

Arrowhead Commerce Center (Bldg. 4)

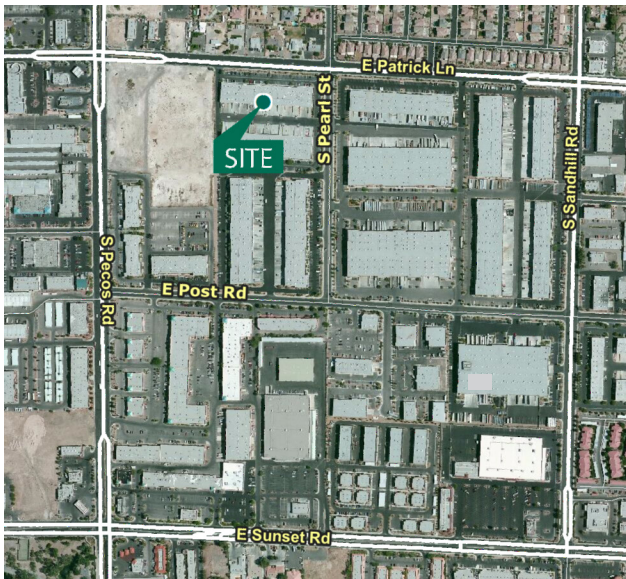
3585 E. Patrick Lane, Suite 600

Las Vegas, NV 89120 USA

4,385 Square Feet Industrial Space For Lease



PROLOGIS®



location

- Patrick Lane, just East of Pecos Road
- Zoned M-D (Clark County)
- Airport Submarket
- Freeway access via Sunset Road and the Airport Connector

facility

- Suite 600 for lease
- 4,385 SF total
- 850 SF of office
- 1 grade level door
- 2 dock high doors
- 20' minimum clear height
- Fire sprinklers (.33 gpm / 3,000 SF)
- Power: 200 amp, 277/480 volt, 3-phase power

Colliers International

Spencer Pinter
spencer.pinter@colliers.com
ph +1 702.836.3776
fax +1 702.731.5709
cell +1 702.768.1856
3960 Howard Hughes Pkwy.
Ste. 150
Las Vegas, NV 89169 USA

Colliers International

Dan Doherty, SIOR
dan.doherty@colliers.com
ph +1 702.836.3707
fax +1 702.731.5709
cell +1 702.809.1000
3960 Howard Hughes Pkwy.
Ste. 150
Las Vegas, NV 89169 USA

Colliers International

Chris Lane
chris.lane@colliers.com
ph +1 702.836.3728
fax +1 702.731.5709
cell +1 702.808.4956
3960 Howard Hughes Pkwy.
Ste. 150
Las Vegas, NV 89169 USA

Prologis

Jeff Foster
jfooster@prologis.com
ph +1 480.379.9919
fax +1 480.446.9322

Renee Carroll
rcarroll@prologis.com
ph +1 702.891.9503

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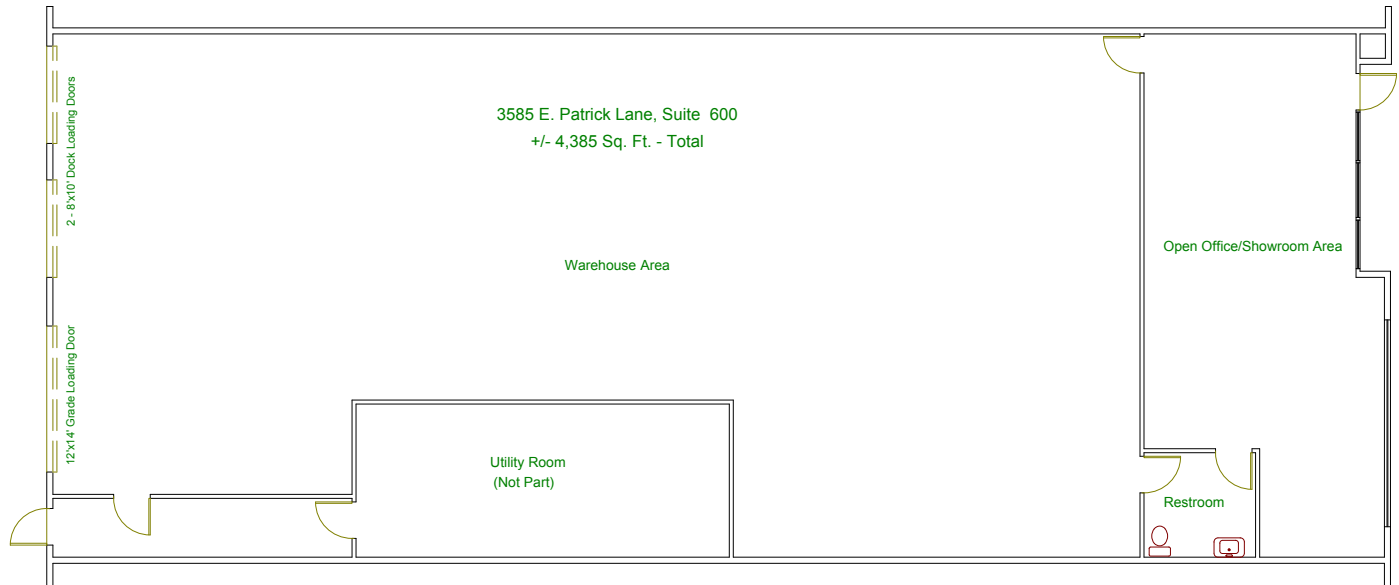
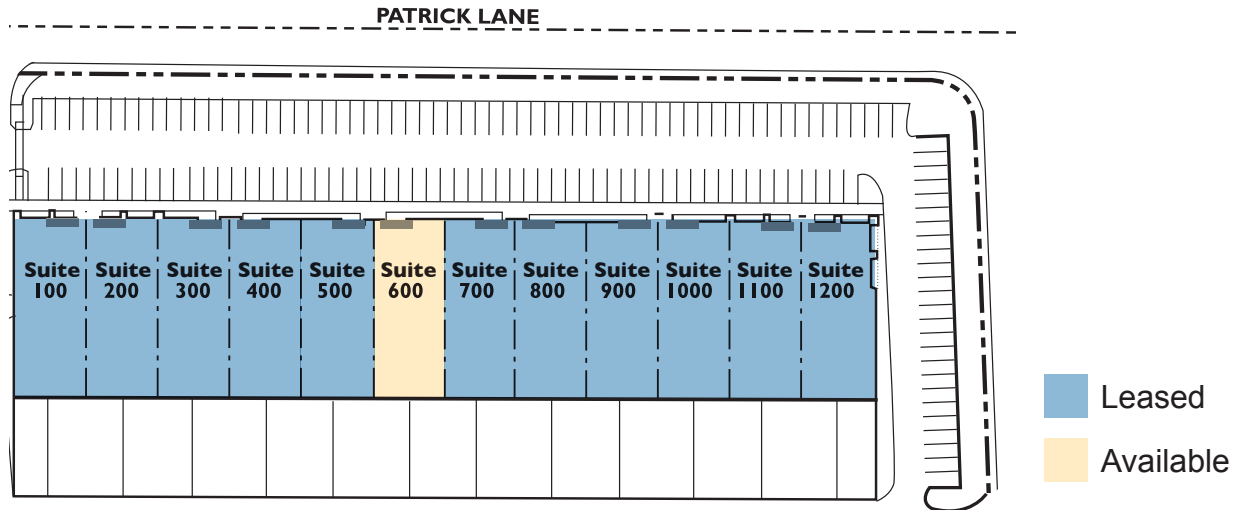
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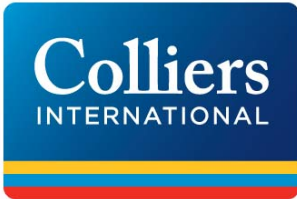
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jfoster@prologis.com
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rcarroll@prologis.com
ph +1 702.891.9503



FOR LEASE – Building 9 +/- 4,385 Square Feet – Light Distribution Space Direct Exposure on Patrick Lane

Listing Agent(s): **Spencer Pinter, Dan Doherty (SIOR) & Chris Lane**

Phone: 702.735.5700
Fax: 702.731.5709
Address: 3960 Howard Hughes Parkway
Suite 150
Las Vegas, Nevada 89109

Last Updated: February 1, 2017

Property Name: **Arrowhead Commerce Center (Bldg. 4)**
Address: **3585 East Patrick Lane, Suite 600
Las Vegas, Nevada 89120**

County: Clark
Zoning: M-D
Lot Size: +/- 8.83 Acres (Bldg. 4 & 5)
Project Size: +/- 59,354 SF (Bldg. 4)
Divisibility: +/- 4,880 SF
Available: Currently

LEASABLE PREMISE DETAIL

Unit Size:	+/- 4,385 SF
Office Area:	+/- 850 SF
Sprinklers:	.45/3,000 SF
Dock High:	2 – 8'x10'
Grade Level:	1 – 12'x14'
Truss Height:	20' min
Power:	+/- 200 amps 277/480 volt 3-Phase

Centrally located minutes from McCarran International Airport and The “Las Vegas Strip”, Arrowhead Commerce Center is a 100-acre master planned industrial/office park. Building 9 currently offers a +/- 4,385 square foot unit that includes +/- 850 square feet of existing office space. This unit is equipped with fire sprinklers, evaporative cooling and high bay lighting in the warehouse, and approximately 200 amps of 277/480 volt, 3-phase power. The warehouse has +/- 20' ceiling clearance and is serviced by 2 dock loading doors and 1 grade loading door. Please see the attached information for a space plan of this unit.

PARKING AND UTILITIES

Arrowhead Commerce Center is serviced by municipal water and sewer. Each building has 277/480 volt, 3-phase power service to each panel. Each Tenant is responsible for its own electrical, gas, phone, janitorial and trash removal services. This unit includes six (6) parking spaces allocated for the use of its occupant's employees and visitors.

TERMS AND TAX DATA

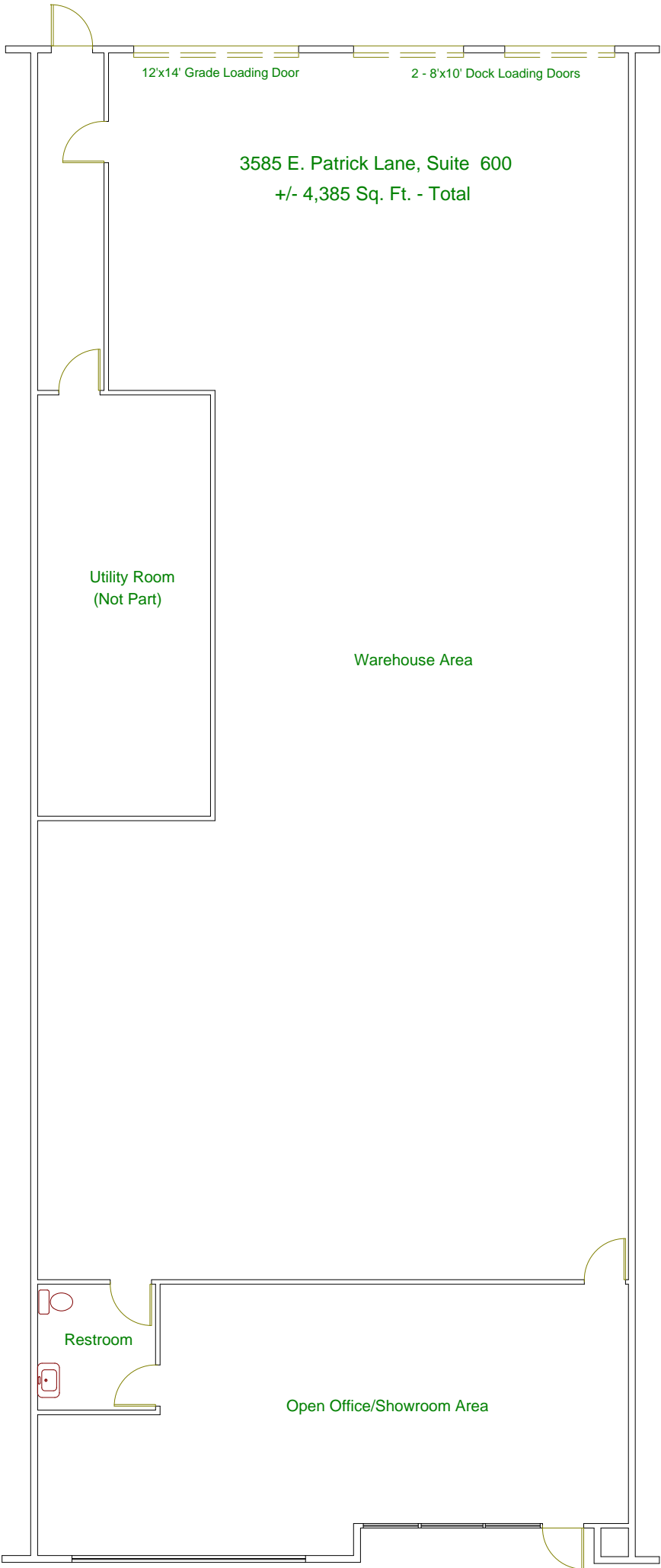
Base Rent / Mo:	\$3,377 (NNN) or approximately \$0.77/SF
NNN, Modified Gross or Gross	NNN
Estimated NNN / Psf /Mo.	\$0.137 or \$601/mo for the year 2017
Total Rent /Mo.	\$3,978 (this figure includes the estimated NNN Expenses)
Lease Term:	3 to 5 years

PROMOTIONAL FEATURES / DISCLOSURES

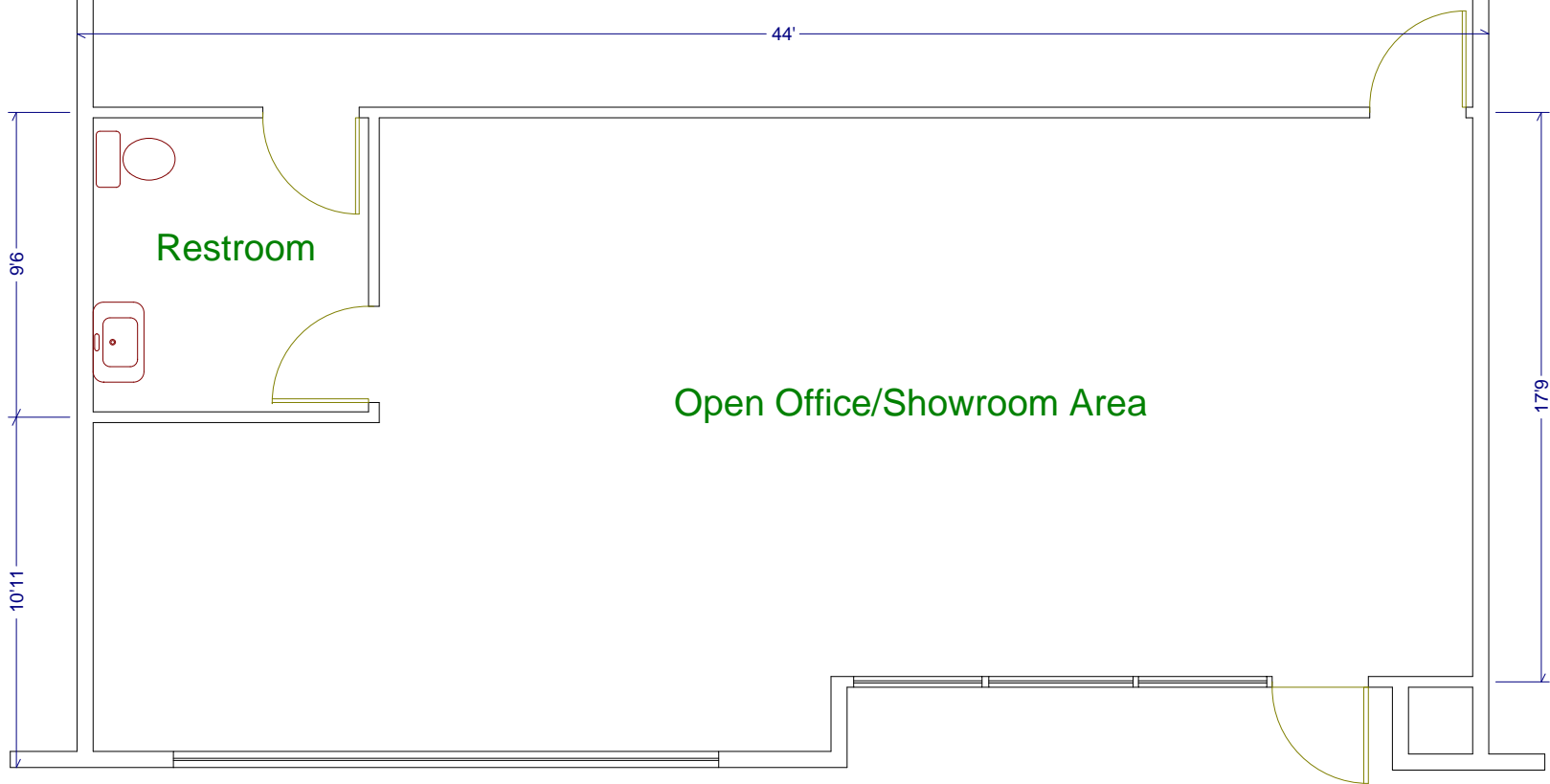
Arrowhead Commerce Center offers a wide array of diversified buildings to fit the growing demand of users in the Las Vegas valley. The master-planned park also offers small lots for sale and build-to-suit opportunities.

The Landlord of this project, Prologis, owns and operates over 6 million square feet of industrial product within the Las Vegas valley. The Landlord continues to strive for excellence by offering local, professional, and responsive property management.

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.



+/- 850 Sq. Ft. - Office



Note: The dimensions illustrated herein are not exact and will vary from the actual dimensions.

PATRICK LANE

