

FOR LEASE: MULTI-TENANT OFFICE / SHOWROOM / WAREHOUSE

OWNED & MANAGED BY:

AIRPORT DISTRIBUTION CENTER

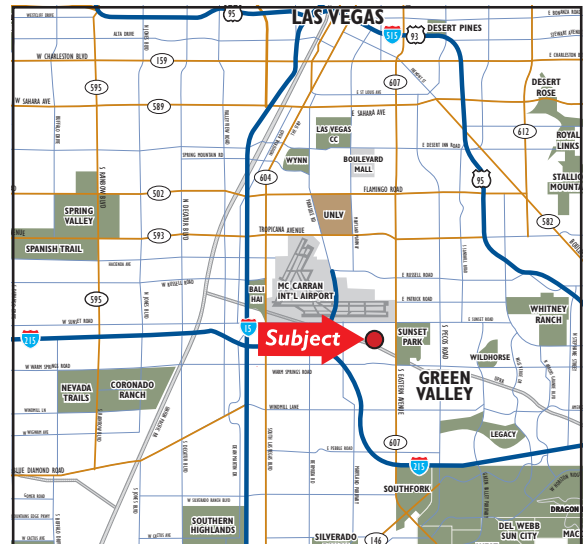
1889 E. MAULE AVENUE, LAS VEGAS, NEVADA 89119

The
Bendetti
Company



FOR LEASE

- ±69,592 SF Total
- Situated on ±4.54 Acres
- Prime airport location
- Corporate image
- Divisible to ±5,900 SF
- Great freeway access
- Excellent truck circulation
- Zoned M-D (Clark County)
- Glass storefront entries
- 9'x10' dock high doors
- 12'x14' grade level doors
- Skylights in warehouse
- 24' clear height - Warehouse
- Evaporative cooling in warehouse
- Insulated warehouse ceiling
- Fire Sprinklers
- 200 amp, 120/208 volt, 3-phase power per unit
- Parking Ratio ±2.10/1,000 SF (146 spaces total)



FOR MORE INFORMATION, PLEASE CONTACT:

SPENCER PINTER

T +1 702 735 5700

spencer.pinter@colliers.com

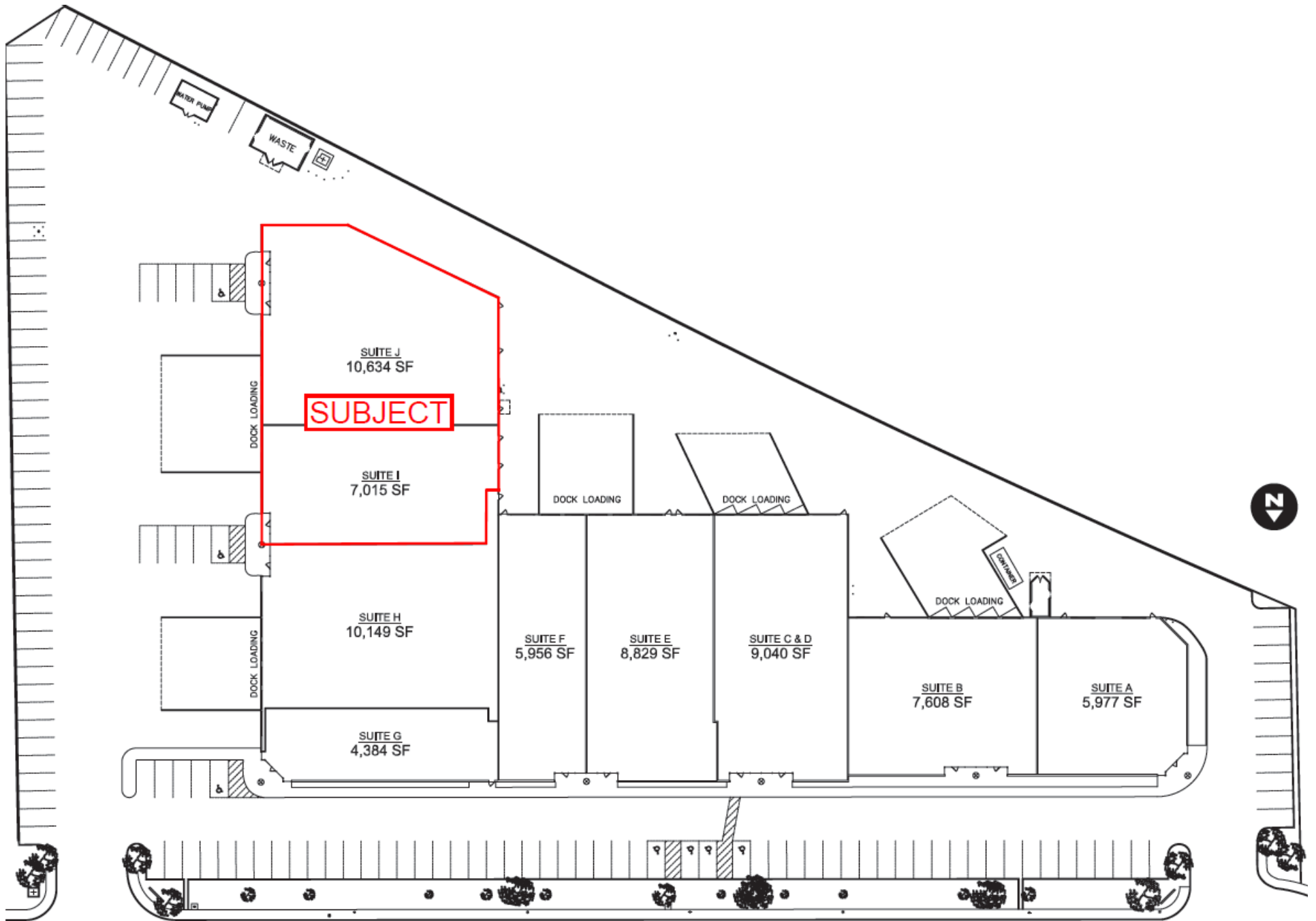
3960 Howard Hughes Parkway, Suite 150

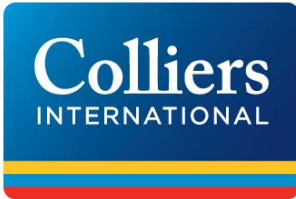
Las Vegas, NV 89169

www.colliers.com/lasvegas



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FOR LEASE

+/- 17,649 Square Feet – Light Distribution Space Corner Unit

Listing Agent(s): **Spencer Pinter**

Phone: 702.735.5700
Fax: 702.731.5709
Address: 3960 Howard Hughes Parkway
Suite 150
Las Vegas, Nevada 89169

Last Updated: January 1, 2019

Property Name: **Airport Distribution Center**
Address: **1889 E. Maule Avenue, Suite I&J**
Las Vegas, Nevada 89119

County: Clark
Zoning: M-D
Lot Size: +/- 4.54 Acres
Project Size: +/- 69,592 SF
Divisibility: None
Available: May 2019

LEASABLE PREMISE DETAIL

Divisibility:	+/- 17,649 SF
Office Area:	+/- 2,600 SF
Sprinklers:	.33 gpm/2,500 SF
Dock High:	5 – 9'x10'
Grade Level:	3 – 12'x14'
Truss Height:	+/- 24' min
Power:	+/- 400 amps 120/208 volt 3-Phase

Airport Distribution Center is centrally located and minutes from McCarran International Airport. Located on the Southeast corner of E. Maule Avenue and Spencer Street, this light distribution industrial project offers an individual +/- 10,634 square foot unit that includes +/- 2,600 square feet of office space. This unit is serviced by 5 dock loading doors and 3 grade loading doors, and is equipped with fire sprinklers, evaporative cooling and high bay lighting in the warehouse and approximately 400 amps of 120/208 volt, 3-phase power. There is ample parking within the Project and it enjoys excellent flow and access throughout for automobile and truck traffic. Please see the attached information for a space plan of this unit.

PARKING AND UTILITIES

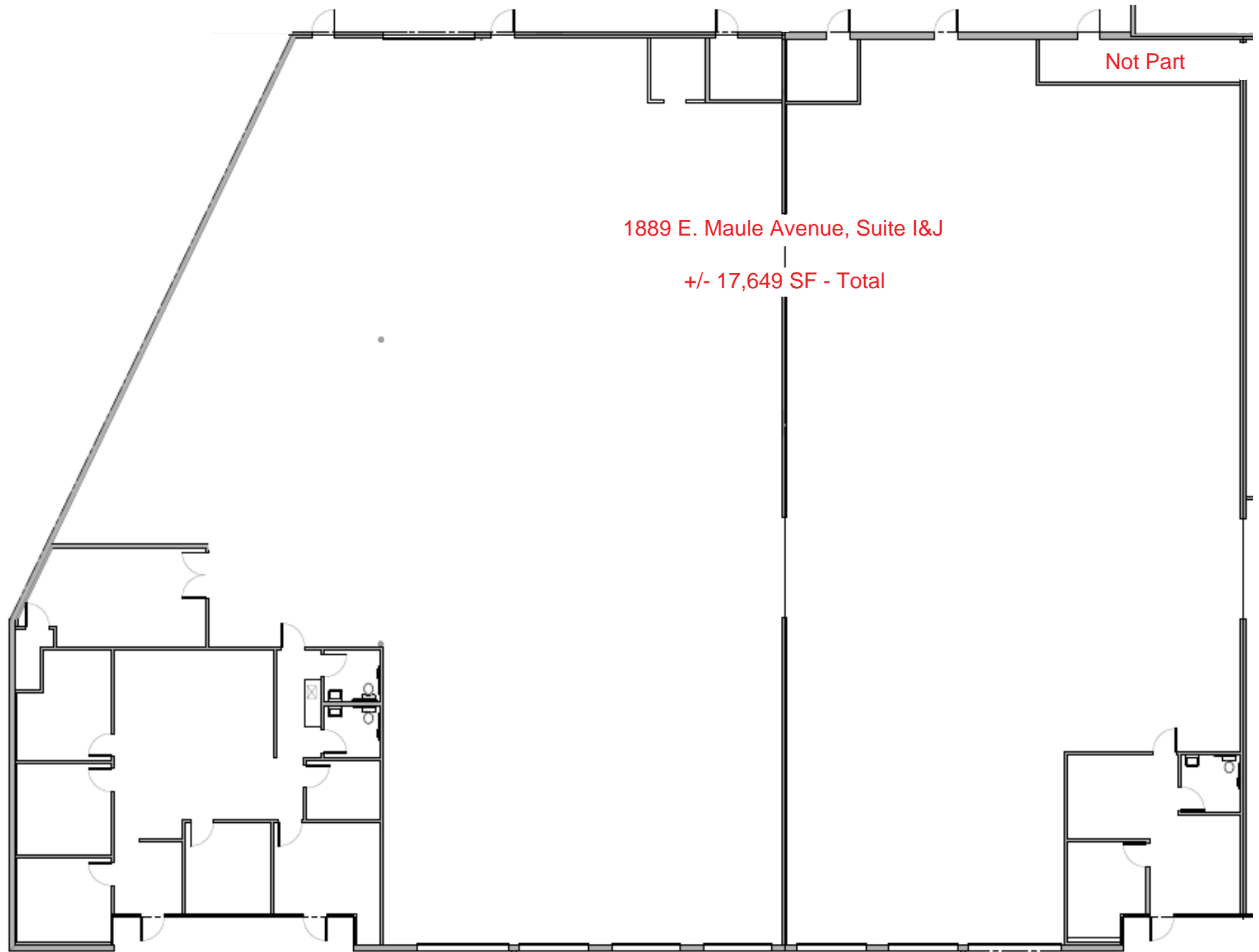
Airport Distribution Center is serviced by municipal water and sewer. The building includes 120/208 volt, 3-phase power service to each panel. Each Tenant is responsible for its own electrical, gas, telephone, janitorial and trash removal services. The Project includes approximately 146 automobile parking spaces. This unit includes 24 automobile parking spaces allocated for the use of the Tenant's employees and visitors.

TERMS AND TAX DATA

Base Rent / Mo.:	\$14,106 (NNN) or approximately \$0.799/SF
NNN, Modified Gross or Gross:	NNN
Estimated NNN / Psf / Mo.	\$0.175 or \$3,089/mo for the year 2019
Total Rent / Mo.:	\$17,195 (this figure includes the estimated NNN Expenses)
Lease Term:	3 to 5 years

PROMOTIONAL FEATURES / DISCLOSURES

With excellent circulation throughout the Project and the immediate area, Airport Distribution Center is ideal for tenants that need to service the "Las Vegas Strip" corridor or any other areas within the Las Vegas valley. The "Las Vegas Strip" can be accessed in minutes via Sunset Road.



1889 E. Maule Avenue, Suite I&J

+/- 17,649 SF - Total

Not Part