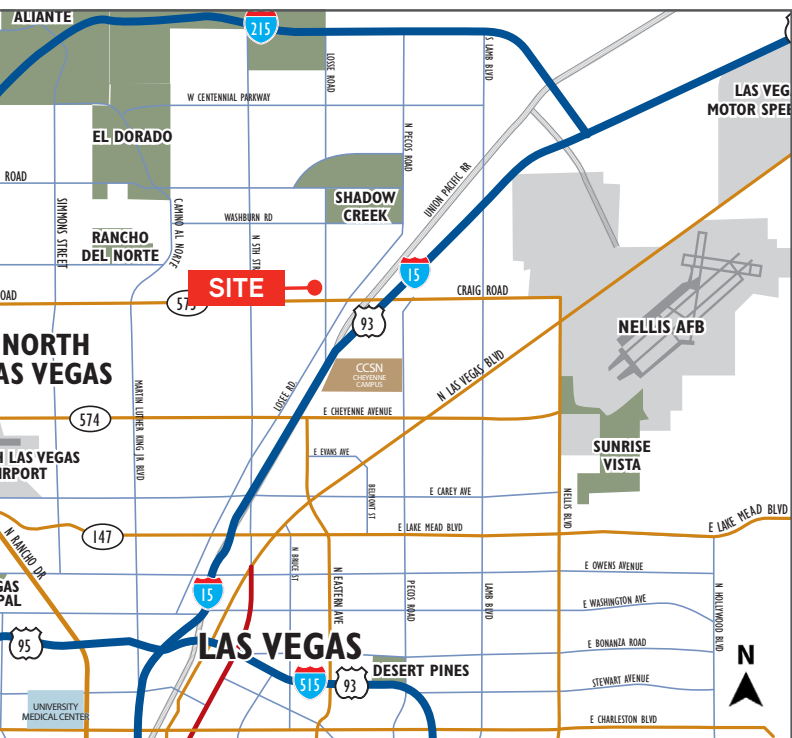


FOR SUBLEASE

NORTH PARK ONE, 2191 Mendenhall Drive, North Las Vegas, NV | 89081

±33,750 SF Distribution Space with Secured/Gated Loading Area



PROPERTY DETAILS

- ±33,750 Total SF
- Inclusive of ±2,055 SF Office
- Four (4) 8' x 10' Dock High Doors
- Two (2) 12' x 14' Grade Level Door
- Enclosed Rear Yard for Loading
- Fire Sprinklers
- Zoning: M-2 (City of North Las Vegas)
- ±24' Warehouse Clear Height
- 35 Auto Parking Spaces
- ±600 Amps, 277/480 Volt 3-Phase Power
- Two Restrooms
- Evaporative Cooling in the Warehouse Area

\$0.34
PSF

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COLLIERS INTERNATIONAL

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Las Vegas, NV 89169

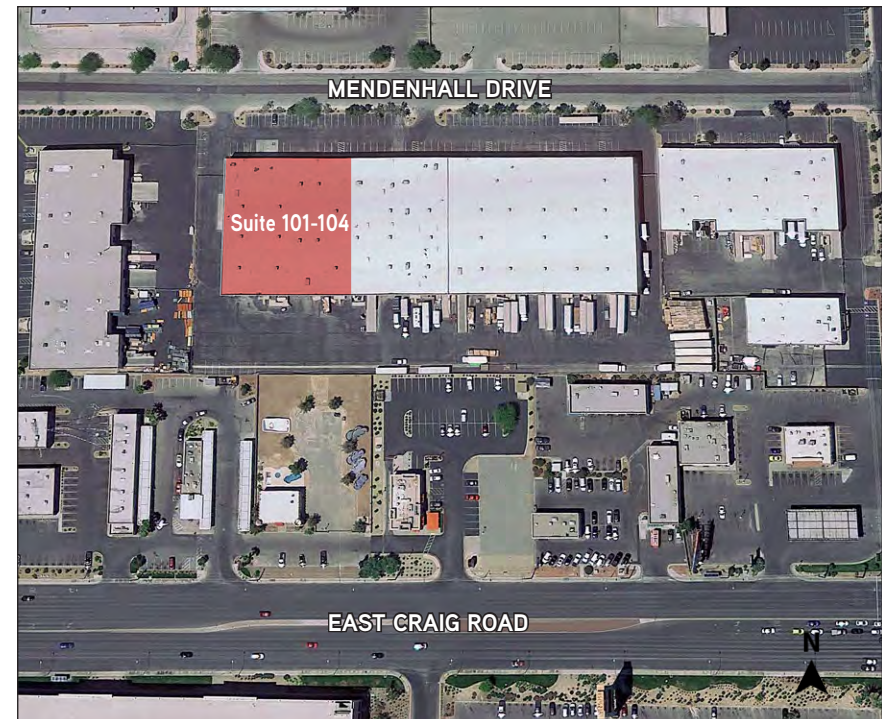
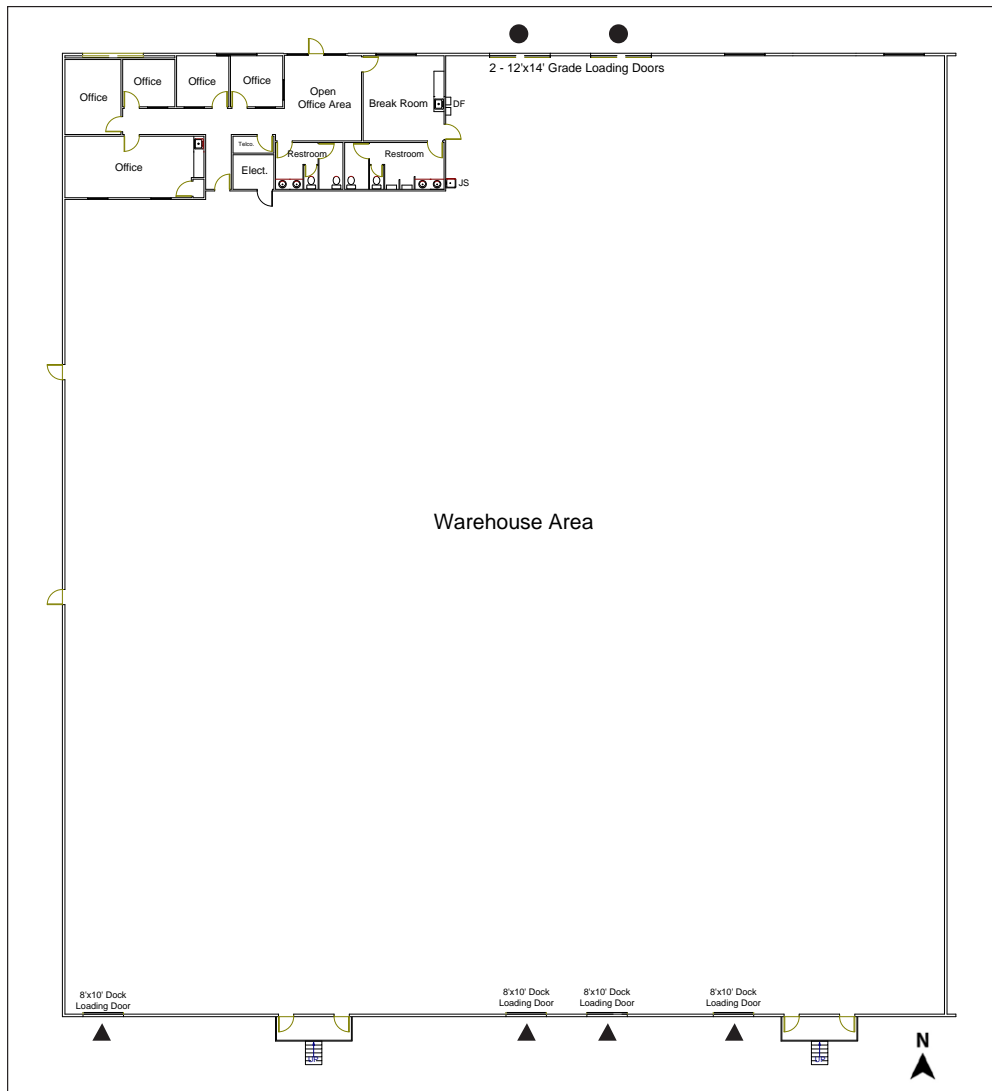
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- ▲ = DOCK HIGH LOADING DOOR
- = GRADE LEVEL LOADING DOOR

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FOR SUBLEASE

±33,750 Square Feet - Distribution Space Secured / Gated Loading Area

Listing Agent(s):	Dan Doherty, SIOR Spencer Pinter Chris Lane Jerry Doty	Property Name:	North Park One 2191 Mendenhall Drive, Suite 101-104 North Las Vegas, NV 89081
Phone:	702.735.3735	County:	Clark
Fax:	702 731 5709	Zoning:	M-2 (City of North Las Vegas)
Address:	3960 Howard Hughes Parkway Las Vegas, NV 89169	Lot Size:	±5.36 Acres
Last Updated:	February 9, 2018	Project Size:	±107,000 SF
		Year Built:	1995
		APN:	139-02-601-005
		Sublease Exp.	April 30, 2019

LEASABLE PREMISE DETAIL

Total Area:	±33,750 SF
Office Area:	±2,055 SF
Sprinklers:	Yes
Dock High	Four (4) 8' x 10'
Grade Level:	Two (2) 12' x 14'
Clear Height:	±24' Minimum
Cooling:	Evap Cooled Warehouse
Power:	600 Amps, 277/480 Volt, 3P

Very centrally located in North Las Vegas, North Park One is a multi-tenant industrial Project, totaling approximately 107,000 square feet. North Park One currently offers a +/- 33,750 square foot unit for sublease. The unit includes +/- 2,055 square feet of existing office space. It is equipped with dock high (one w/ pit leveler) and grade level loading, +/- 24' tall warehouse ceiling height, fire sprinklers, evaporative coolers and T-5 lighting in the warehouse, R-19 insulation in the warehouse ceiling, skylights, and +/-600 amps of 277/480 volt, 3-phase power.

The Property also includes a secured/gated yard area for truck loading.

PARKING AND UTILITIES

North Park One is serviced by municipal water and sewer. This building includes 277/480 volt, 3-phase power. The tenant is responsible for electrical, gas, telephone, janitorial and trash removal services. North Park One includes a total of approximately 104 automobile parking spaces. The Property includes 35 parking spaces allocated for Tenant's use.

Suite	Available SF	Office SF	Warehouse SF	Dock High Loading	Grade Level Loading	Rate (NNN)	NNN Fee's
Suite 101 - 104	±33,750	±2,055	±31,694	4	2	\$0.34 (\$11,475.00)	\$0.1071 psf

PROMOTIONAL FEATURES

North Park One is located in the heart of the North Las Vegas industrial sub market. Landlord has variety of other industrial buildings throughout Las Vegas to fit the growing demand of users within the Las Vegas Valley.

The Landlord of this project owns and has constructed over 4,000,000 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.