

PATRICK AIRPORT CENTER



2700 & 2710 E. PATRICK LANE 6012 & 6038 TOPAZ STREET
6035 & 6045 HARRISON DRIVE // LAS VEGAS, NV // 89120

FOR MORE INFORMATION:

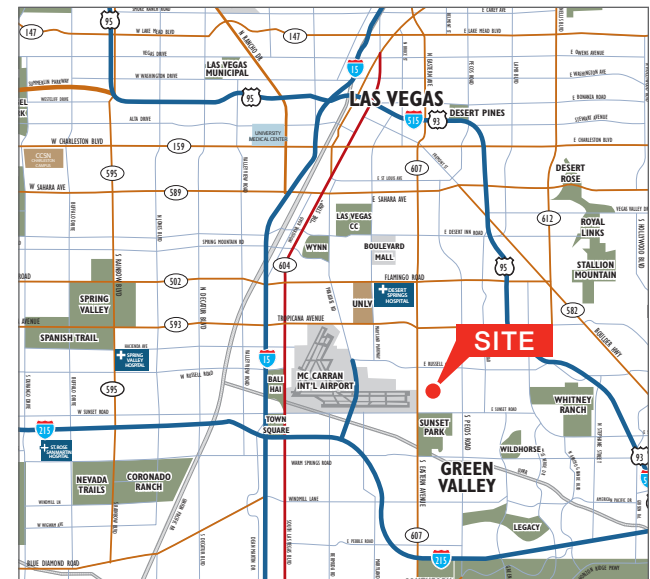
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Las Vegas, NV
www.colliers.com/lasvegas

PROPERTY FEATURES

- » Located just North of Sunset Road between Eastern Avenue and Pecos Road
- » ±142,451 SF Project on ±8.51 Acres
- » Fully built-out and move-in ready units
- » Prime Airport Location
- » Grade Level Truck Loading
- » 120/208v, 3-Phase power
- » Column Spacing at 35'x45'
- » 20' minimum clear height
- » Single story office/warehouse spaces
- » Fluorescent warehouse lighting
- » MD Light Industrial Zoning
- » Evaporative cooled warehouse
- » Some units are 100% air-conditioned
- » ±387 Parking Spaces (2.72:1000)
- » Fire Sprinklers at .21 per ±1,500 SF
- » Warehouse skylights



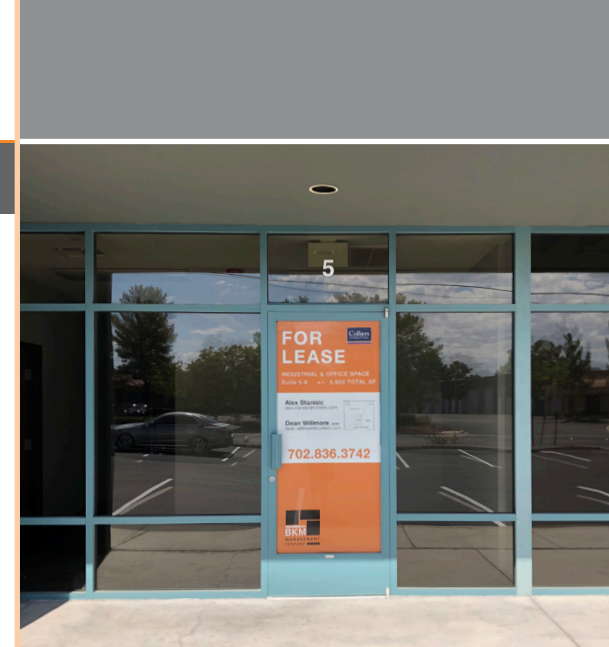
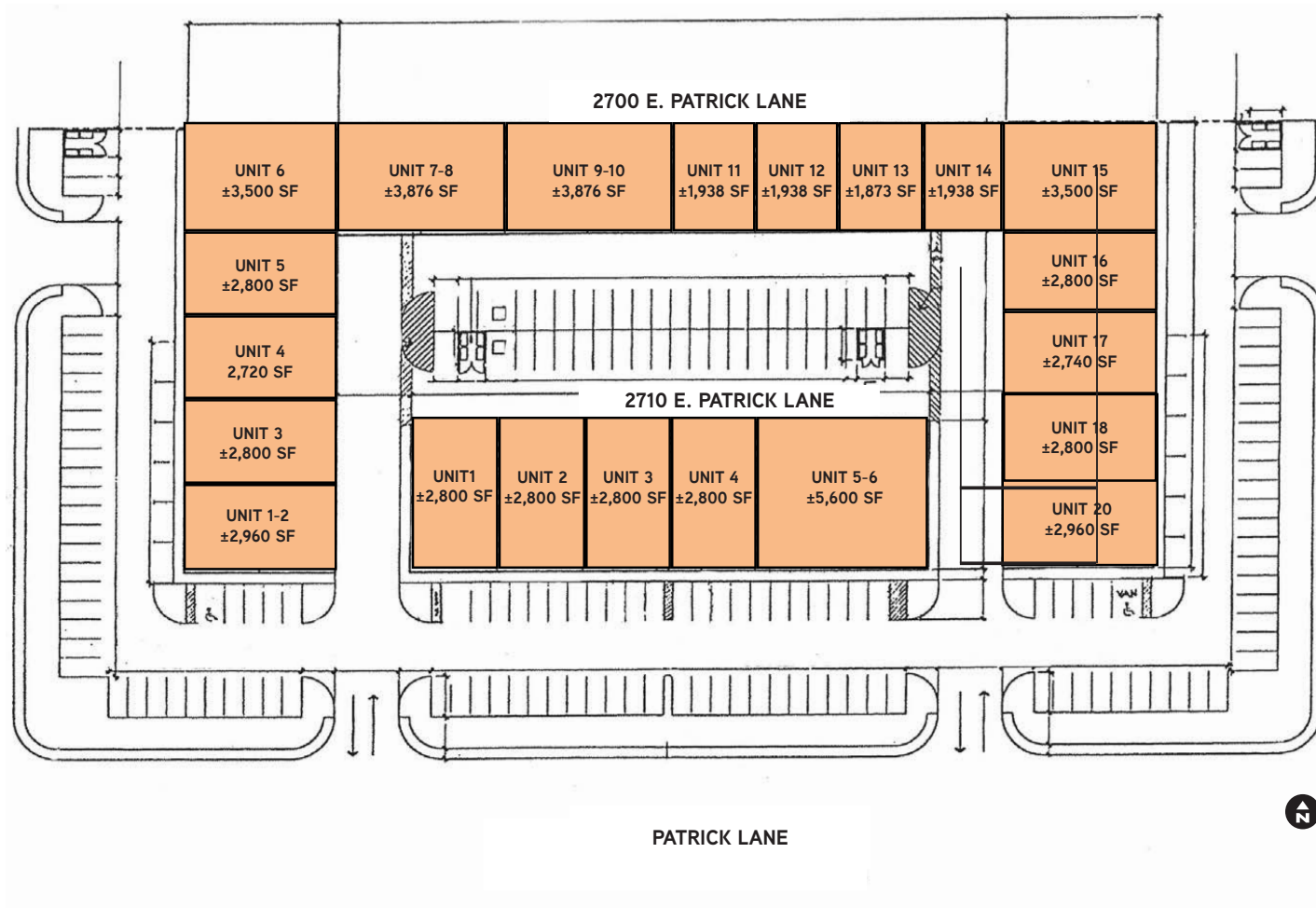
The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



PATRICK AIRPORT CENTER

SITE PLAN

OCCUPIED
 AVAILABLE



FOR MORE INFORMATION

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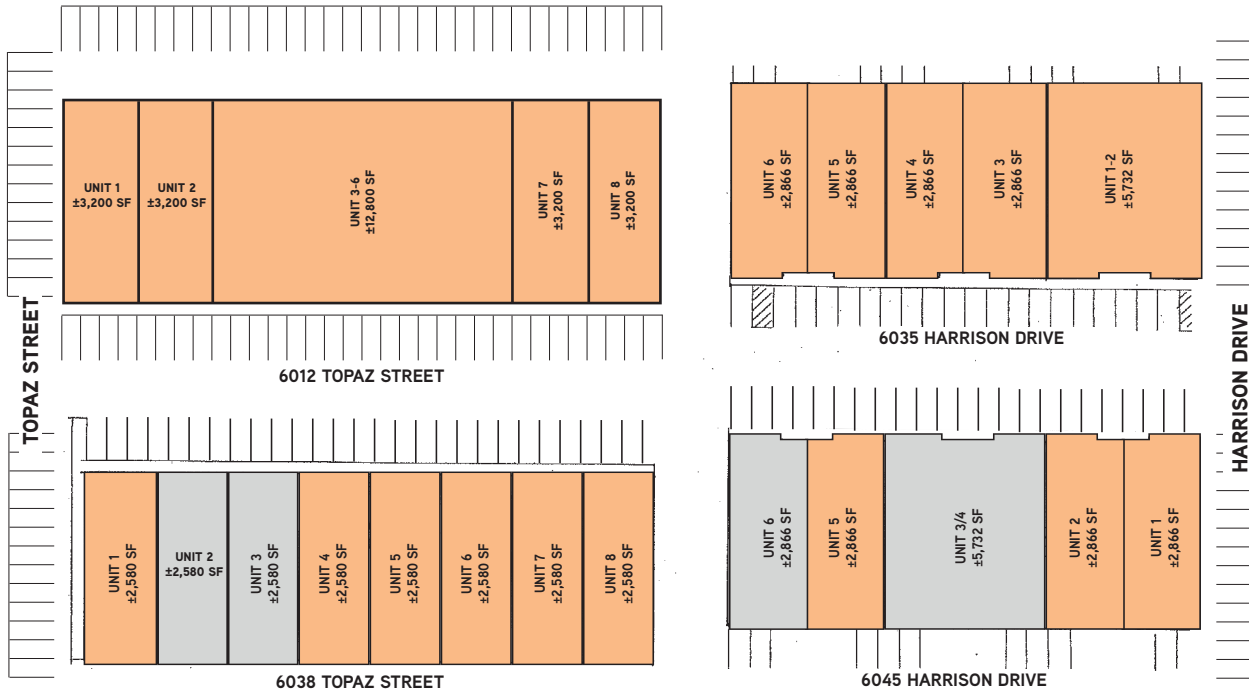
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AVAILABILITIES

BUILDING	SUITE	TOTAL SF	OFFICE %	COMMENTS
6038	2	2,580	21%	Available July 2019
6038	3	2,580	20%	Available August 2019
6045	3/4	5,732	-%	Move-in ready!
6045	6	2,866	25%	Available July 2019



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BLDG. 6038 // SUITE 2 // FLOOR PLAN

6038 TOPAZ STREET SUITE 2 – ±2,580 TOTAL SF

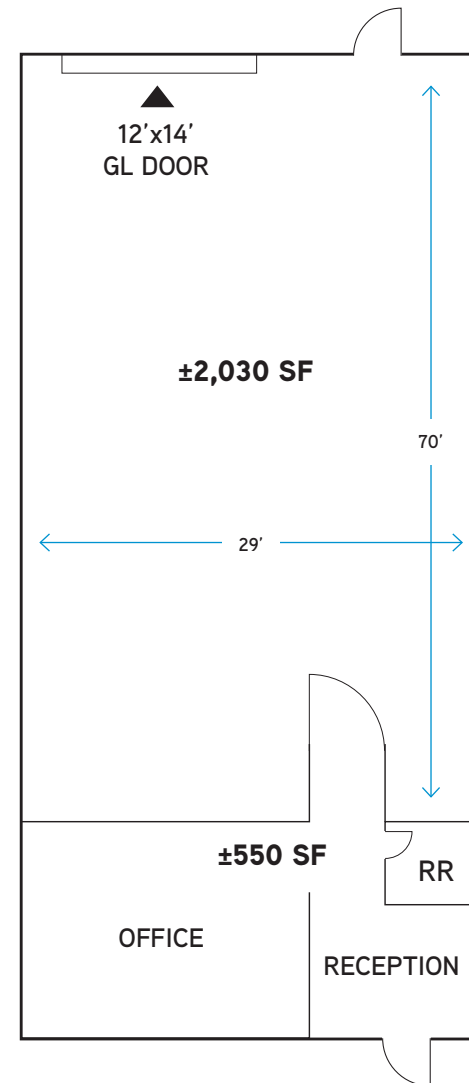
- ±550 SF office
- ±2,030 SF Warehouse
- One (1) Private Office
- One (1) Restroom
- Reception
- One (1) Grade Level Door
- \$0.85/SF (NNN) Per month
- \$0.25/SF CAM Per month

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BLDG. 6038 // SUITE 3 // FLOOR PLAN

**6038 TOPAZ STREET
SUITE 3 – ±2,580 TOTAL SF**

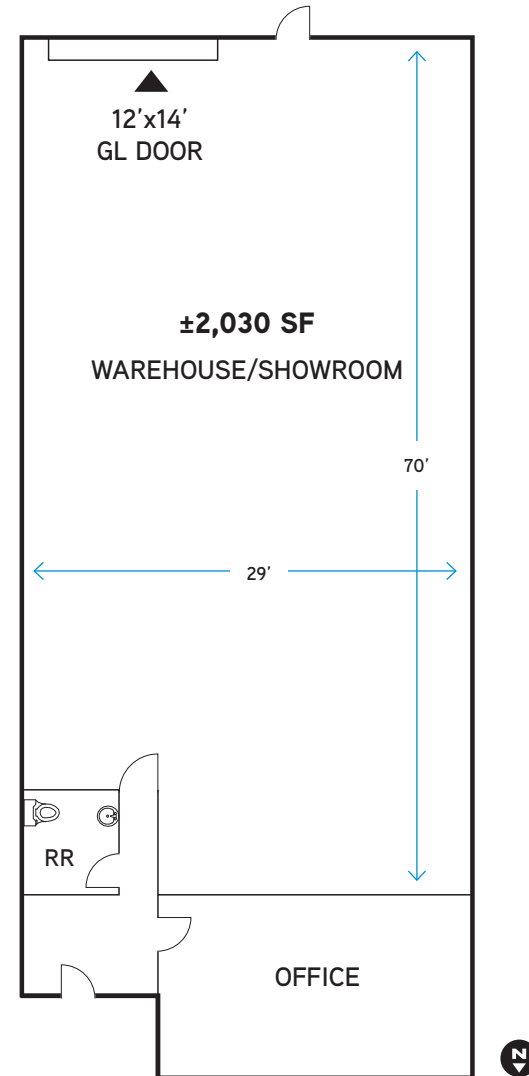
- ±550 SF office
- ±2,030 SF Warehouse
- One (1) Private Office
- One (1) Restroom
- Reception
- One (1) Grade Level Door
- \$0.85/SF (NNN) Per month
- \$0.25/SF CAM Per month

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BLDG. 6045 // SUITE 3/4 // FLOOR PLAN

6045 HARRISON DRIVE SUITE 3/4 – ±5,732 TOTAL SF

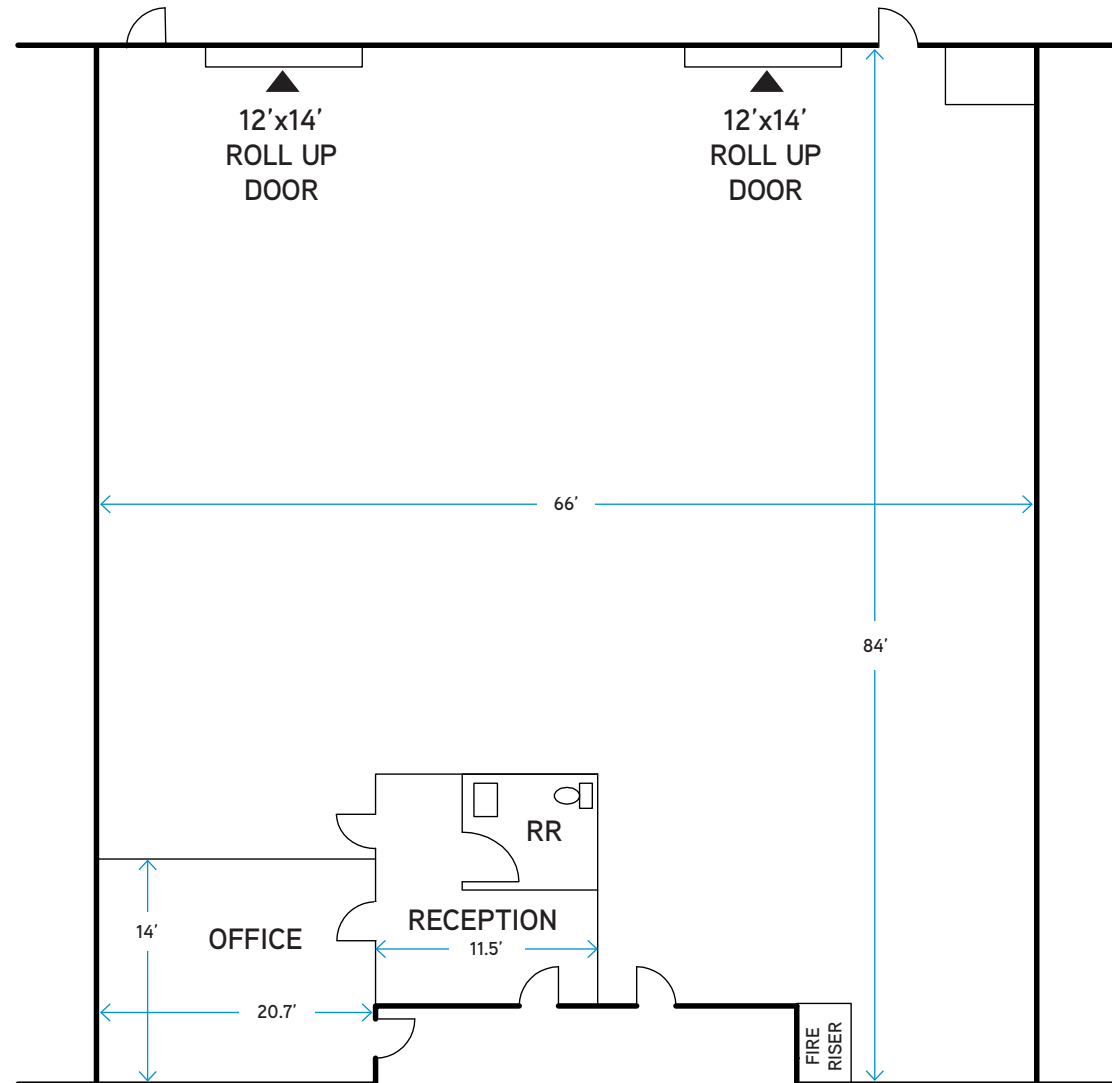
- ±500 SF of HVAC office
- ±5,232 SF of Evap-Cooled Warehouse
- One (1) Bathroom
- One (1) Office
- Two (2) 12'x15' Grade Level Roll Up Doors
- \$0.85/SF (NNN) Per month
- \$0.25/SF CAM Per month

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BLDG. 6045 // SUITE 6 // FLOOR PLAN

**6045 HARRISON DRIVE
SUITE 6 – ±2,866 TOTAL SF**

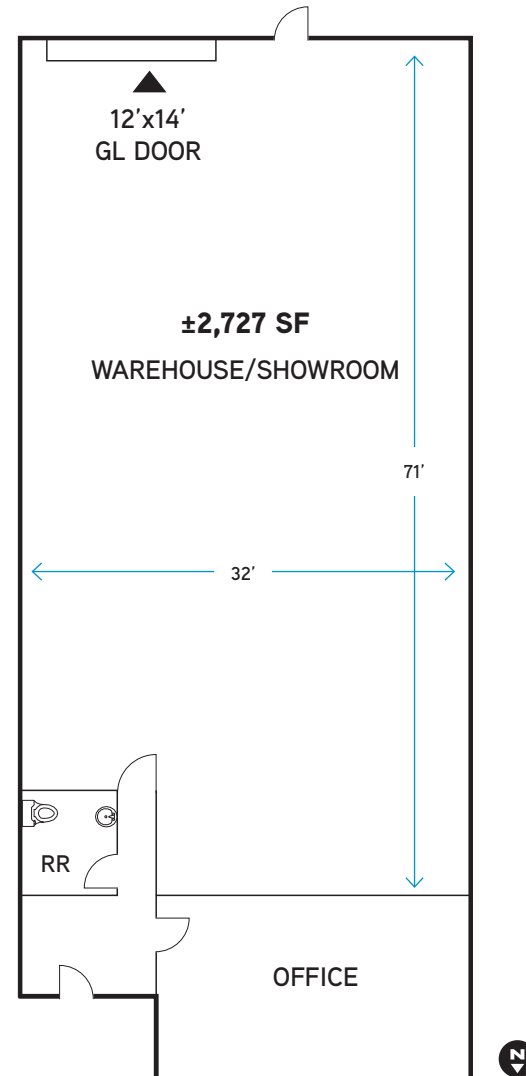
- ±594 SF Office
- ±2,272 SF Warehouse
- One (1) Private Office
- One (1) Restroom
- Reception
- One (1) Grade Level Roll Up Door
- \$0.85/SF (NNN) Per month
- \$0.25/SF CAM Per month

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AMENITIES & IMPROVEMENTS



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