

FOR LEASE

±43,648 SF Available

3101 Marion Drive, Suite 111, Las Vegas, NV 89115

# Sunrise Industrial Park #2

**Jerry Doty, SIOR**

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OWNED BY:

mdh

LEASED BY:



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## Property Highlights

Cross Streets	E. Cheyenne Avenue & Marion Drive
County	Clark
Zoning	M-1 (Clark County)
APN	140-17-102-004
Year Built	1997
Clear Height	±30'
Total Building SF	± 271,616 SF
Cooling	Evaporative Coolers
Power	277/480 Volt, 3-Phase Power
Sprinklers	ESFR
Column Spacing	±48' x ±48' Typical Column Spacing
Parking	1:1,000



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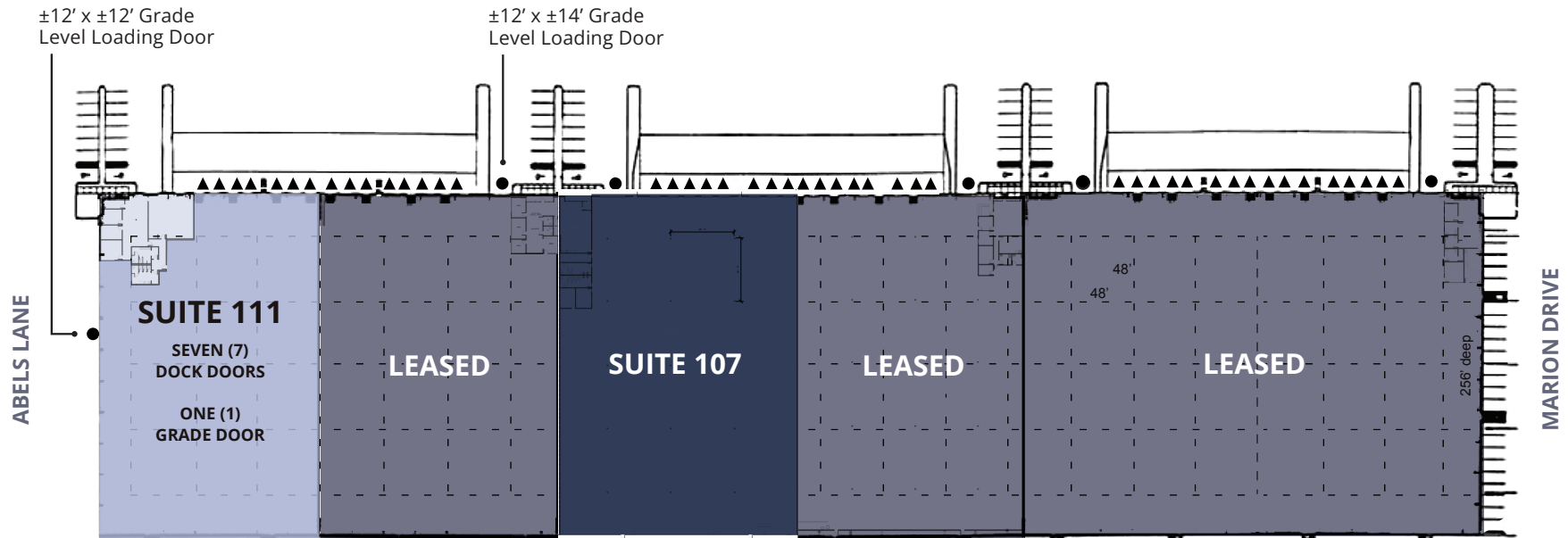
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▲ = Dock Loading Door ● = Grade Loading Door For illustration purposes only. Not to scale. ▲

## Site Plan



■ = Available ■ = Also Available

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## Property Details

### Suite 111

**Total SF**  
±43,648 SF

**Office SF**  
±4,208 SF

**Warehouse SF**  
±39,440 SF

**Dock Loading**  
Seven (7) ±8' x ±10'

**Grade Loading**  
One (1) ±12' x ±12'

**Power**  
±400 Amps, 277/480V,  
3-Phase Power

\*Tenant to confirm power

