

# JONES CORPORATE PARK

6420 KARMS PARK ROAD • LAS VEGAS, NV 89118

## FOR LEASE

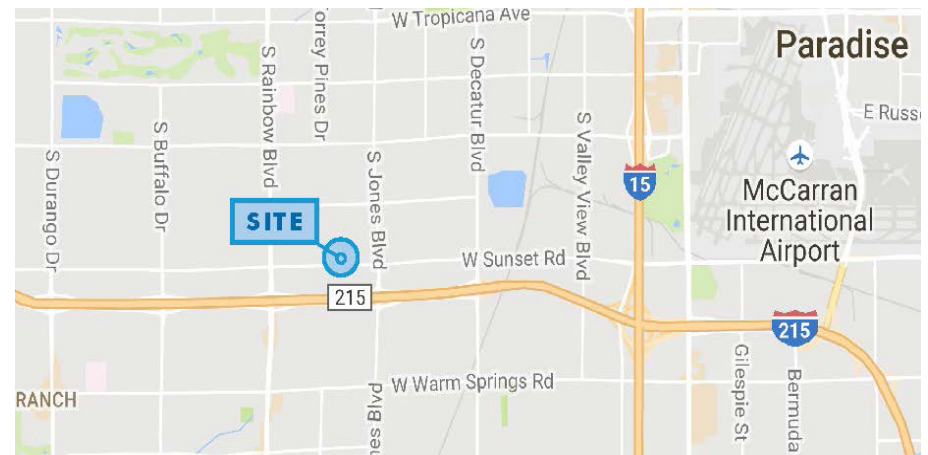


### PROPERTY FEATURES

- Located in the highly desirable Southwest submarket of Las Vegas.
- Exceptional access to I-15 & the Las Vegas "Strip"
- Direct access to the 215 Beltway via Jones Blvd.
- R-30 Insulation at Roof Deck
- ESFR Fire System
- 6" Slab at 4,500 PSI
- 60' Dock Apron
- LED Warehouse Lighting
- Evaporative Cooling

### SUITE 101 FEATURES

- ±65,000 SF
- ±2,847 SF Spec Office
- Warehouse Restrooms
- 32' Clear Height
- 277/480 Volts, 3-Phase Power
- 1 Grade Door
- 10 Dock Doors w/35,000 lb. Pit Type Levelers on Every 3rd Door
- 50' x 50' Column Spacing
- CAMS \$0.128



OWNED BY

**EASTGROUP**  
PROPERTIES

[www.eastgroup.net](http://www.eastgroup.net)

For more information, please contact:

**GREG TASSI, SIOR**

702.605.1713

[greg.tassi@cushwake.com](mailto:greg.tassi@cushwake.com)

**NICK ABRAHAM**

702.605.1620

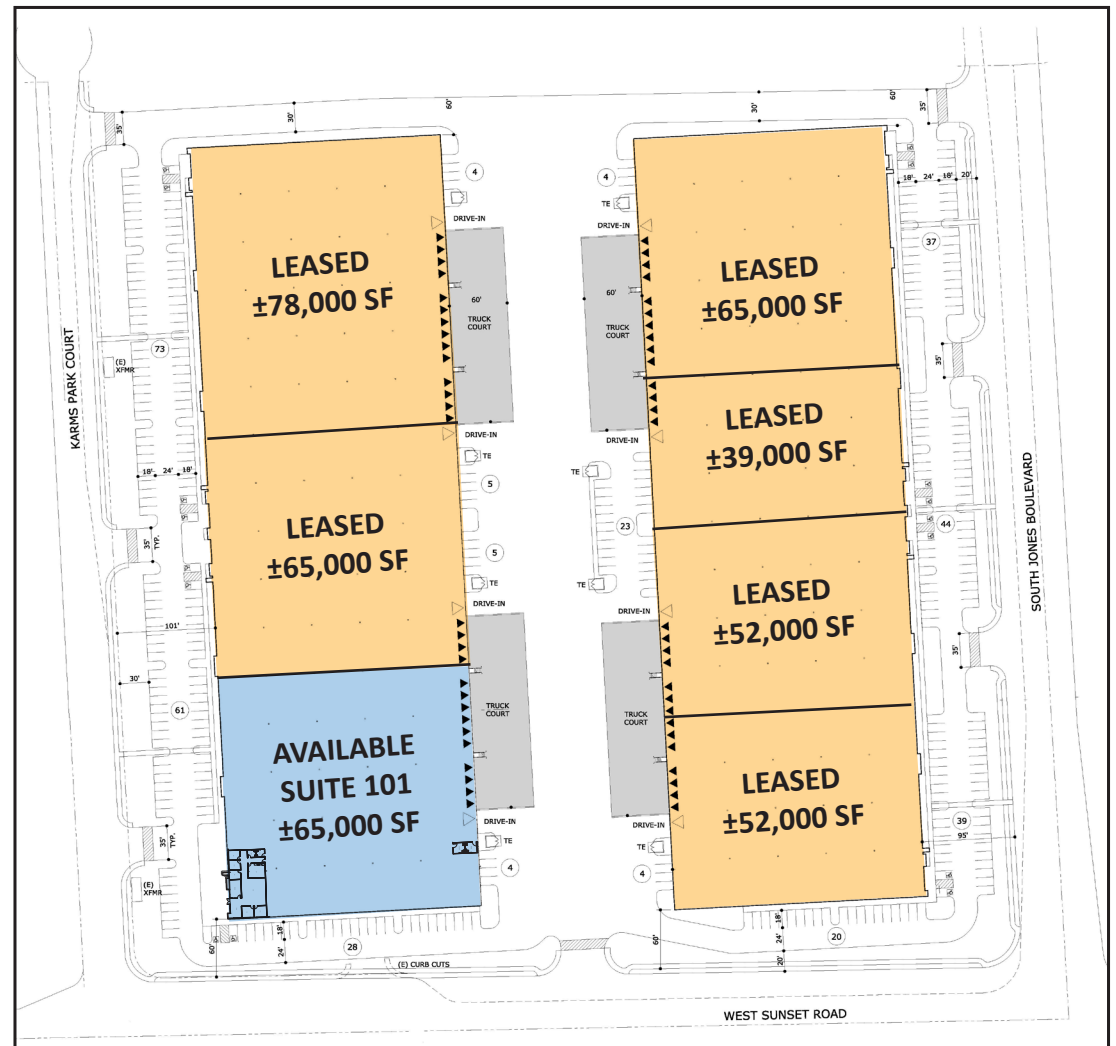
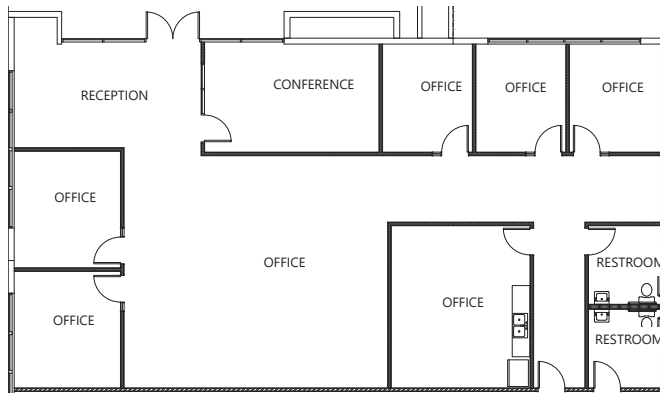
[nick.abraham@cushwake.com](mailto:nick.abraham@cushwake.com)

 **CUSHMAN & WAKEFIELD**



6420 KARMS PARK ROAD • LAS VEGAS, NV 89118

## OFFICE PLAN



OWNED BY

# EASTGROUP

PROPERTIES

[www.eastgroup.net](http://www.eastgroup.net)

For more information, please contact:

**GREG TASSI, SIOR**

702.605.1713

greg.tassi@cushwake.com

**NICK ABRAHAM**

702.605.1620

nick.abraham@cushwake.com

