

# 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



REPRESENTED BY





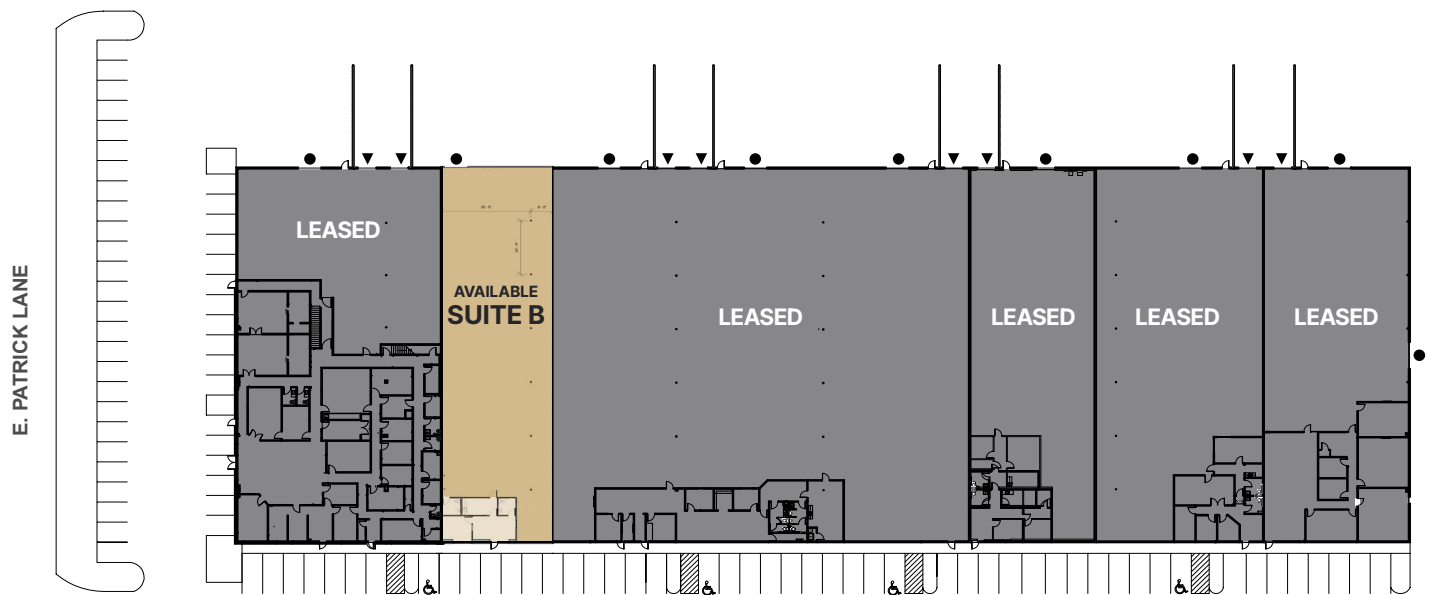
Drawings not to scale. For illustration purposes only.

● = 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

**Cross Streets** E. Patrick Lane and S. Pecos Road

**County** Clark

**Zoning** I-P (Clark County)

**APN** 162-36-702-003

**Year Built** 1990

**Clear Height** ±24'

**Lot Size** ±4.83 Acres

**Total Building SF** ±86,016 SF

**Power** 277/480 Volt, 3-Phase  
(Tenant's electrician to confirm power)

**Cooling** Evaporative Coolers

**Sprinklers** .33 GPM/3,000 SF

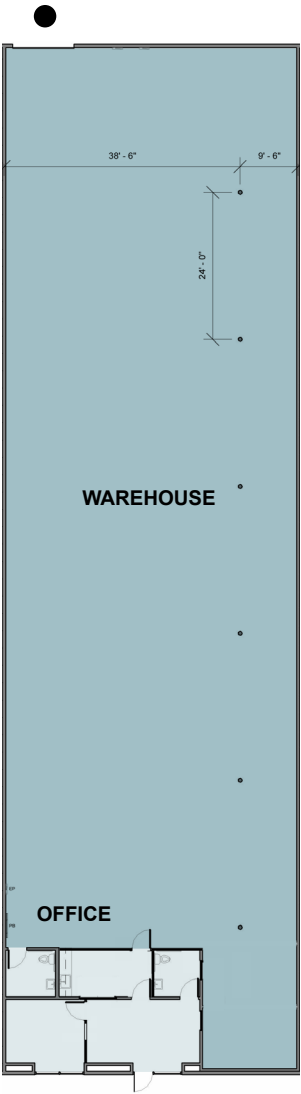
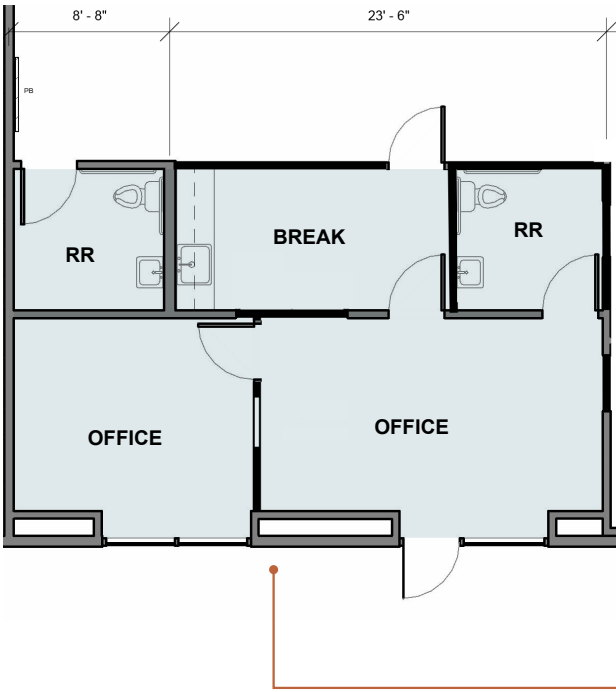


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# SUITE B

## ±8,116 SF

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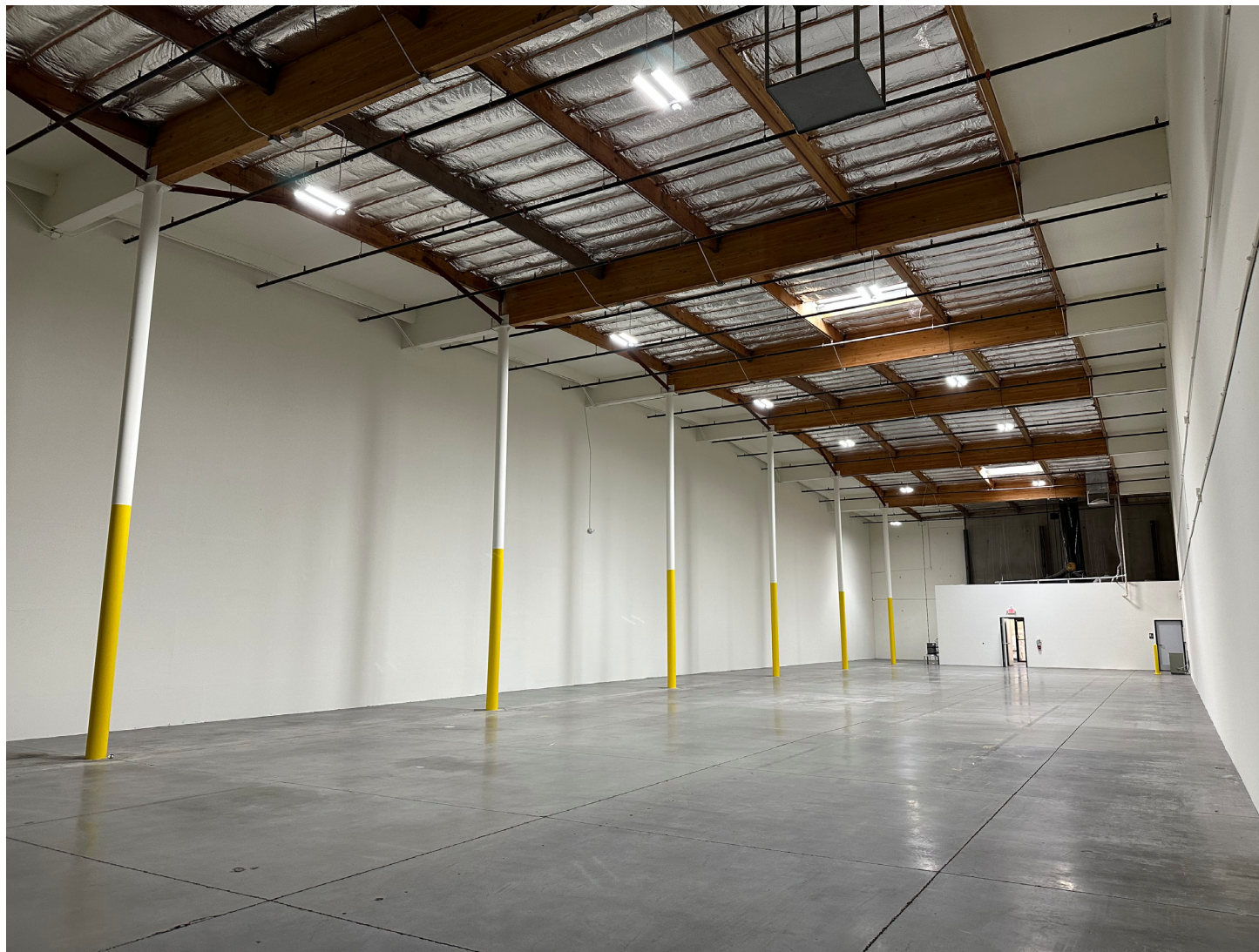
FOR LEASE

### AVAILABLE NOW

|              |           |                |                                                                             |
|--------------|-----------|----------------|-----------------------------------------------------------------------------|
| Suite        | B         | Clear Height   | ±24'                                                                        |
| Total SF     | ±8,116 SF | Grade Loading  | One (1) Grade Level Loading Door                                            |
| Office SF    | ±697 SF   | Power          | ±200 Amps, 277/480 Volt, 3-Phase<br>(Tenant's electrician to confirm power) |
| Warehouse SF | ±7,419 SF | NNN Fees (PSF) | \$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.



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