



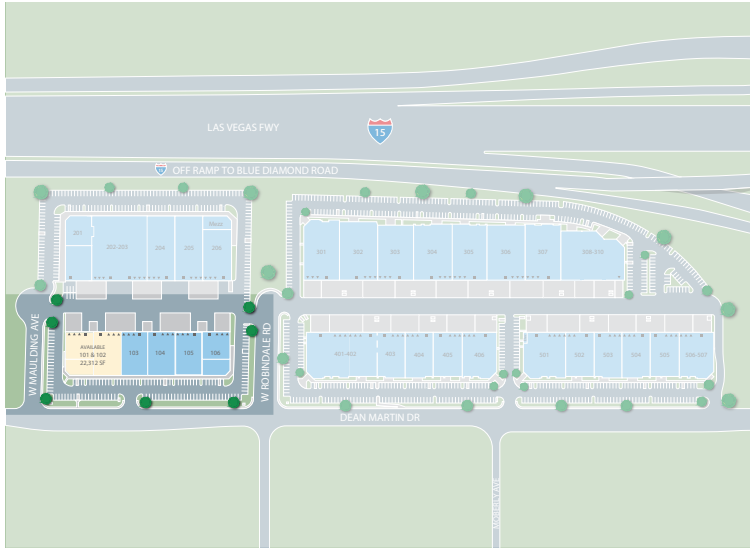
Warm Springs Distribution Center #11

7650 Dean Martin Drive, Suite 101 & 102 | Las Vegas, NV 89139

Up to ±22,312 Square Feet Available
Industrial Building For Lease

Warm Springs Distribution Center #11

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Up to $\pm 22,312$

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

- Total Available Square Footage $\pm 22,312$ SF
- $\pm 3,757$ 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
- Six (6) Dock High Loading Doors
- Two (2) Pit Levelers
- Two (2) 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

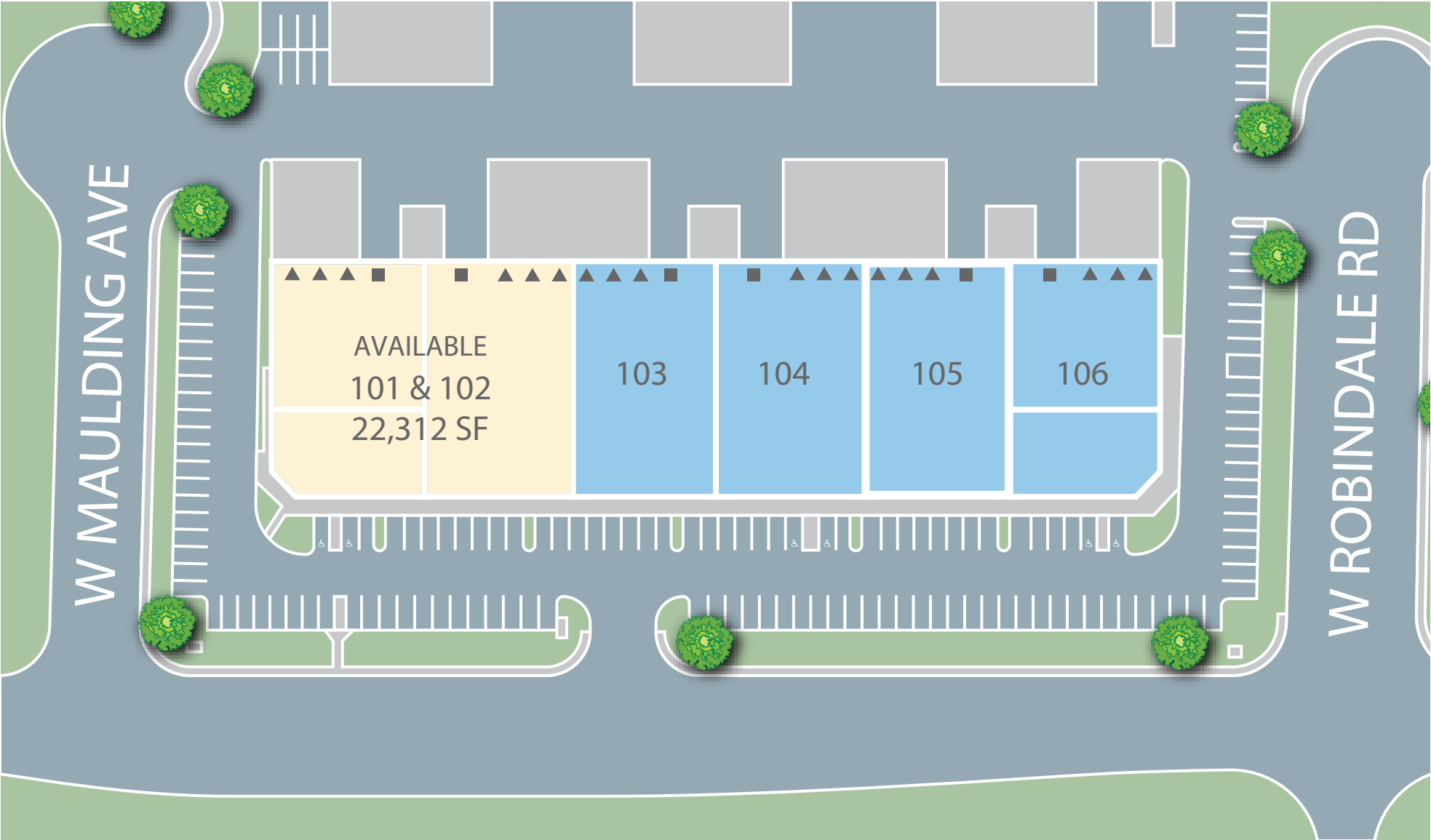
- MD, Designated Manufacturing

Lease Type

- Prologis Clear Lease
- Operating Expense Cost Certainty

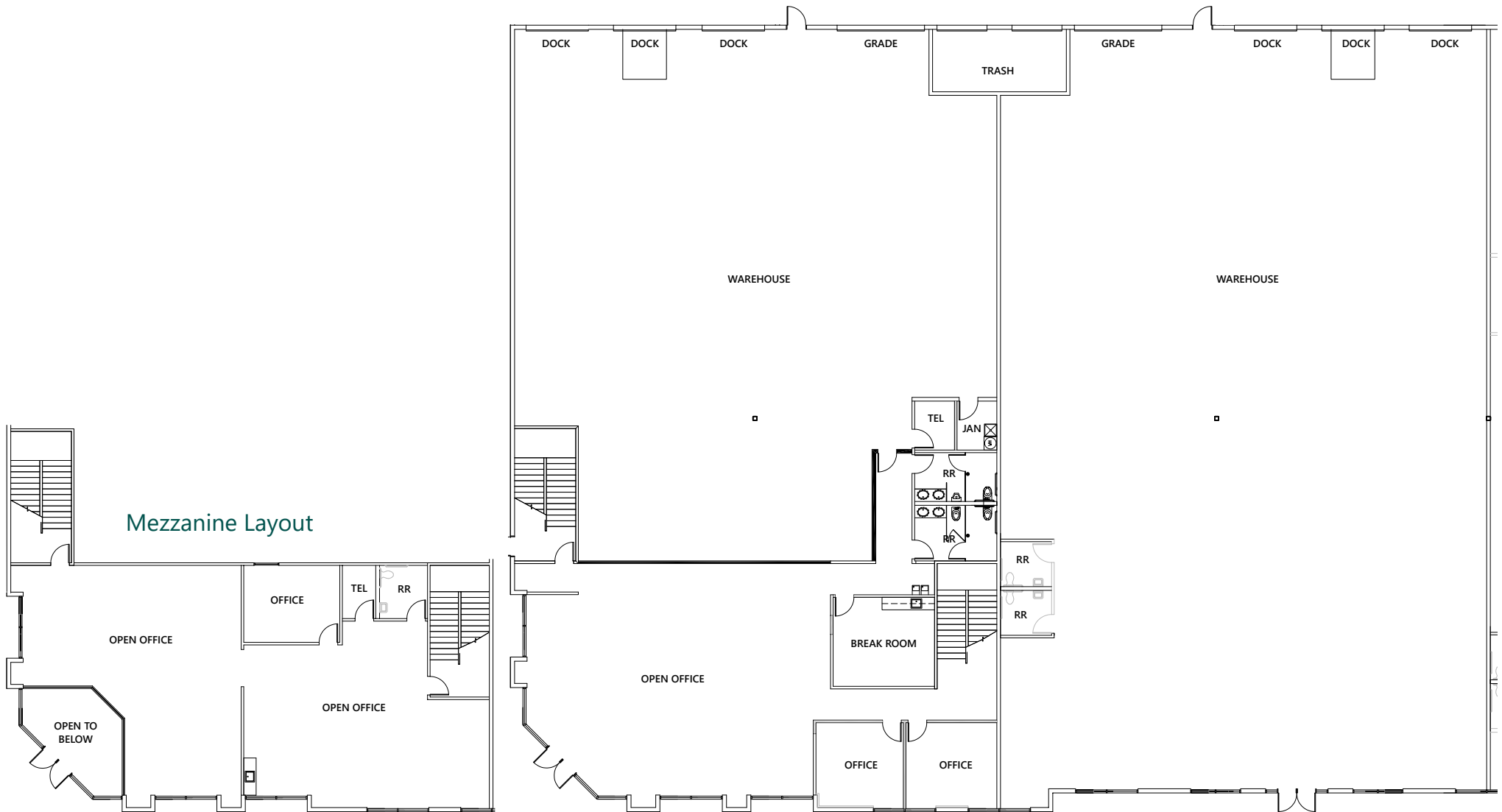
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Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 1.0 billion square feet (93 million square meters) owned and under management in 20 countries on four continents.

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