



For Lease

±2,500 - ±50,000 SF Office/Warehouse Development

2255 & 2275 Marion Drive :: Las Vegas, NV 89115



BRIAN RIFFEL

+1 702 836 3773

brian.riffel@colliers.com

TYLER JONES

+1 702 836 3754

tyler.jones@colliers.com

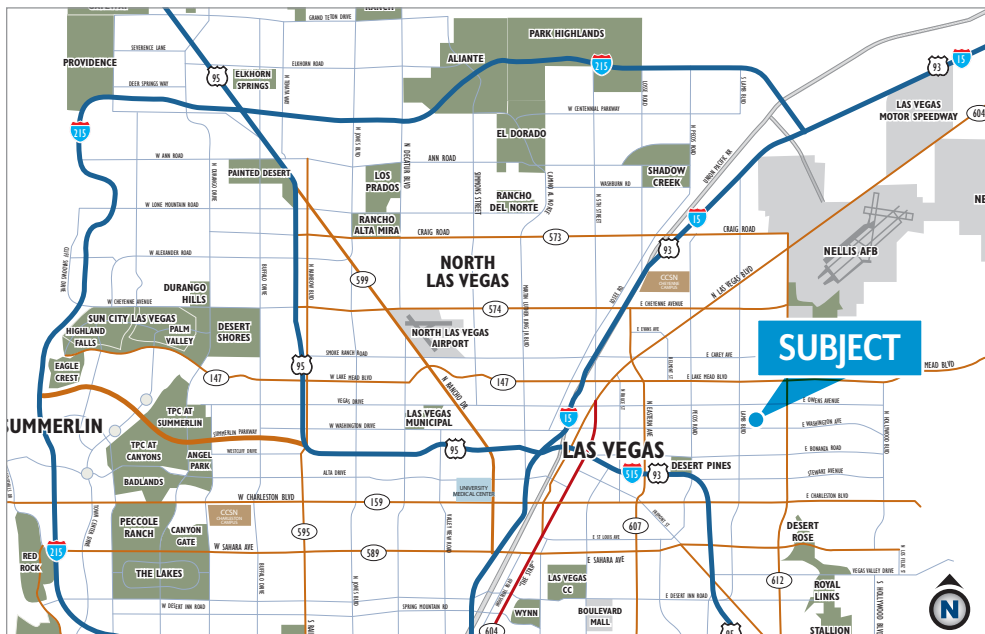
3960 Howard Hughes Parkway, Suite 150

Las Vegas, NV 89169

T +1 702 735 5700

www.colliers.com/lasvegas

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



±2,500 - ±50,000 SF Office/Warehouse Development For Lease

2255 & 2275 Marion Drive :: Las Vegas, NV 89115

- Each building is divisible to ±2,500 SF
- One (1) Grade Level Loading Door per unit
- Zoned MD (Clark County)
- Fire sprinklered
- ±18' Clear height
- Gas available at site
- Metal halide lighting in warehouse
- Insulated warehouse
- Located in the East Las Vegas/North Las Vegas Industrial Market
- Property has access to US-95 at Cheyenne Avenue or Lake Mead Boulevard
- **Lease Rate:** From \$0.45 NNN/PSF/Mo ±5,000 SF
\$0.50 NNN/PSF/Mo ±2,500 SF
- **NNN Rate:** Currently estimated at \$0.15 PSF/Mo
- * **Units 3, 4, 5, 8 and 13 are ready for immediate occupancy!**

BRIAN RIFFEL

+1 702 836 3773

brian.riffel@colliers.com

TYLER JONES

+1 702 836 3754

tyler.jones@colliers.com

3960 Howard Hughes Parkway, Suite 150

Las Vegas, NV 89169

T +1 702 735 5700

www.colliers.com/lasvegas

2255 Marion Drive

Suite 3 :: ±2,500 SF



BRIAN RIFFEL

+1 702 836 3773

brian.riffel@colliers.com

TYLER JONES

+1 702 836 3754

tyler.jones@colliers.com

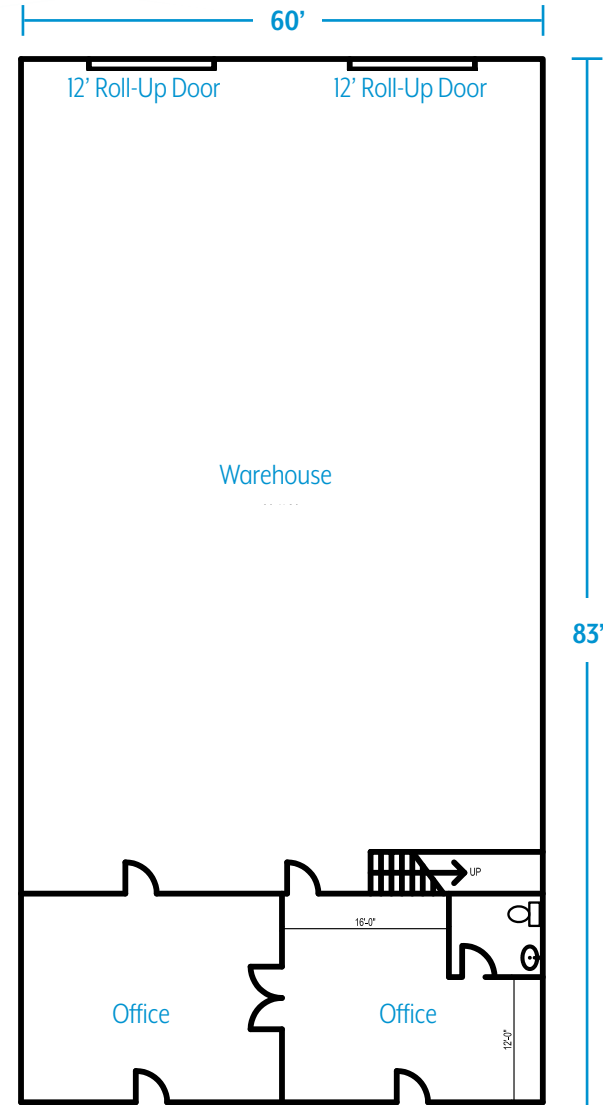
3960 Howard Hughes Parkway, Suite 150

Las Vegas, NV 89169

T +1 702 735 5700

www.colliers.com/lasvegas

2255 Marion Drive
Suite 4 & 5 :: ±5,000 SF



BRIAN RIFFEL

+1 702 836 3773

brian.riffel@colliers.com

TYLER JONES

+1 702 836 3754

tyler.jones@colliers.com

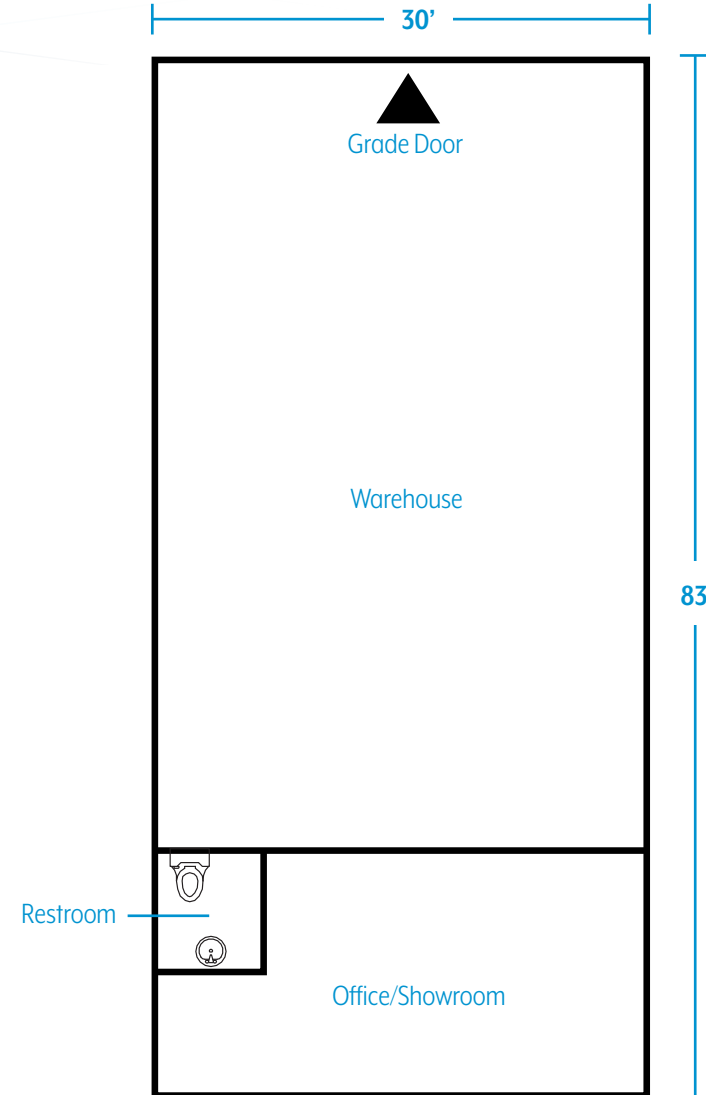
3960 Howard Hughes Parkway, Suite 150

Las Vegas, NV 89169

T +1 702 735 5700

www.colliers.com/lasvegas

2255 Marion Drive
Suite 8 :: ±2,500 SF



BRIAN RIFFEL

+1 702 836 3773

brian.riffel@colliers.com

TYLER JONES

+1 702 836 3754

tyler.jones@colliers.com

3960 Howard Hughes Parkway, Suite 150

Las Vegas, NV 89169

T +1 702 735 5700

www.colliers.com/lasvegas

2255 Marion Drive

Suite 13 :: ±2,500 SF



BRIAN RIFFEL

+1 702 836 3773

brian.riffel@colliers.com

TYLER JONES

+1 702 836 3754

tyler.jones@colliers.com

3960 Howard Hughes Parkway, Suite 150

Las Vegas, NV 89169

T +1 702 735 5700

www.colliers.com/lasvegas