING |
|--------------|---------------|--------------|---------------|-------------------|---------------------|
| 100          | 10,987        | 900          | 10,087        | 3                 | 1                   |
| 110          | 11,786        | 900          | 10,886        | 4                 | 1                   |
| 120/130      | 17,722        | 1,300        | 16,422        | 5                 | 2                   |
| 140          | 11,786        | 900          | 10,886        | 4                 | 1                   |
| 150          | 11,225        | 1,000        | 10,225        | 4                 | 1                   |
| <b>TOTAL</b> | <b>63,506</b> | <b>5,000</b> | <b>58,606</b> | <b>19</b>         | <b>6</b>            |



**NORTH**

CLASS "A" INDUSTRIAL BUILDINGS - WEST HENDERSON SUBMARKET

# FOR LEASE

- 12'W x 14'H Grade Level Door
- ▲ 9'W x 10'H Dock High Door

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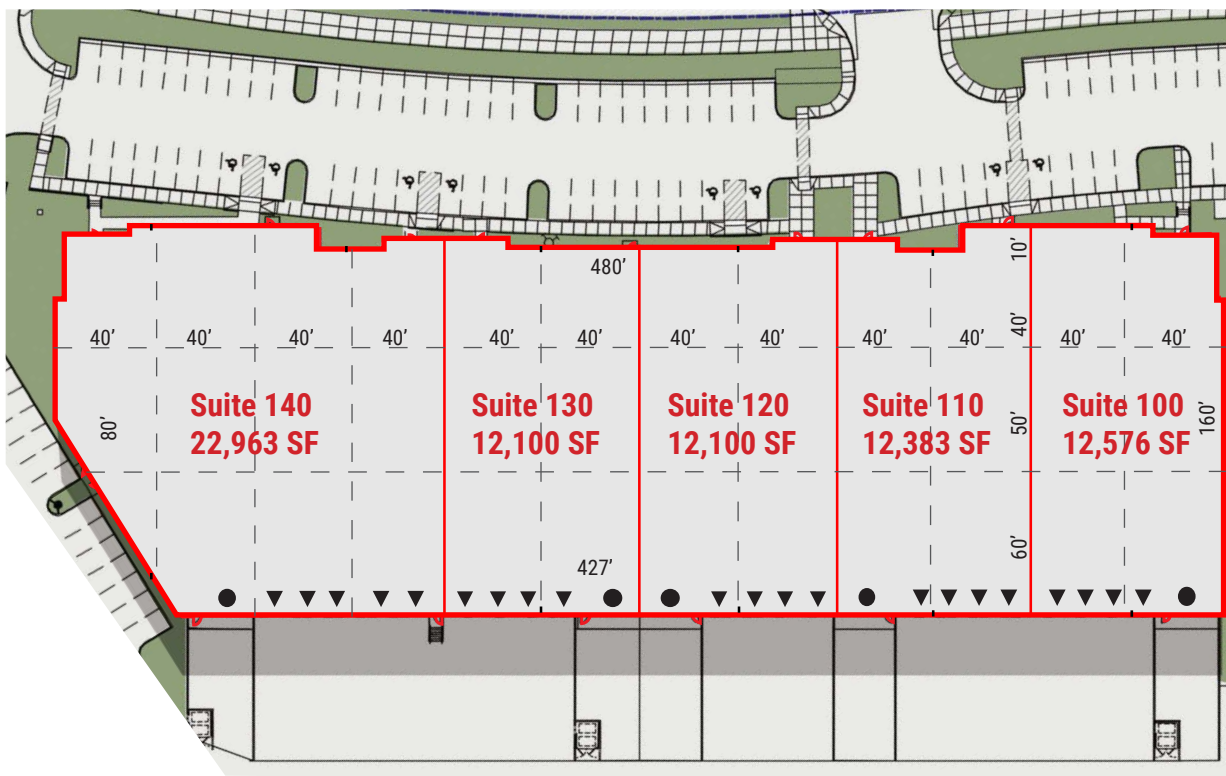
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**3255 SUNRIDGE HEIGHTS PKWY. - DIVISIBLE FROM 12,100 SF± UP TO 72,122 SF±**  
**24' CLEAR HEIGHT, 277/480V POWER, ESFR FIRE SPRINKLERS, CALL BROKER FOR RATE QUOTE**

| SUITE #      | TOTAL SF±     | OFFICE SF±   | WAREHOUSE SF± | DOCK HIGH LOADING | GRADE LEVEL |
|--------------|---------------|--------------|---------------|-------------------|-------------|
| 100          | 12,576        | 1,100        | 11,476        | 4                 | 1           |
| 110          | 12,383        | 1,000        | 11,383        | 4                 | 1           |
| 120          | 12,100        | 1,000        | 11,100        | 4                 | 1           |
| 130          | 12,100        | 1,000        | 11,100        | 4                 | 1           |
| 140          | 22,963        | 1,800        | 21,163        | 5                 | 1           |
| <b>TOTAL</b> | <b>72,122</b> | <b>5,900</b> | <b>66,222</b> | <b>21</b>         | <b>5</b>    |



**NORTH**

CLASS "A" INDUSTRIAL BUILDINGS - WEST HENDERSON SUBMARKET

# FOR LEASE

- 12'W x 14'H Grade Level Door
- ▲ 9'W x 10'H Dock High Door

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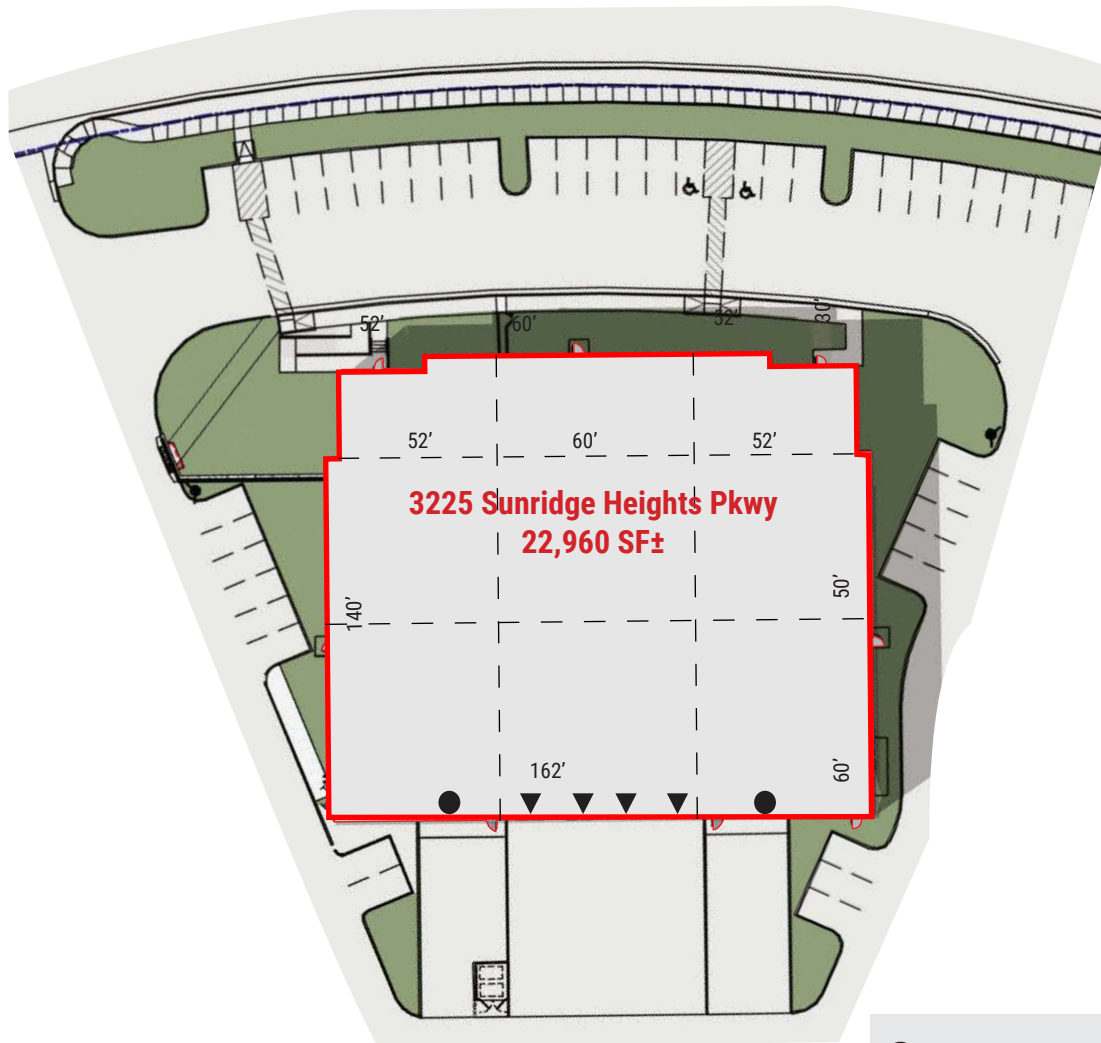
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**3225 SUNRIDGE HEIGHTS PKWY. - DIVISIBLE FROM 11,480 SF TO 22,960 SF± TOTAL  
24' CLEAR HEIGHT, 277/480V POWER, ESFR FIRE SPRINKLERS, CALL BROKER FOR RATE QUOTE**

| SUITE # | TOTAL SF± | OFFICE SF± | WAREHOUSE SF± | DOCK HIGH LOADING | GRADE LEVEL |
|---------|-----------|------------|---------------|-------------------|-------------|
| TOTAL   | 22,960    | 1,400      | 21,560        | 4                 | 2           |



**NORTH**

- 12'W x 14'H Grade Level Door
- ▲ 9'W x 10'H Dock High Door

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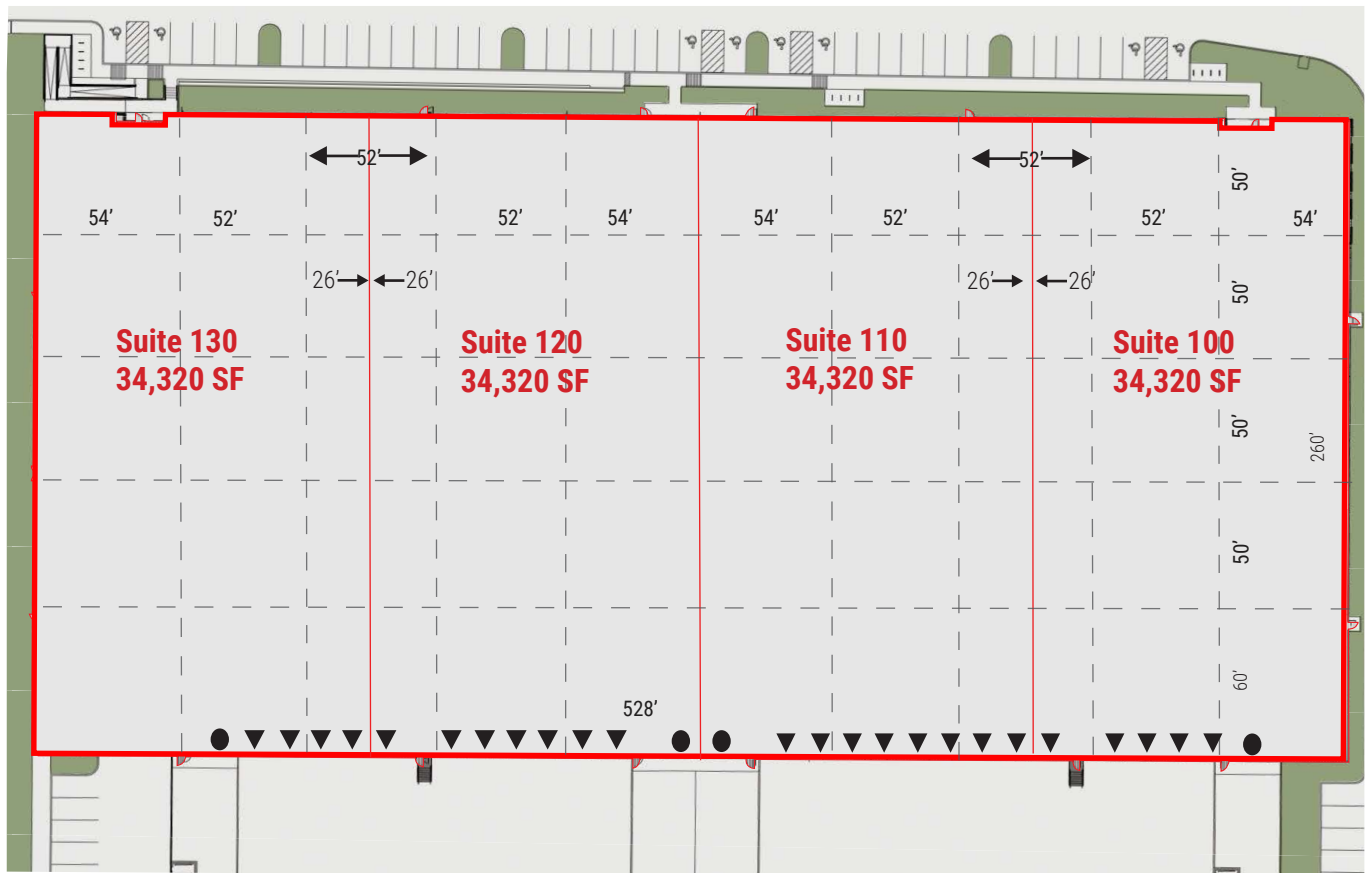
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**1085 ALPER CENTER DRIVE - DIVISIBLE FROM 34,320 SF± UP TO 137,280 SF±**  
**28' CLEAR HEIGHT, 277/480V POWER, ESFR FIRE SPRINKLERS, CALL BROKER FOR RATE QUOTE**

| SUITE #      | TOTAL SF±      | OFFICE SF±   | WAREHOUSE SF±  | DOCK HIGH LOADING | GRADE LEVEL |
|--------------|----------------|--------------|----------------|-------------------|-------------|
| 100          | 34,320         | 1,400        | 32,920         | 5                 | 1           |
| 110          | 34,320         | 1,400        | 32,920         | 8                 | 1           |
| 120          | 34,320         | 1,400        | 32,920         | 7                 | 1           |
| 130          | 34,320         | 1,400        | 32,920         | 4                 | 1           |
| <b>TOTAL</b> | <b>137,280</b> | <b>5,600</b> | <b>131,680</b> | <b>24</b>         | <b>4</b>    |



**NORTH**

CLASS "A" INDUSTRIAL BUILDINGS - WEST HENDERSON SUBMARKET

- 12'W x 14'H Grade Level Door
- ▲ 9'W x 10'H Dock High Door

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## 1065 ALPER CENTER DRIVE - 20,986 SF± TOTAL

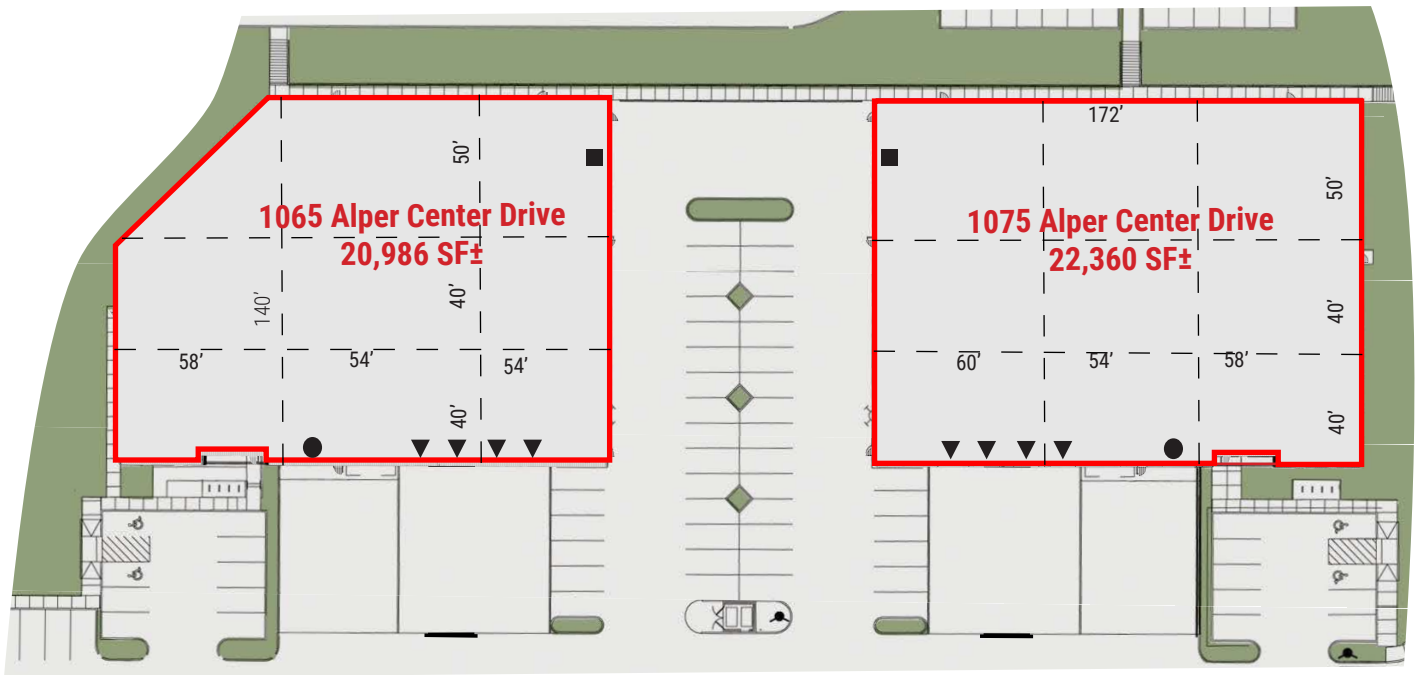
24' CLEAR HEIGHT, 277/480V POWER, ESFR FIRE SPRINKLERS, CALL BROKER FOR RATE QUOTE

| SUITE # | TOTAL SF± | OFFICE SF± | WAREHOUSE SF± | DOCK HIGH LOADING | GRADE LEVEL |
|---------|-----------|------------|---------------|-------------------|-------------|
| TOTAL   | 20,986    | 1,400      | 19,586        | 4                 | 2           |

## 1075 ALPER CENTER DRIVE - 22,360 SF± TOTAL

24' CLEAR HEIGHT, 277/480V POWER, ESFR FIRE SPRINKLERS, CALL BROKER FOR RATE QUOTE

| SUITE # | TOTAL SF± | OFFICE SF± | WAREHOUSE SF± | DOCK HIGH LOADING | GRADE LEVEL |
|---------|-----------|------------|---------------|-------------------|-------------|
| TOTAL   | 22,360    | 1,400      | 20,960        | 4                 | 2           |



**NORTH**

- 12'W x 14'H Grade Level Door
- 14'W x 16'H Grade Level Door
- ▲ 9'W x 10'H Dock High Door

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