

FOR SUBLEASE

AIRPORT INDUSTRIAL PARK

3245 E. PATRICK LANE, LAS VEGAS, NV 89120



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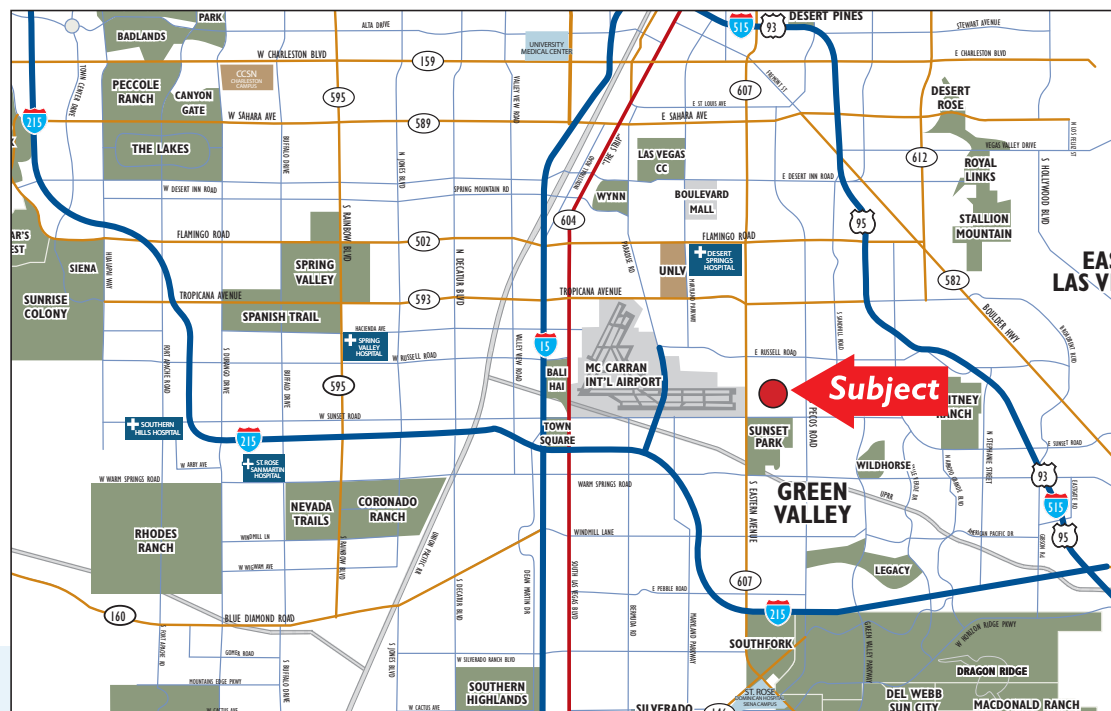
AIRPORT INDUSTRIAL PARK

3245 E. PATRICK LANE, SUITES C/D/E & G, LAS VEGAS, NEVADA 89120



Airport Industrial Park is a concrete tilt-up distribution building totaling $\pm 86,016$ square feet. There are two (2) suites currently available; C/D/E totaling $\pm 30,594$ SF inclusive of $\pm 2,650$ SF of office build-out and Suite G totaling $\pm 12,414$ SF inclusive of $\pm 1,884$ SF of office build-out. Warehouse features include 24' clear height, dock and grade level loading doors, 1% warehouse skylights, evaporative cooling, and $\pm 100'$ truck court depth.

**Sublease Expires
1/31/2019**



AVAILABILITY

SUITE #	TOTAL SF	OFFICE SF	WAREHOUSE SF	DOCK HIGH LOADING	GRADE LEVEL LOADING	LEASE RATE /PSF/NNN	CAM /PSF/M	DATE AVAILABLE
Suite C/D/E	$\pm 30,594$	$\pm 2,650$	$\pm 27,944$	(3) Three	(3) Three	\$0.41	\$0.15	Immediately
Suite G	$\pm 12,414$	$\pm 1,884$	$\pm 10,530$	(1) One	(1) One	\$0.49	\$0.15	Immediately

CHRIS LANE

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JERRY DOTY

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The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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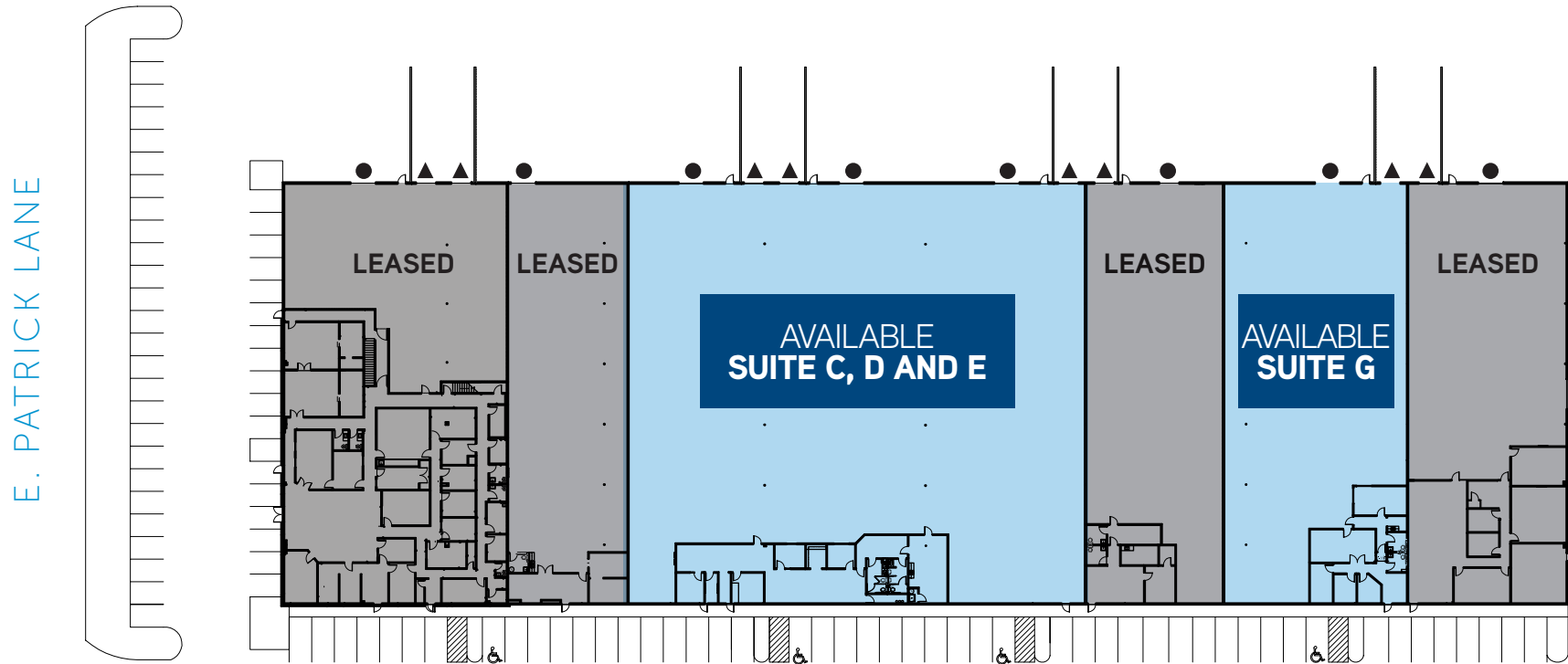
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BUILDING PLAN

▲ = DOCK LOADING DOOR ● = GRADE LOADING DOOR



DRAWINGS NOT TO SCALE. FOR ILLUSTRATION PURPOSES ONLY.

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COLLIERS INTERNATIONAL

LISTING DETAIL WORKSHEET

Industrial

Listing Agent(s): Dan Doherty, SIOR
Paul Sweetland, SIOR
Chris Lane
Jerry Doty

Phone: 702.735.3728

Fax: 702 731 5709

Address: 3960 Howard Hughes Parkway
Las Vegas, NV 89169

Last Updated: January 3, 2018

Property Name: **AIRPORT INDUSTRIAL PARK**
3245 East Patrick Lane
Las Vegas, NV 89120

County: Clark

Zoning: M-D (Clark County)

Project Size: ±86,016 SF

Year Built: 1990

APN: 162-36-702-003

LEASABLE PREMISE DETAIL

Total Area: ±86,016 SF

Available: ±30,594 SF & ±12,414 SF

Sprinklers: .33 GPM/3,000 SF

Dock High: See below

Grade Level: See below

Clear Height: ±24'

Power: 277/480 Volt, 3 Phase

Sublease Expires: January 31, 2019

AIRPORT INDUSTRIAL PARK is a concrete tilt-up distribution building totaling +/-86,016 square feet. Warehouse features include 24' clear height, dock and grade level loading doors, 1% warehouse skylights, fire sprinklers, evaporative cooling, and 100' truck court depth.

Suite	Available SF	Office SF	Warehouse SF	Dock High Loading	Grade Level Loading	Rate (NNN)	NNN Fee's
C / D / E	±30,594	±2,650	±28,054	Three (3)	Three (3)	\$0.41 psf	\$0.15 psf
G	±12,414	±1,884	±10,530	One (1)	One (1)	\$0.49 psf	\$0.15 psf

AREA DESCRIPTION

Airport Industrial Park is located on Patrick Lane between Eastern Avenue and Pecos Road and offers immediate access to McCarran International Airport. The property also offers convenient proximity to I-215, I-15 and the Las Vegas "Strip" via both Russell and Sunset Roads.