

WARM SPRINGS DISTRIBUTION CENTER
7750 DEAN MARTIN DR | SUITE 406
LAS VEGAS, NV 89139



± 13,045 SF FOR SUBLEASE

± 1,677 OFFICE SF / ± 11,368 WAREHOUSE SF



PROPERTY HIGHLIGHTS



Now available for sublease! 7750 Dean Martin Drive is strategically located in the Southwest Submarket of Las Vegas. The property benefits from immediate proximity to Harry Reid International Airport, with convenient access to I-15 and I-215, providing direct north-south and east-west transportation routes throughout Las Vegas and to major Western U.S. markets.

The sublease offers $\pm 13,045$ SF office/warehouse featuring one (1) grade-level door, three (3) dock-high doors, a breakroom, two (2) restrooms, an open office area, and two (2) private offices. The property is zoned IP (Industrial) and is located near Harry Reid International Airport, with convenient access to both I-15 and I-215 within 1.2 miles. **The sublease expires March 31, 2028.**

Building/Suite: 7750 Dean Martin Dr., Suite 406

Size: $\pm 13,045$ SF ($\pm 1,677$ Office SF)

Lease Type: NNN

Clear Height: 24'

Grade Doors: 1

Dock Doors: 3

CAM: \$0.19

Parking: 1.71/1000

Power: To be verified by the tenant.

Cooling: Evaporative cooling

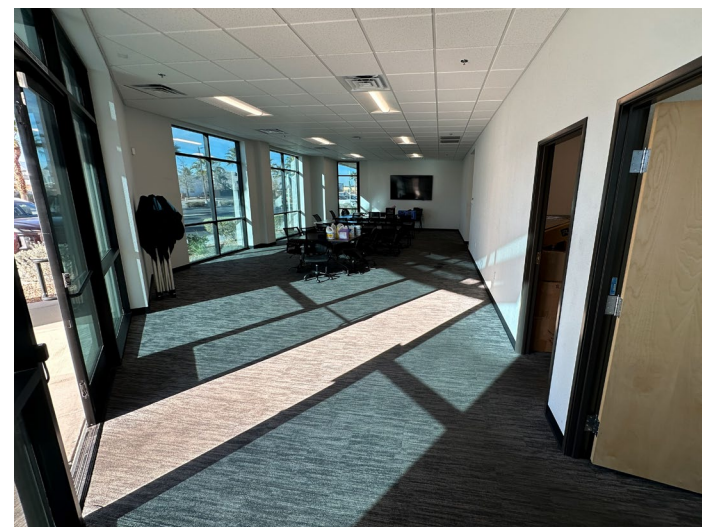
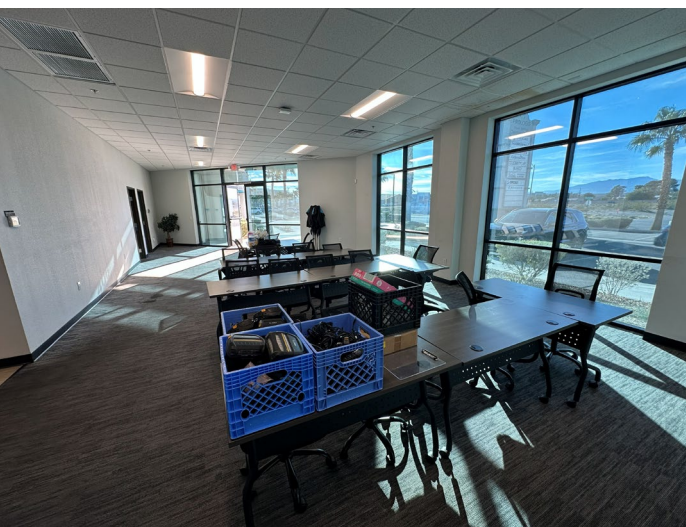
Sprinklers: Yes

Contact Broker For Pricing

PROPERTY PHOTOGRAPHY



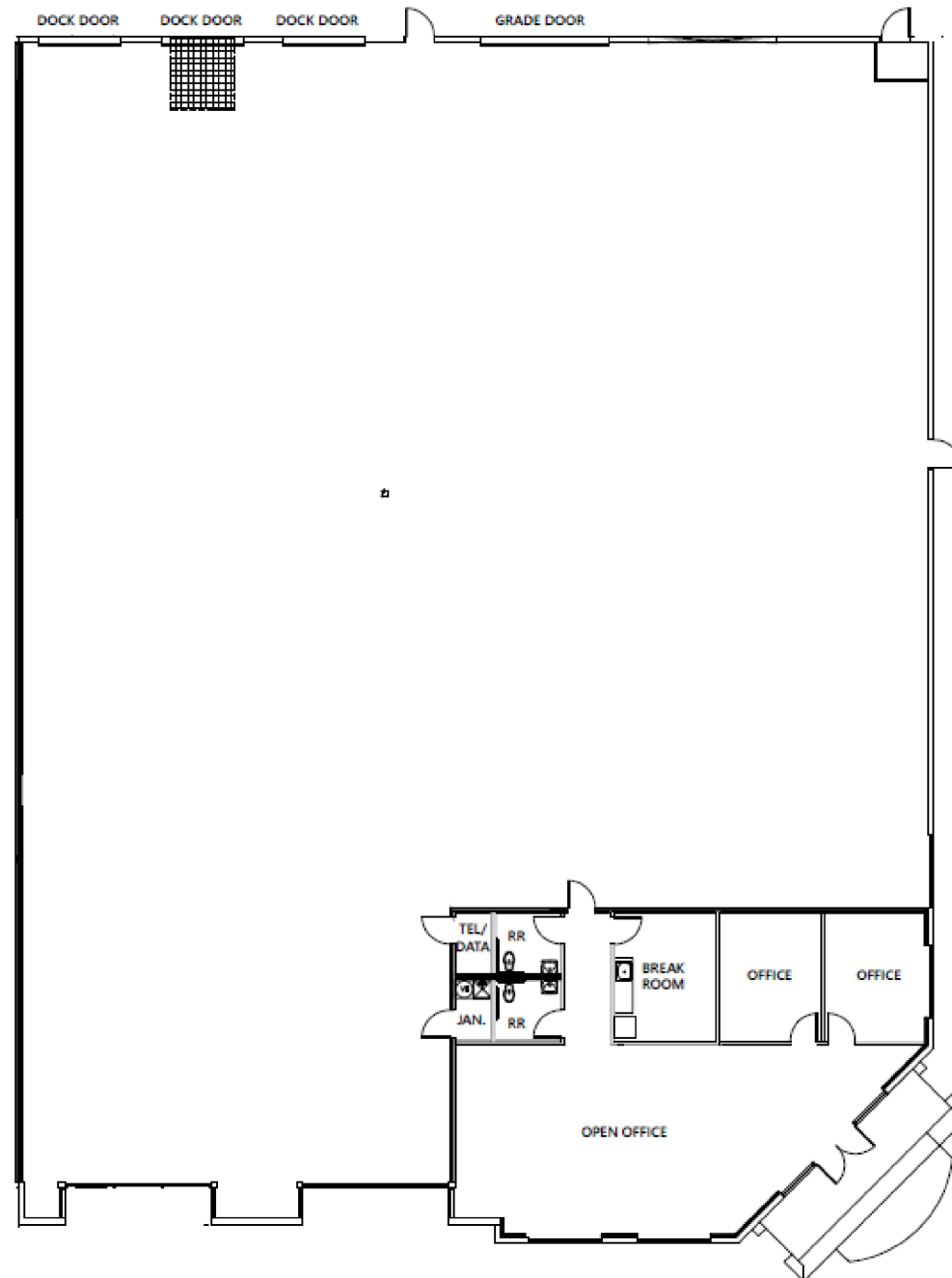
STRATEGICALLY
LOCATED IN THE
SOUTHWEST SUBMARKET
OF LAS VEGAS



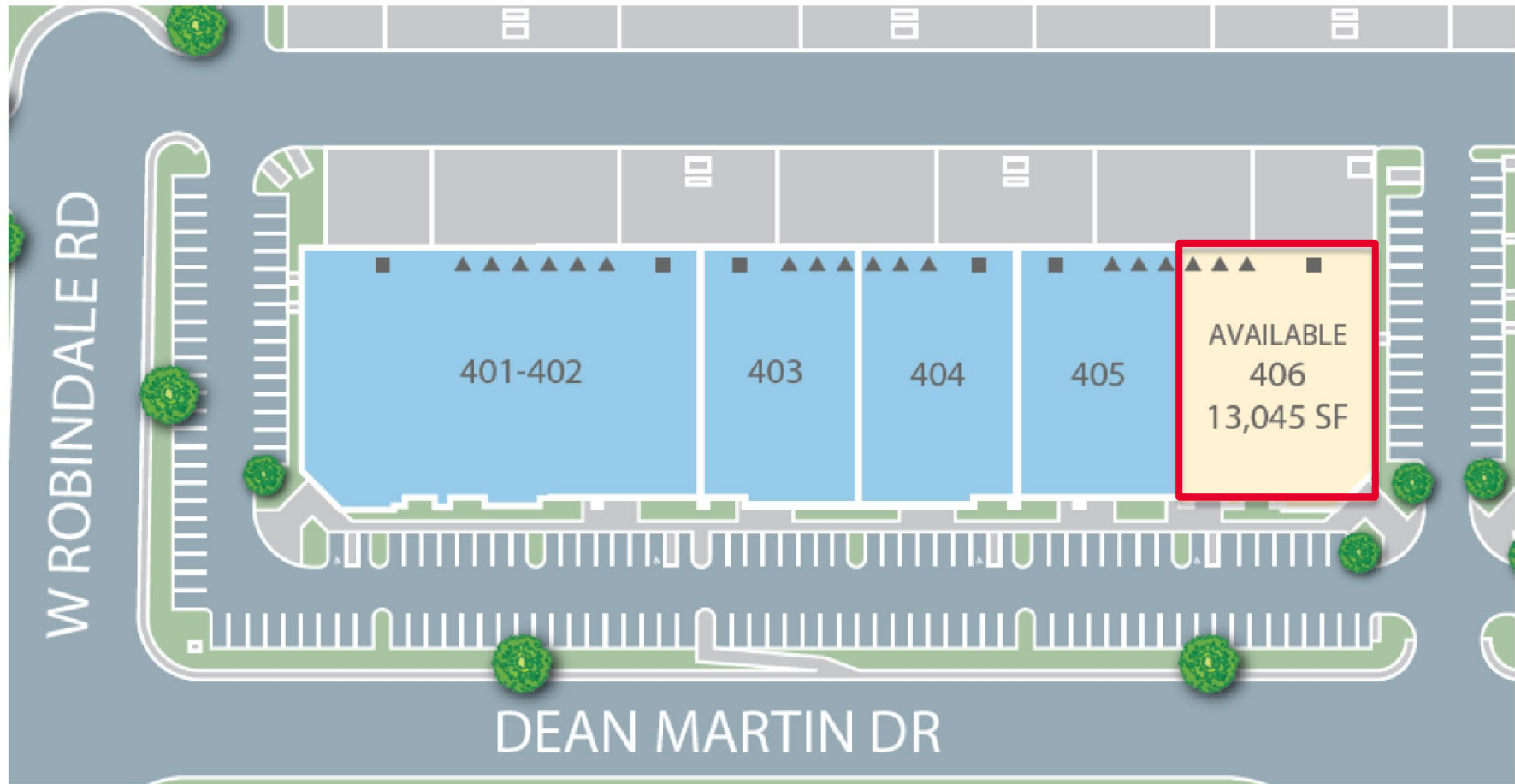
PROPERTY PHOTOGRAPHY



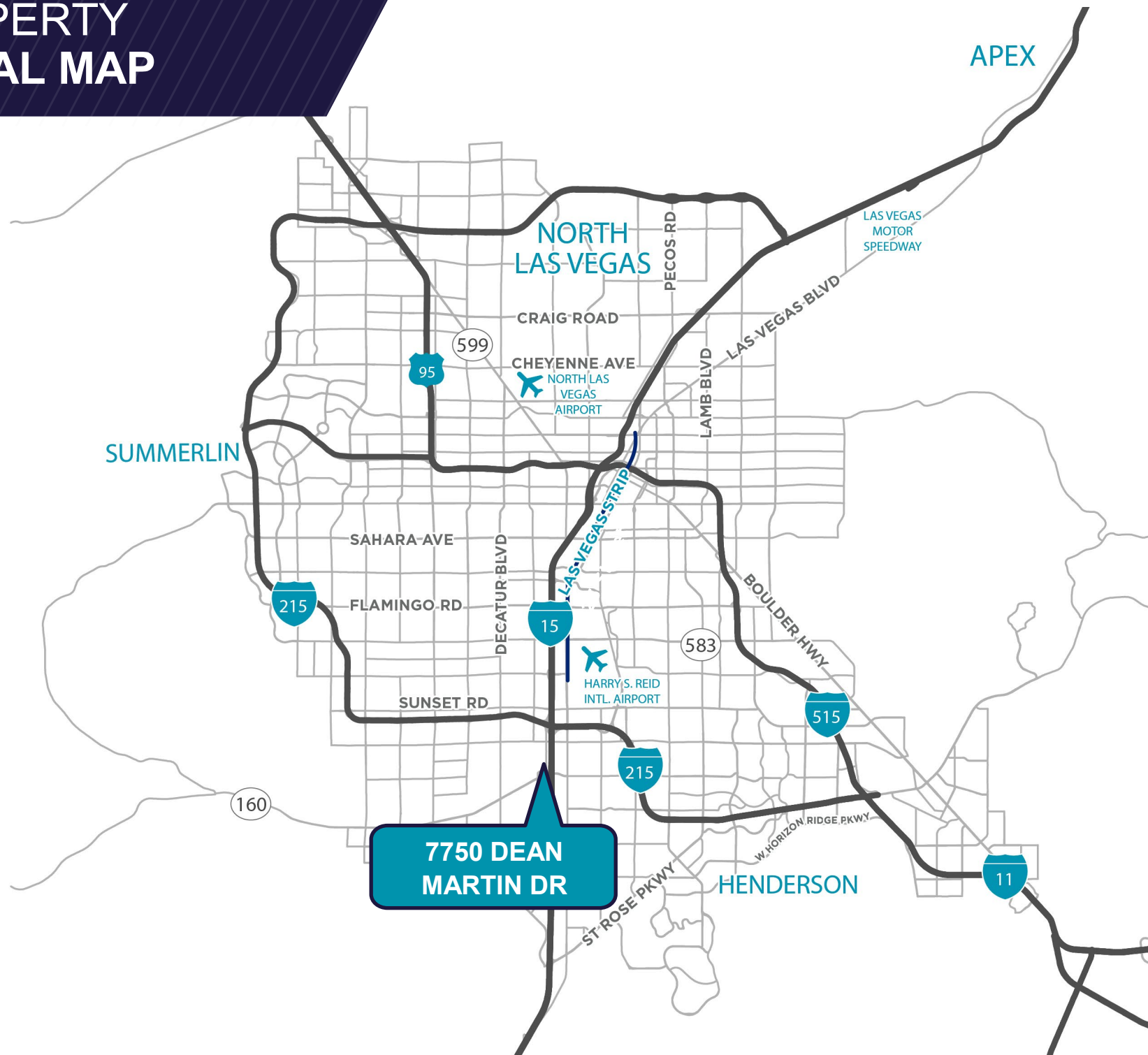
PROPERTY FLOOR PLAN



PROPERTY SITE PLAN



PROPERTY AERIAL MAP



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