

For Sublease

CBRE

7465 Dean Martin Drive, Suite 103

Eldorado Business Park
Las Vegas, NV 89139
www.cbre.com/lasvegas

±2,631 SF Industrial Unit



Contact Us

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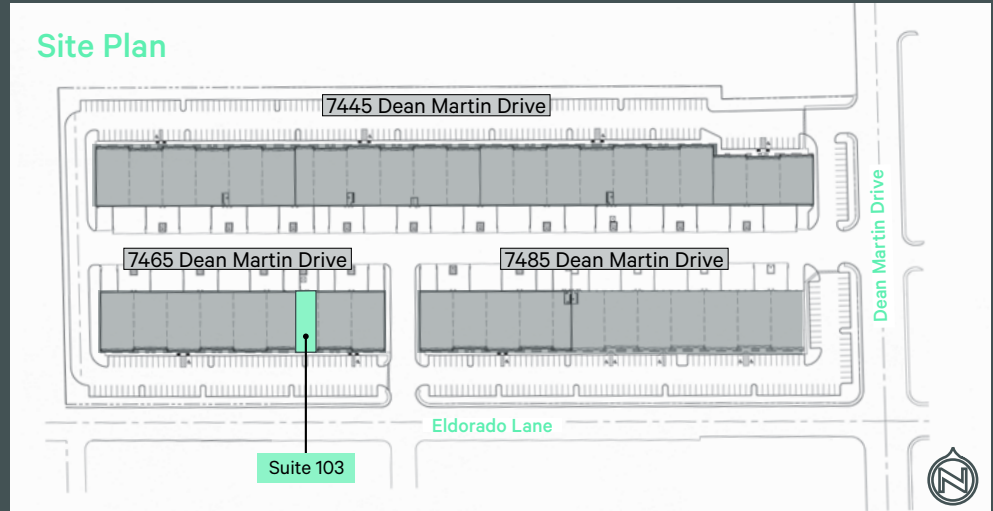
CBRE

Eldorado Business Park is located less than 5 minutes from the I-15 Freeway, McCarran International Airport, the Las Vegas 'Strip', the future Las Vegas Raiders Stadium and UNLV. The property is conveniently located near multiple retail amenities, including the 117-acre Town Square retail development on Las Vegas Boulevard.

Property Highlights

- + Located on Dean Martin Drive, just south of Warm Springs Road
- + ±208,076 SF project on ±15.08 acres
- + Concrete tilt-up construction
- + Grade level loading doors (±12' x ±14')
- + Dock-hi truck doors (±9' x ±10')
- + Column spacing is ±48' x ±54'
- + Power 277/480 volt, 3-phase, 200 amps per unit
- + ±18' - ±25' minimum clearance
- + Wide truck court with ±45' dock aprons
- + Skylights
- + Natural Gas Service
- + Evaporative cooled warehouse
- + Parking at 2.33:1000 SF
- + Zoning MD Light Industrial
- + Built in 2007
- + Availability Now!

Site Plan



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Suite 103 Highlights

- + ±2,631 SF Total
- + ±618 SF of HVAC Office Space
- + ±2,013 SF of Evap-Cooled Warehouse
- + One (1) Restroom
- + One (1) 12'x14' Grade-Level Truck Door
- + ±25' Minimum Clear Height
- + ESFR Fire Sprinklers
- + 200 Amps, 120/208 Volt, 3-Phase Power

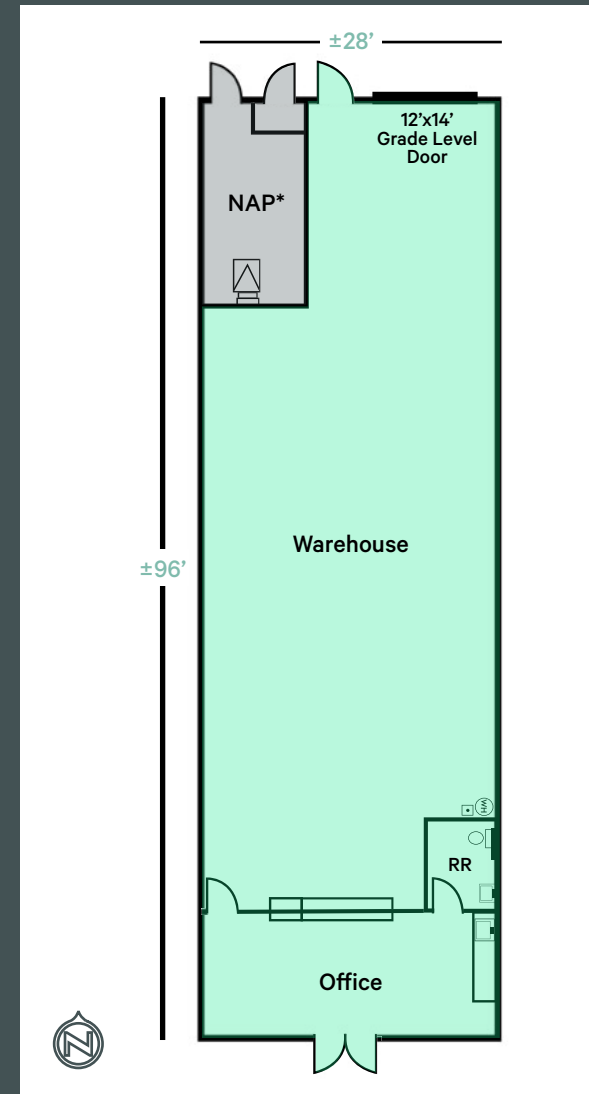
LEASE RATE : \$1.62/SF (NNN)

CAMs : \$0.23/SF

AVAILABLE : Now!

SUBLEASE EXPIRES : 11/30/2028

TOTAL MONTHLY : \$4,873.66



*Not part of the Rentable SF

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Aerial Map



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