



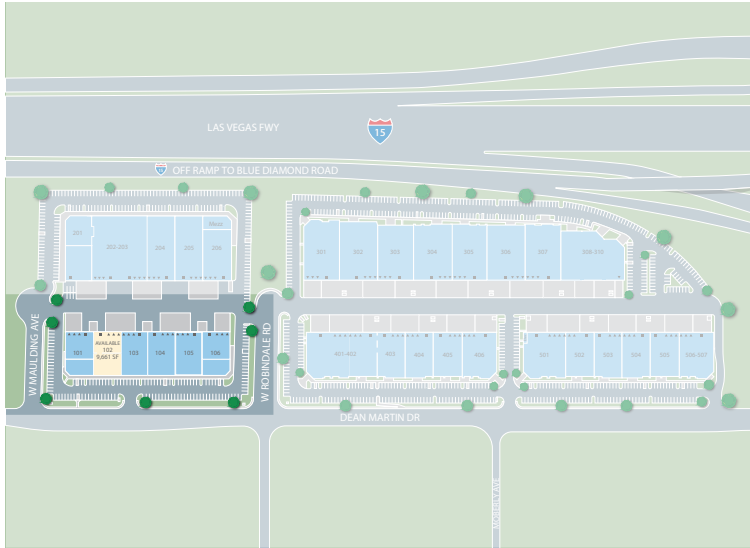
Warm Springs Distribution Center #11

7650 Dean Martin Drive, Suite 102 | Las Vegas, NV 89139

Up to ±9,661 Square Feet Available
Industrial Building For Lease

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Up to $\pm 9,661$

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 $\pm 9,661$ SF
- 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
- 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

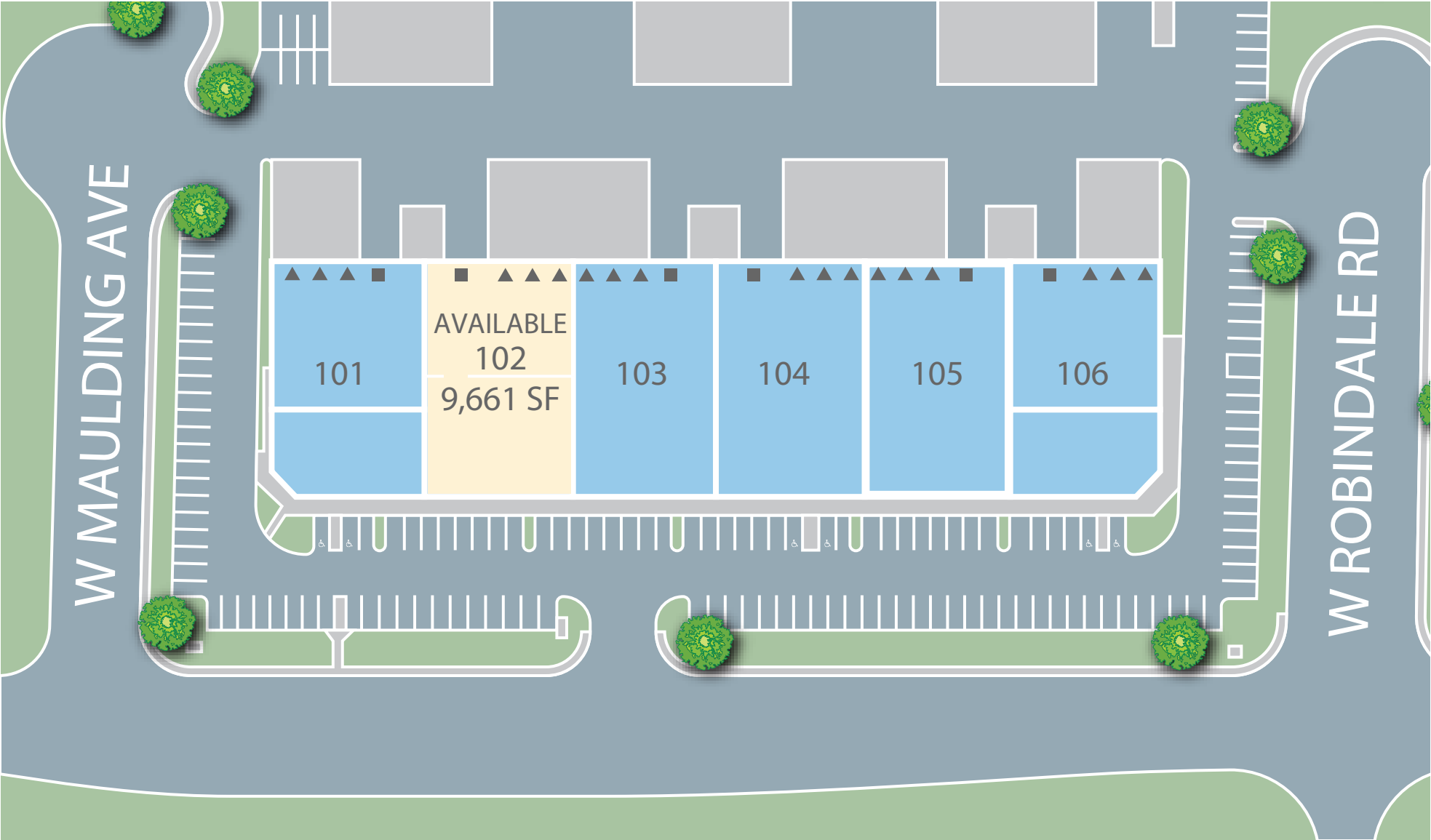
- MD, Designated Manufacturing

Lease Type

- Prologis Clear Lease
- Operating Expense Cost Certainty

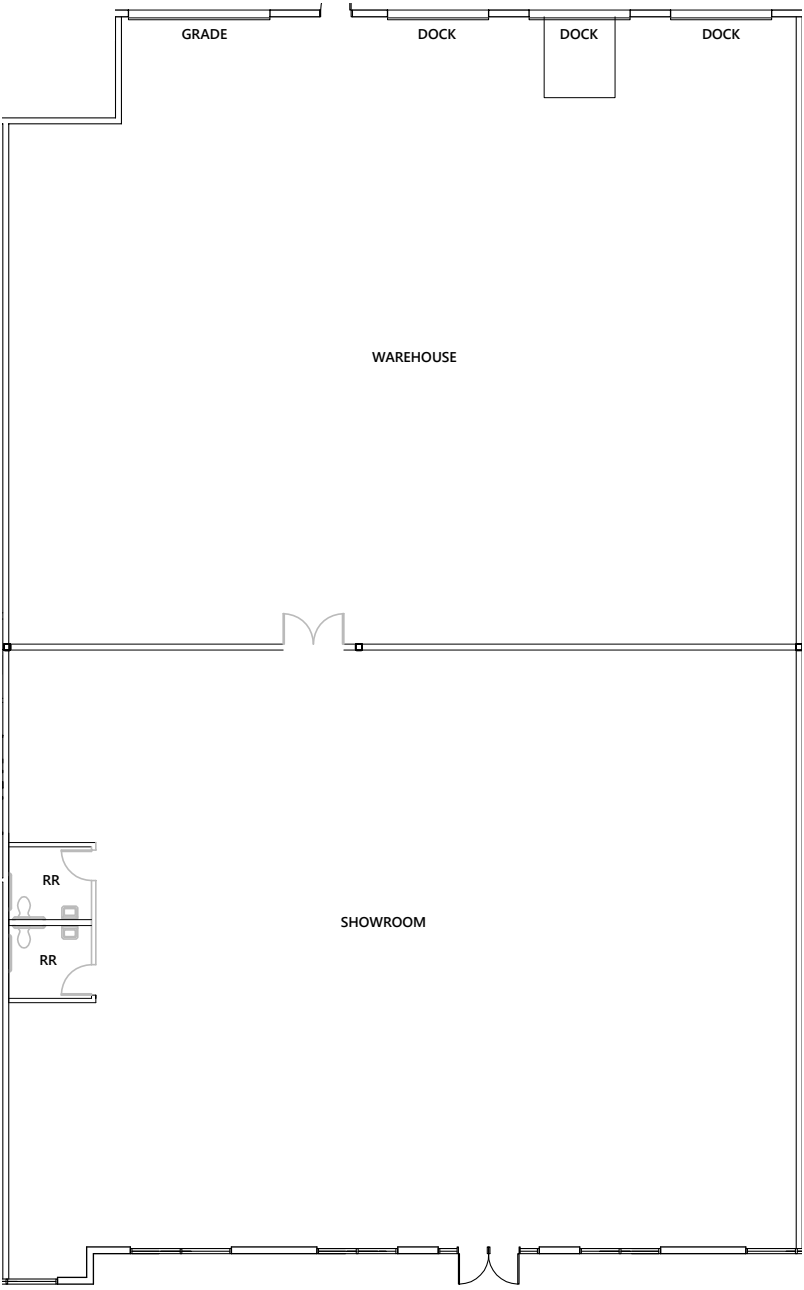
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