

**FOR LEASE** OFFICE/WAREHOUSE FLEX SPACE

# HIGHLAND INDUSTRIAL CENTER

2910 - 3010 SOUTH HIGHLAND DRIVE // LAS VEGAS, NEVADA 89109



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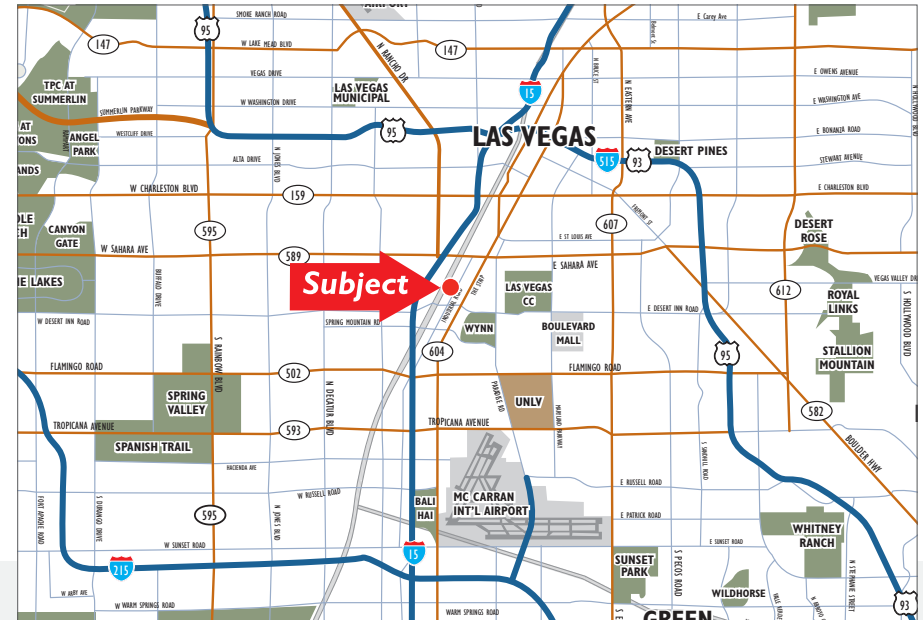


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**Highland Industrial Center** is comprised of five separate industrial buildings that offer a wide variety of floor plans with varying office configurations and warehouse clearance heights. All industrial units offer some combination of dock, ramp and ground level loading. The property is conveniently located just minutes from the Las Vegas “Strip” with easy access to the I-15 Freeway as well as both East and West Corridors via Sahara Avenue. Vacant units are turn-key and available for immediate occupancy.

## PROPERTY DETAILS

- ±238,935 SF Professionally Managed Industrial Park
- Two Available Units Remaining:
  - > 2910 H-I: ±7,873 SF
  - > 2950 C-D: ±21,378 SF
- M (Las Vegas) Zoning
- ±18' to ±20' Clear Height
- Grade Level and Dock High Loading
- Single & 3 Phase Power Available
- Fire Sprinklers at 0.21 per ±1,500 SF
- Landscaping, Painting and Exterior Signage Recently Renovated
- 2950 Suite C-D Offers Excellent Frontage on South Highland Drive
- Close Proximity to the Las Vegas “Strip” and I-15
- **Lease Rates Starting at \$0.72 PSF/Month NNN**
- **CAMs at \$0.14 PSF/Month**



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## 2910 S. HIGHLAND DRIVE

SUITE H-1 | ±7,873 SF

- One (1) 12'x12' Grade Level Roll Up Door with Ramp Access and Dock Level Loading
- 18' Average Clear Height
- Power: 800 Amps, 120/240 Volt, Single Phase



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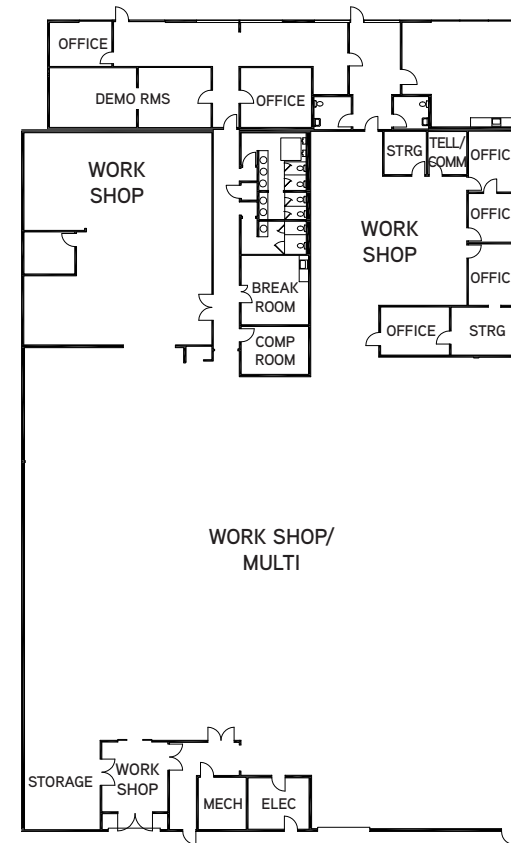


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## 2950 S. HIGHLAND DRIVE SUITE C-D | ±21,378 SF

- Two (2) 12'x14' Grade Level Roll Up Doors
- 20' Average Clear Height
- Power: 800 amps, 120/240 Volt, 3-Phase Power

*Note: Existing floorplan to be verified.*

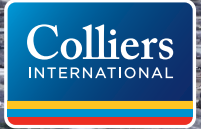


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LAS VEGAS "STRIP"



SPRING MOUNTAIN ROAD

DESERT INN ROAD

INDUSTRIAL ROAD

SUBJECT  
PROPERTY

SOUTH HIGHLAND DRIVE

SUBJECT  
PROPERTY



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