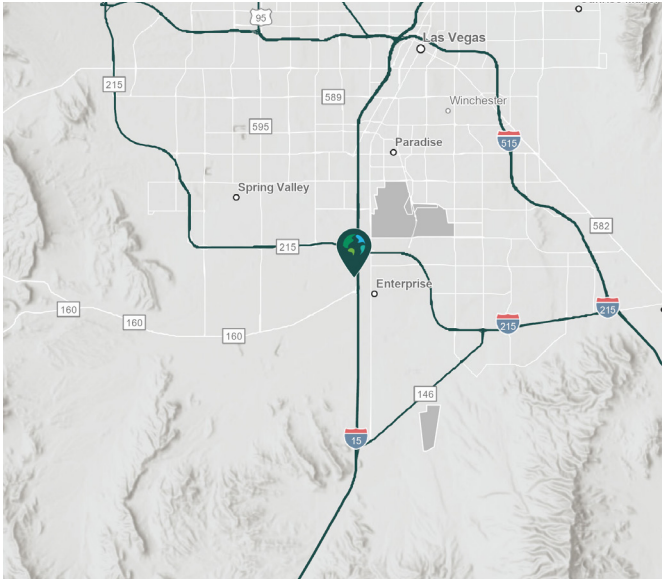




INDUSTRIAL SPACE FOR LEASE

10,280 SF

Warm Springs Distribution Center 15
7850 Dean Martin Drive
Suite 505
Las Vegas, NV 89139



- Conveniently located in the heart of the Las Vegas Southwest submarket with easy access to the I-15 and I-215 Freeways, Harry Reid International Airport, Town Square and the Las Vegas Strip.
- Easy access to the I-15 and I-215 Freeways.



Property Features

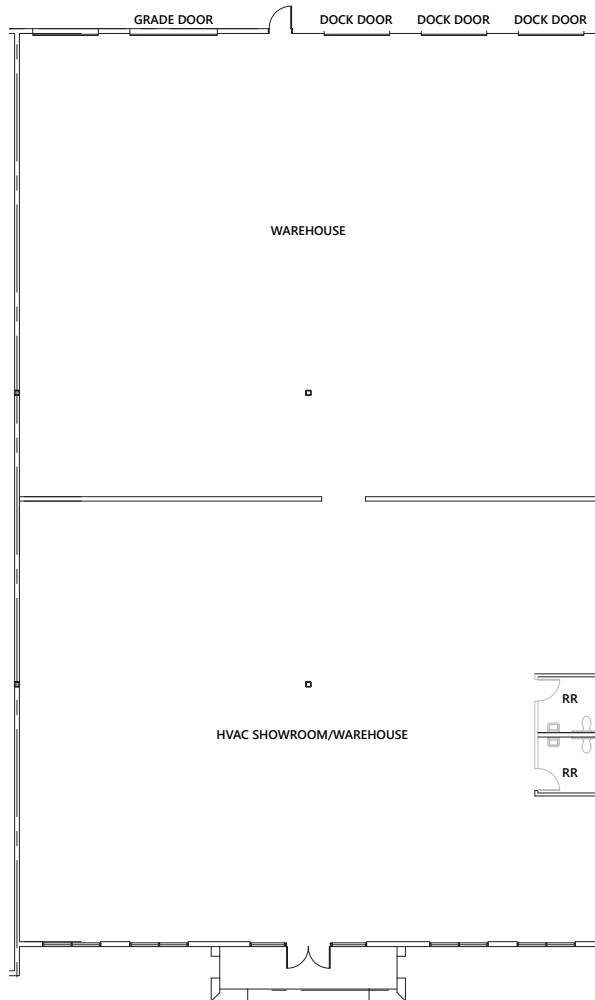
Available Space	10,280 SF	Drive-in Doors	1
Existing/Conceptual Office SF	4,916 SF / 1,439 SF	Car Parking Spaces	Pro Rata Share
Clear Height	26'	Electrical Service	400 amps, 120/208 V
Cooling	100% HVAC	Sprinkler System	ESFR
Dock Doors	3	Lighting	LED Motion Sensor
Pit Levelers	1	Zoning	IP (Industrial Park)



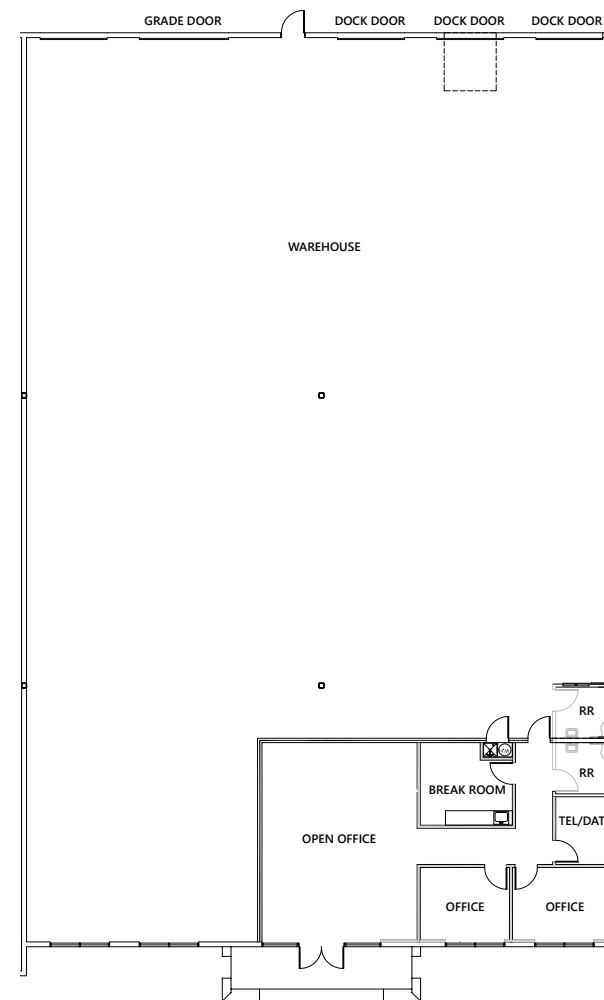
Unlock the full potential of your
**warehouse with one strategic,
single-source partner.**



EXISTING SPACE PLAN - ±4,916 SF OFFICE



CONCEPTUAL SPACE PLAN - ±1,439 SF OFFICE



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