

FOR LEASE

SUNRISE INDUSTRIAL PARK #2

3101 Marion Drive, Las Vegas, NV 89115



±46,080 & ±89,728 SF Available



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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 shall be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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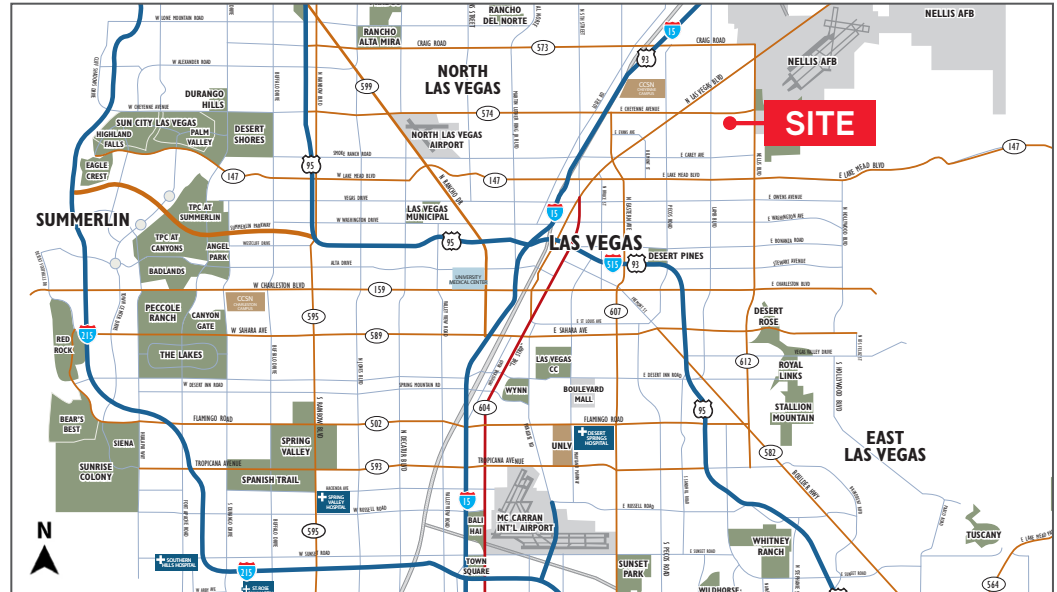
3101 Marion Drive, Las Vegas, NV 89115



SUNRISE INDUSTRIAL PARK is a ±2.1 million square foot master planned industrial park located at Cheyenne Avenue & Lamb Boulevard in the heart of North Las Vegas. Building 2 is a ±271,616 square foot concrete tile-up building, zoned M-1 in Clark County.

PROPERTY HIGHLIGHTS

- ±271,616 Total Square Foot Building
- APN 140-17-102-004
- Built in 1997
- ±30' Clear Height
- 277/480 Volt, 3-Phase Power
- ESFR Fire Suppression System
- 48' x 48' Typical Column Spacing
- Zoned M-1 Clark County



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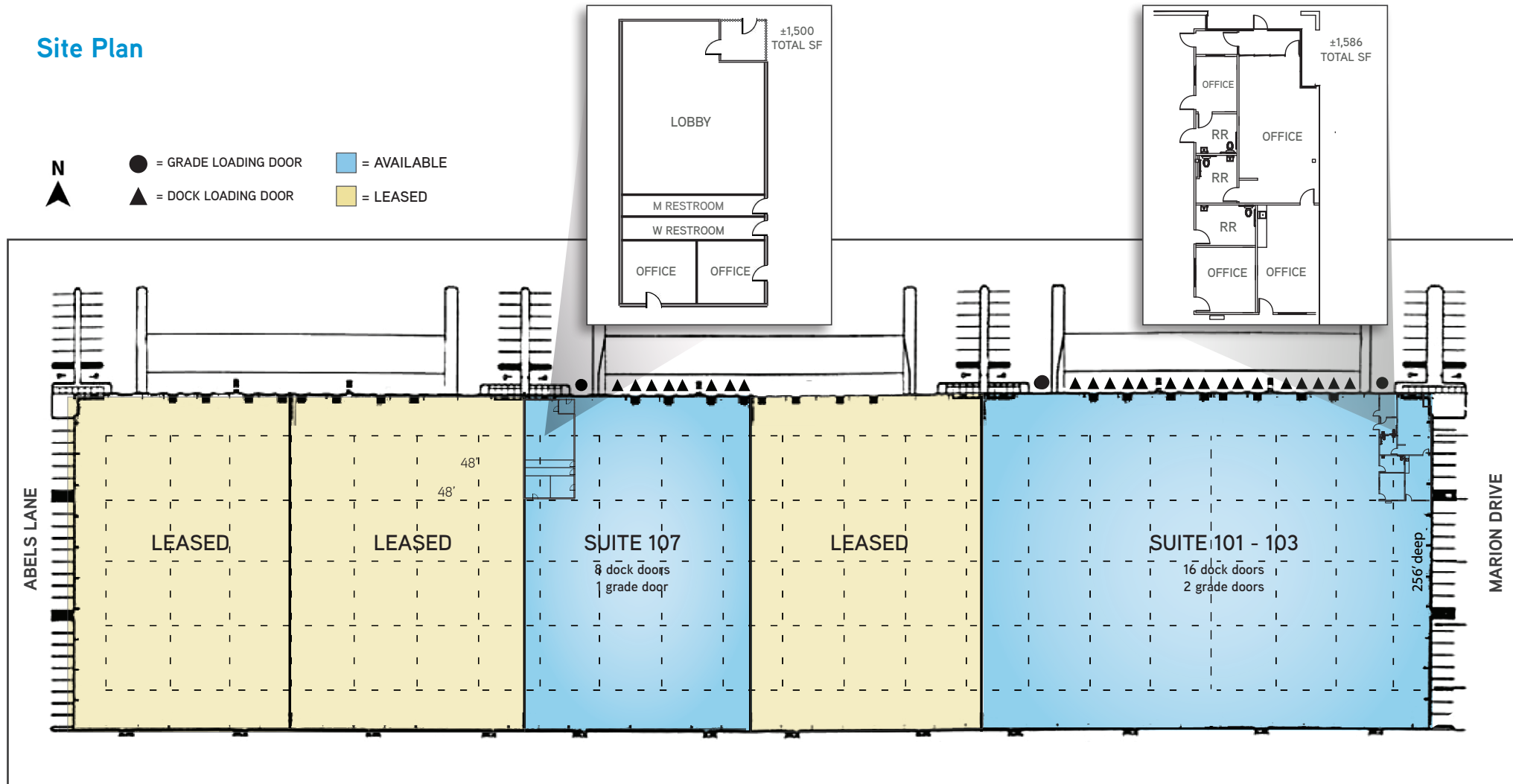
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Site Plan



- = GRADE LOADING DOOR
- ▲ = DOCK LOADING DOOR
- = AVAILABLE
- = LEASED



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FOR LEASE

±271,616 Square Feet - Warehouse / Distribution Building Freestanding Building

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

Phone: 702.735.3735

Fax: 702 731 5709

Address: 3960 Howard Hughes Parkway
Las Vegas, NV 89169

Last Updated: February 1, 2018

Property Name: SUNRISE INDUSTRIAL PARK #2
3101 Marion Drive
Las Vegas, NV 89115

County: Clark

Zoning: M-1 Light Manufacturing

Lot Size: ±13.03 Acres

Project Size: ±271,616 SF

Year Built: 1997

APN: 140-17-102-004

LEASABLE PREMISE DETAIL

Total Area:	±271,616 SF
Available:	±46,080 & 89,728 SF
Sprinklers:	ESFR Fire Suppression Sys
Dock High	See Below
Grade Level:	See Below
Column Spacing	48' x 48'
Clear Height:	±30' Clear Height
Power:	277/480 Volt, 3 Phase

SUNRISE INDUSTRIAL PARK #2 is a class "B" multi-tenant warehouse/distribution building totaling +/-271,616 square feet and situated on +/-13.03 acres. Built in 1997, the building is concrete tilt up construction and serviced by six (6) grade level roll up doors and forty-eight (48) dock high loading doors. Warehouse improvements include evaporative coolers, ESFR Fire Suppression System, 1% warehouse skylights, +/- 200' truck court, and 60' concrete truck aprons and +/-30' warehouse ceiling height.

Suite	Available SF	Office SF	Dock High Loading	Grade Level Loading	Rate (NNN)	NNN Fee's	Available
Suite 101 - 103	±89,728 SF	±1,586 SF	Sixteen (16) with 8 pit levelers	Two (2) 12' x 14'	\$0.42	\$0.07	February 1, 2018
Suite 107	±46,080 SF	±1,500 SF	Eight (8) with 4 pit levelers	One (1) 20' x 20'	\$0.48	\$0.07	Now

AREA DESCRIPTION

Sunrise Industrial Park is conveniently located adjacent to the I-15 with access via both Craig Road and Cheyenne Avenue interchanges.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.