

# WAREHOUSE/ OFFICE SPACE

AIRPORT INDUSTRIAL PARK

3245 E. Patrick Lane, Suite B  
Las Vegas, NV 89120



Excellent access to I-215

FOR LEASE

**±8,116 SF**

**\$1.00 PSF Broker Bonus**

Lease to be signed on or before June 30, 2026 | Minimum 3-Year Deal

 **LINK**

LEASED BY

 **Colliers**



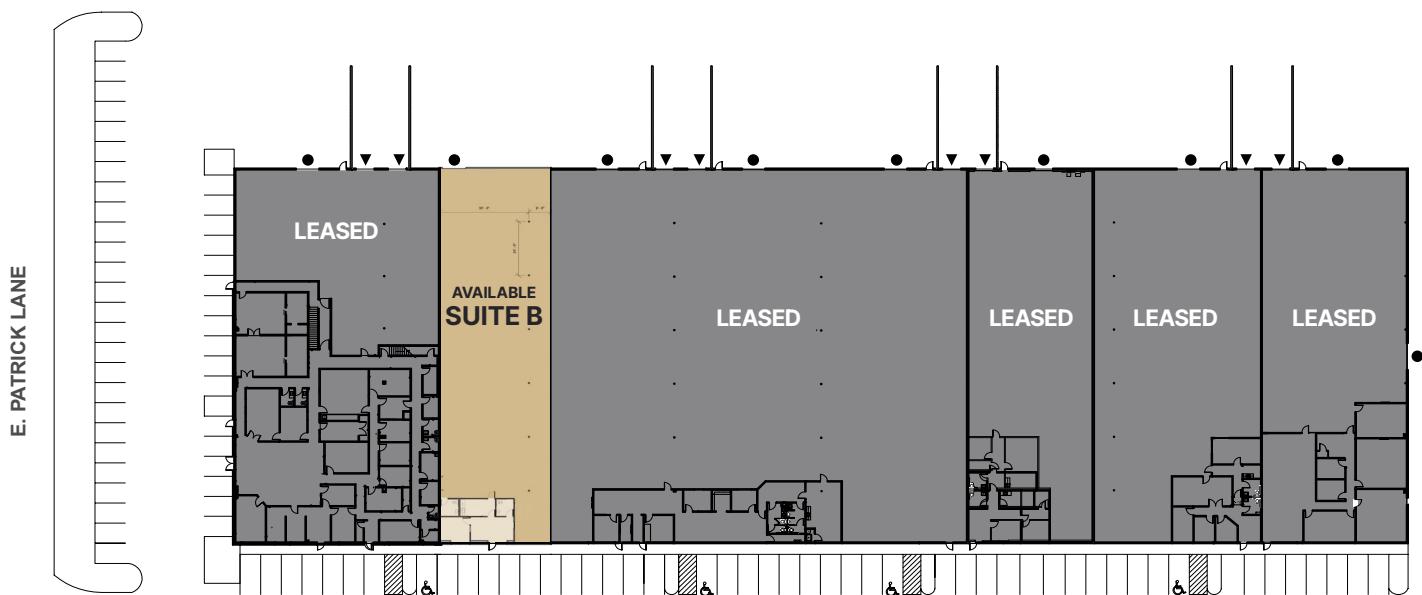
Drawings not to scale. For illustration purposes only.

● = GRADE LOADING DOOR

▲ = DOCK LOADING DOOR

■ = AVAILABLE

■ = LEASED



FOR LEASE

## LOCATED IN CLARK COUNTY

Airport Industrial Park is a concrete tilt-up distribution building totaling ±86,016 square feet. Located on Patrick Lane between Eastern Avenue and Pecos Road and offers immediate access to Harry Reid International Airport. The property also offers convenient proximity to I-215, I-15 and the Las Vegas "Strip" via both Russell and Sunset Roads. Warehouse features include 24' clear height, dock high loading doors, grade level loading doors, 1% warehouse skylights, evaporative cooling, and ±100' truck court depth.

### PROPERTY HIGHLIGHTS

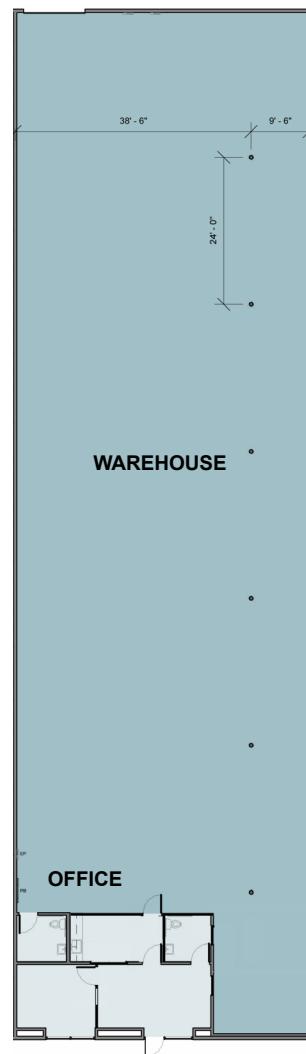
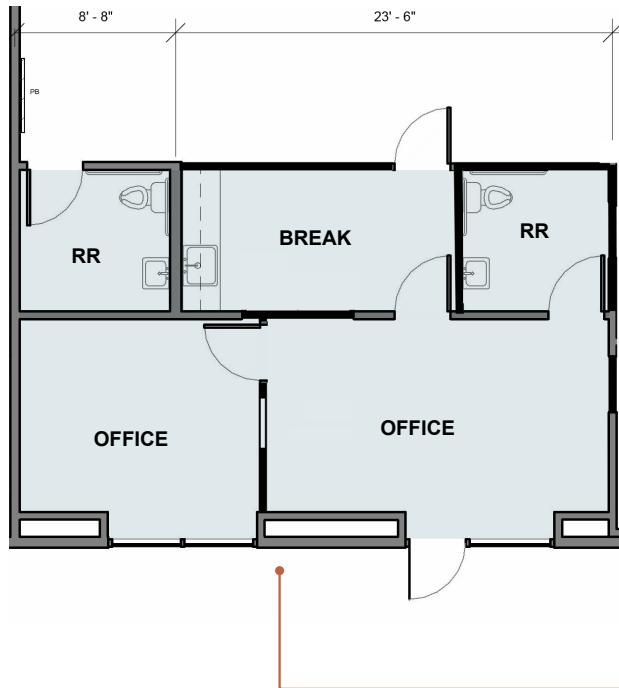
<b>Cross Streets</b>	E. Patrick Lane and S. Pecos Road	<b>Lot Size</b>	±4.83 Acres
<b>County</b>	Clark	<b>Total Building SF</b>	±86,016 SF
<b>Zoning</b>	I-P (Clark County)	<b>Power</b>	277/480 Volt, 3-Phase (Tenant's electrician to confirm power)
<b>APN</b>	162-36-702-003	<b>Cooling</b>	Evaporative Coolers
<b>Year Built</b>	1990	<b>Sprinklers</b>	.33 GPM/3,000 SF
<b>Clear Height</b>	±24'		

# SUITE B

## ±8,116 SF

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● = GRADE LOADING DOOR



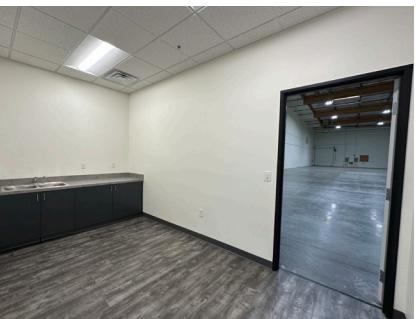
FOR LEASE

### AVAILABLE NOW

<b>Suite</b>	B
<b>Total SF</b>	±8,116 SF
<b>Office SF</b>	±697 SF
<b>Warehouse SF</b>	±7,419 SF

<b>Clear Height</b>	±24'
<b>Grade Loading</b>	One (1) Grade Level Loading Door
<b>Power</b>	±200 Amps, 277/480 Volt, 3-Phase (Tenant's electrician to confirm power)
<b>NNN Fees (PSF)</b>	\$0.16

# SUITE B INTERIOR IMAGES



# HIGHLY DESIRABLE AIRPORT SUBMARKET



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# CONTACT INFORMATION

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



LEASED BY

