



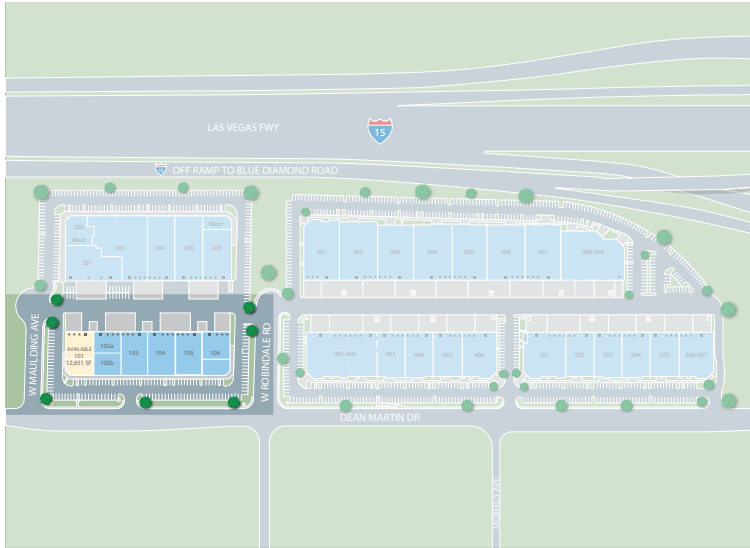
Warm Springs Distribution Center #11

7650 Dean Martin Drive, Suite 101 | Las Vegas, NV 89139

Up to ±12,651 Square Feet Available
Industrial Building For Lease

Warm Springs Distribution Center #11

7650 Dean Martin Drive, Suite 101 | Las Vegas, NV 89139



Up to $\pm 12,651$

square feet available

Less than 1 mile

From the I-15 freeway

Major Distribution Hub

Can service 8 different markets within a one day truck drive

Under 5 miles

To the Las Vegas Strip & McCarran International Airport

Property Description

- Available $\pm 12,651$ SF
- $\pm 3,623$ SF 1st Floor Office Space
- $\pm 2,414$ SF Mezzanine Office Space
- ESFR Fire Sprinkler System with a 25.2K factor operating with 1357gpm at 20psi
- Three (3) Dock High Loading Doors
- One (1) Pit Leveler
- One (1) Grade Level Loading Door
- 24' Minimum Clear Height
- 800 Amps, 120/208 Volts, 3-Phase Power
- Ample Parking
- Concrete Tilt-Up Construction

Highway Access

- Close proximity to Blue Diamond Road and Las Vegas Blvd exit ramp off of the I-15 freeway

Location

- Convenient access to the Las Vegas Strip, T-Mobile Arena, Allegiant Stadium and Las Vegas Convention Center corridor.
- Near an abundance of restaurants, shopping venues, and industrial owners/users and manufacturing/distribution facilities.

- 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.
- Annual average traffic counts exceeding 238,000 vehicles daily.

Zoning

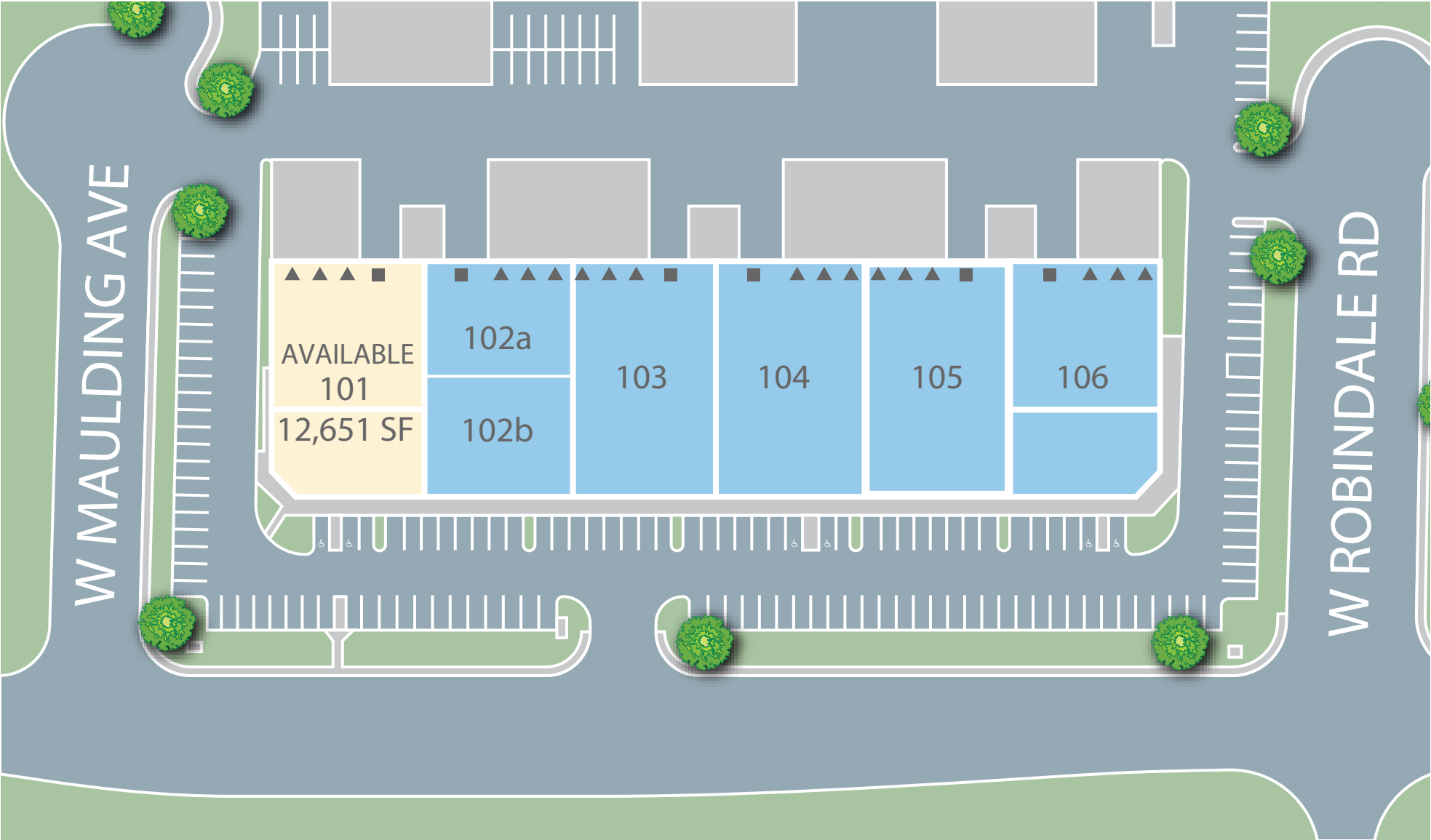
- MD, Designated Manufacturing

Lease Type

- Prologis Clear Lease
- Operating Expense Cost Certainty

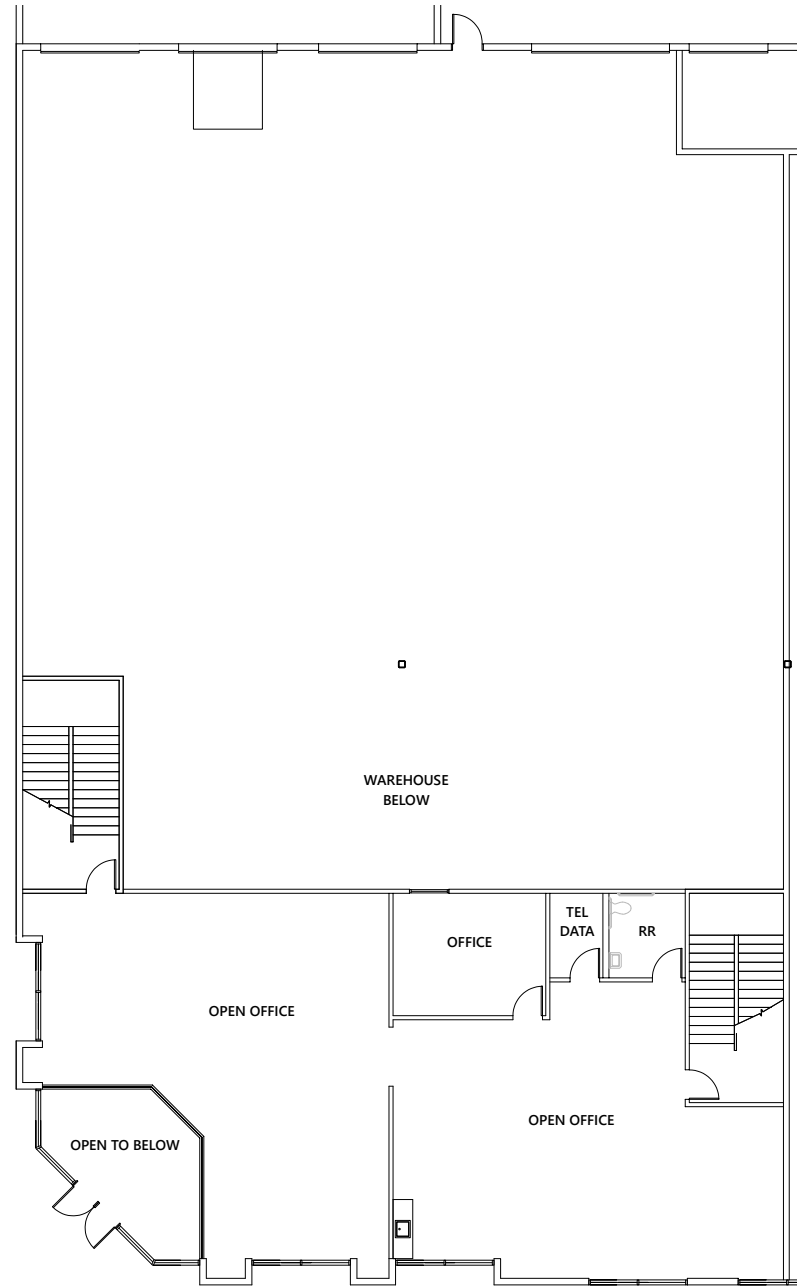
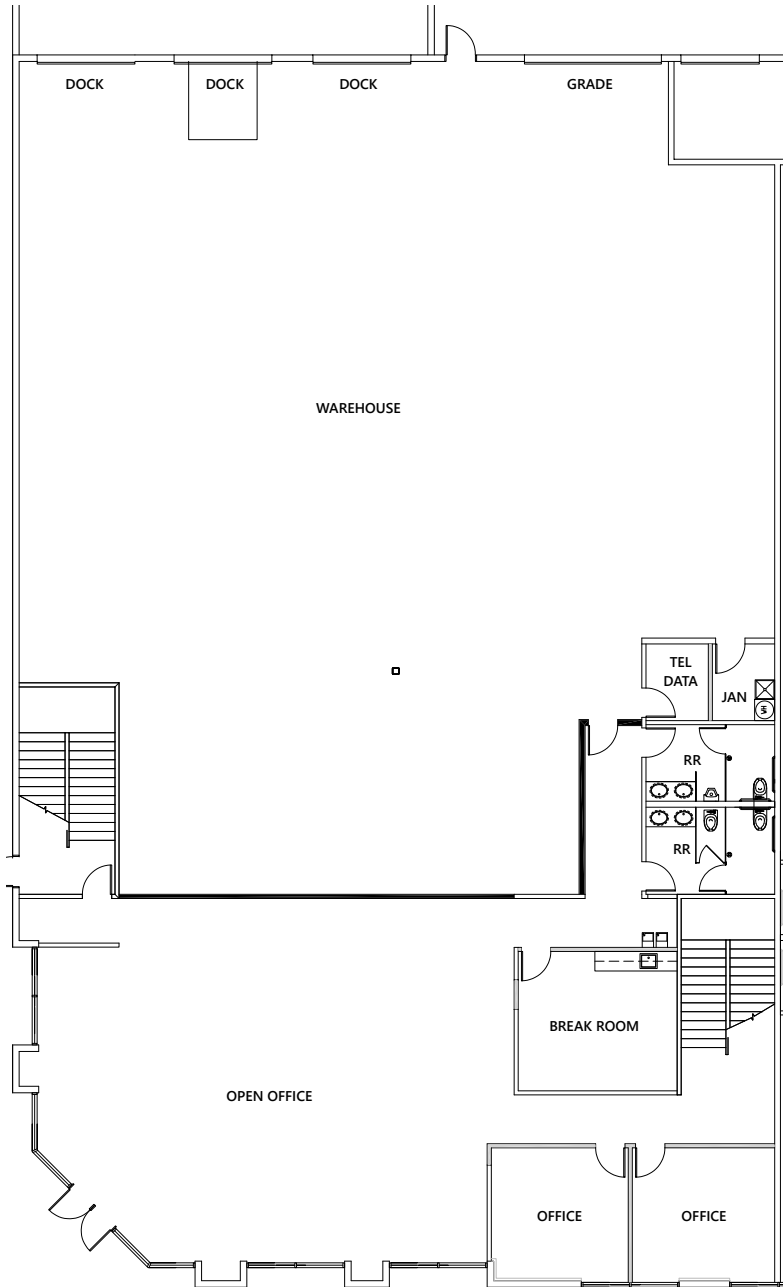
Warm Springs Distribution Center #11

7650 Dean Martin Drive, Suite 101 | Las Vegas, NV 89139



Warm Springs Distribution Center #11

7650 Dean Martin Drive, Suite 101 | Las Vegas, NV 89139





C&W - Nick Abraham

Director
nick.abraham@cushwake.com
ph +1 702 605 1620
Lic. S.0176348
6725 Via Austi Parkway, Suite 275
Las Vegas, NV 89119 USA

Prologis - Renee Carroll

Senior Leasing Manager
rcarroll@prologis.com
Main: +1 702 891 9503
3800 Howard Hughes Parkway, Suite 1250
Las Vegas, NV 89169 USA

C&W - Greg Tassi, SIOR

Executive Managing Director
greg.tassi@cushwake.com
ph +1 702 605 1713
Lic. S.0056472
6725 Via Austi Parkway, Suite 275
Las Vegas, NV 89119 USA

Prologis - Lisa Brady

VP - Market Officer
lbrady@prologis.com
Main: +1 702 891 9141
Lic. B.1002217
3800 Howard Hughes Parkway, Suite 1250
Las Vegas, NV 89169 USA
www.prologis.com | NYSE: PLD
Twitter: @Prologis

Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 1.0 billion square feet (93 million square meters) owned and under management in 20 countries on four continents.

© 2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.