



FOR LEASE LAS VEGAS CORPORATE CENTER

3717 Bay Lake Trail, North Las Vegas, NV 89030

±97,080 SF AVAILABLE



DAN DOHERTY  **Sior**
+1 702 836 3707
dan.doherty@colliers.com

CHRIS LANE
+1 702 836 3728
chris.lane@colliers.com

JERRY DOTY
+1 702 836 3735
jerry.doty@colliers.com

3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
www.colliers.com/lasvegas



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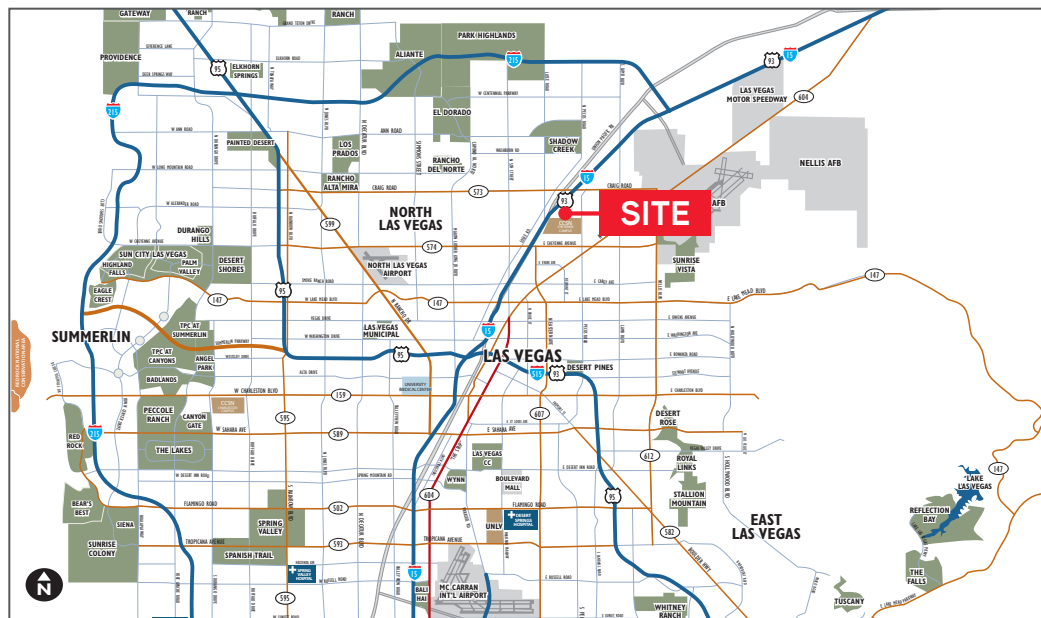


LAS VEGAS CORPORATE CENTER #17 is a class "A" warehouse / distribution building totaling $\pm 266,160$ sf and situated on ± 12.55 acres. Built in 2005, this building includes an attractive glass store front entry.

PROPERTY HIGHLIGHTS

- Suite 101: $\pm 97,080$ SF with $\pm 1,821$ SF Office
- APN 139-12-601-006
- Built in 2005
- Situated on ± 12.5 Acres
- Twenty Two (22) 9' x 10' Dock High Loading Doors
- Four (4) 12' x 14' Grade Level Loading Doors
- $\pm 30'$ Clear Height
- 1,000 Amps 277/480 Volt, 3-Phase Power
- ESFR Fire Suppression System
- Evaporative Cooled Warehouse
- T-5 Lighting
- Zoned M-2

Lease Rate: \$0.42 psf per month / NNNs \$0.09 psf per month



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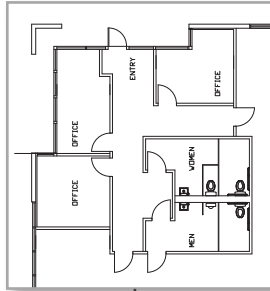
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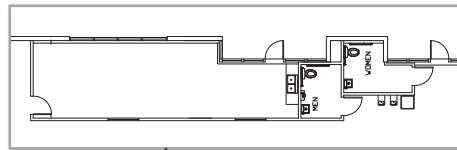
Site Plan

● = GRADE LOADING DOOR ▲ = DOCK LOADING DOOR

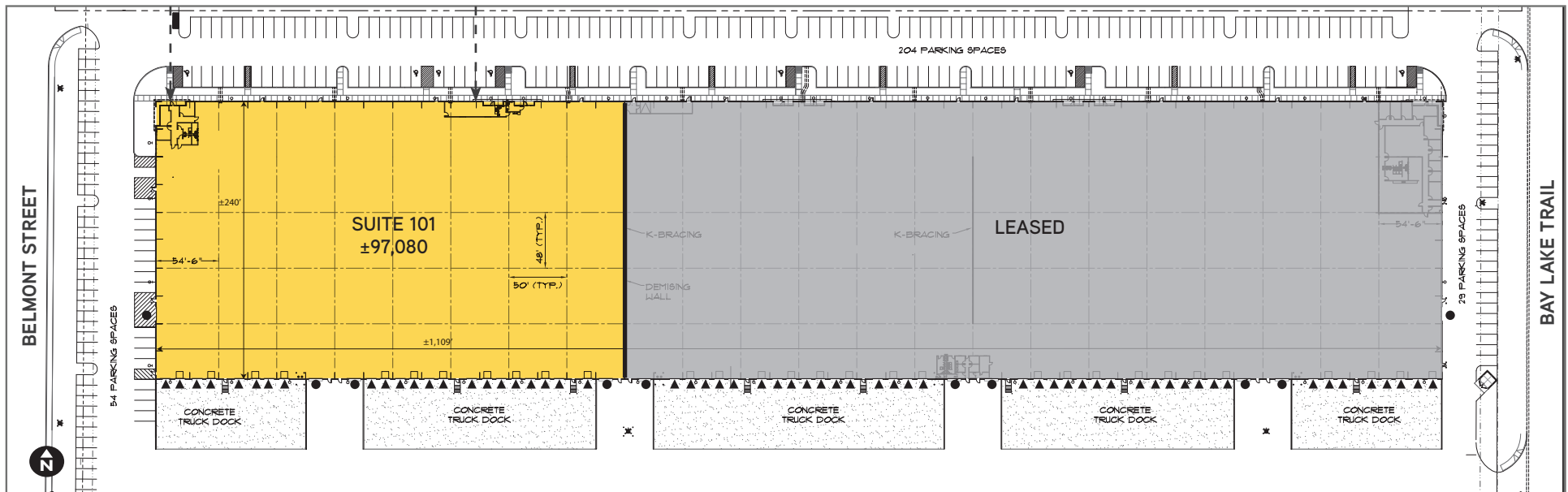
±1,096 SF Office



±725 SF Office



- 22 Dock High Doors
- 4 Grade Level Doors



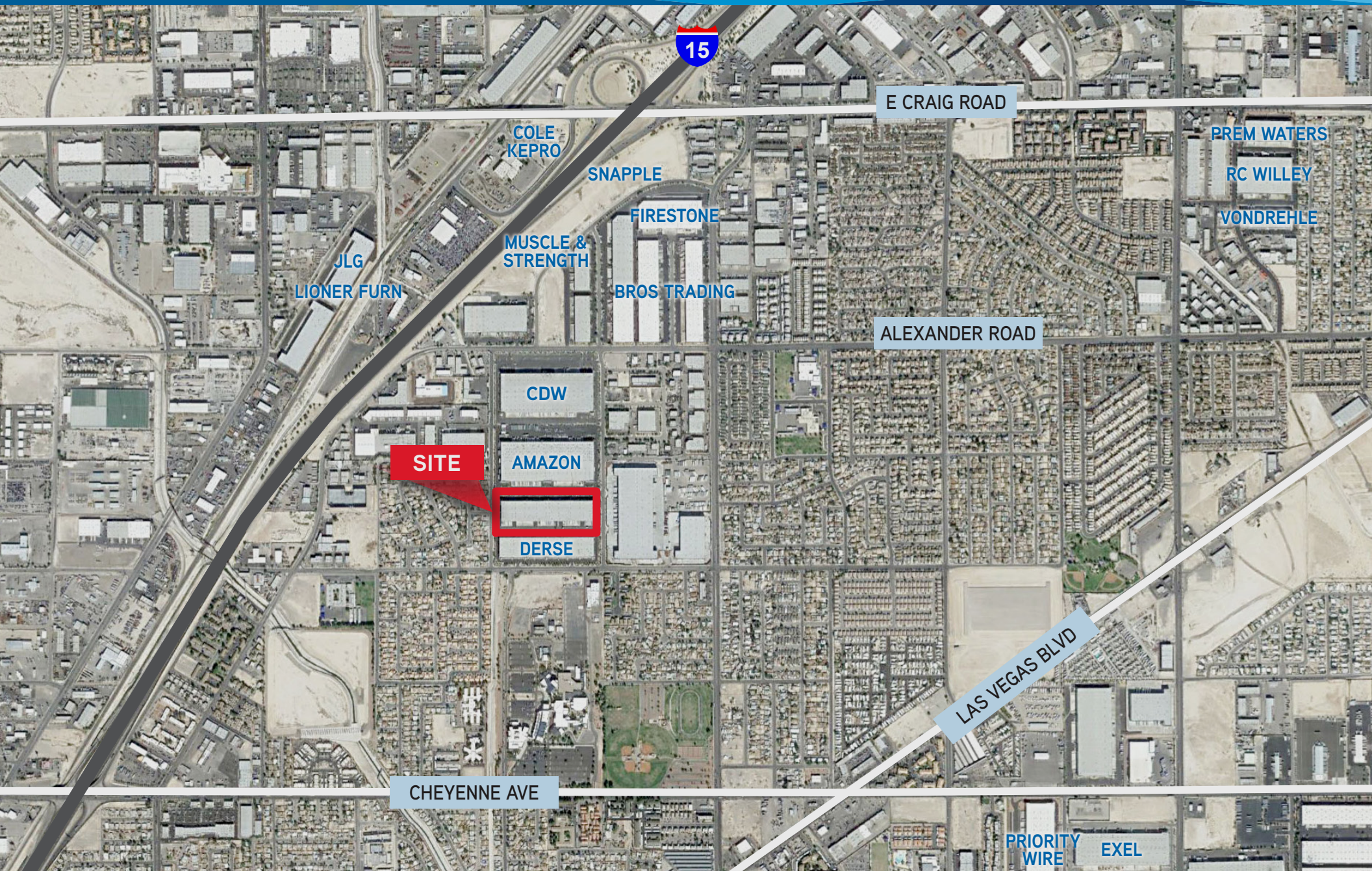
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