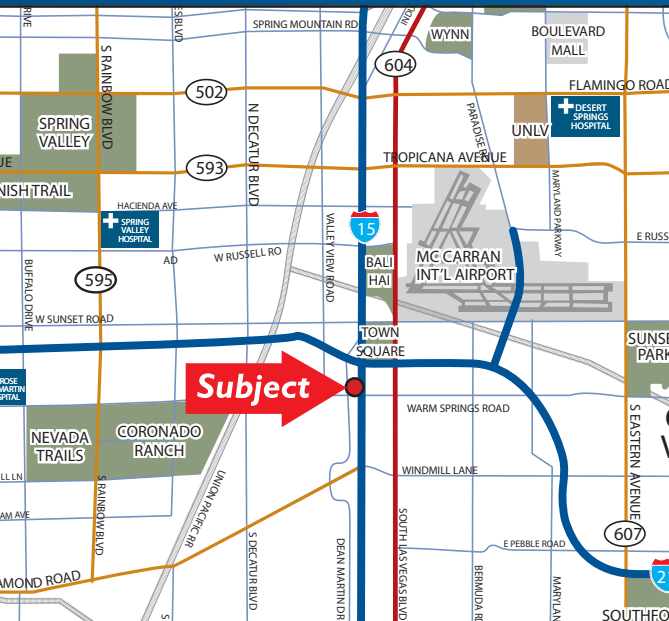


WARM SPRINGS BUSINESS CENTER

7140, 7180, 7220 & 7260 Dean Martin Drive | Las Vegas, Nevada 89118 | ±182,184 SF Situated on ±13.76 Acres



FOR LEASE >

- Prime southwest location
- Corporate image
- Street & freeway exposure
- Divisible to 3,200 sf.
- 16' to 24' minimum clear height
- 8' x 8' dock high doors (37 total)
- 12' x 14' grade level doors (54 total)
- Easy access
- Skylights in warehouse
- Fire sprinklers
- Great freeway access
- Zoned M-D (Clark County)
- 200 Amp, 277/480 Volt, 3-Phase Power per Unit
- Glass storefront entries
- Attractive landscaping
- Parking ratio of 2.39 to 3.1/1,000 sf.
- 488 parking spaces total
- Excellent truck circulation



3960 Howard Hughes Pkwy.
 Suite 150
 Las Vegas, Nevada USA 89169
 Tel 702-735-5700
www.colliers.com/lasvegas

For more information or an appointment to show call:

Spencer Pinter
spencer.pinter@colliers.com
 +1 702 836 3776

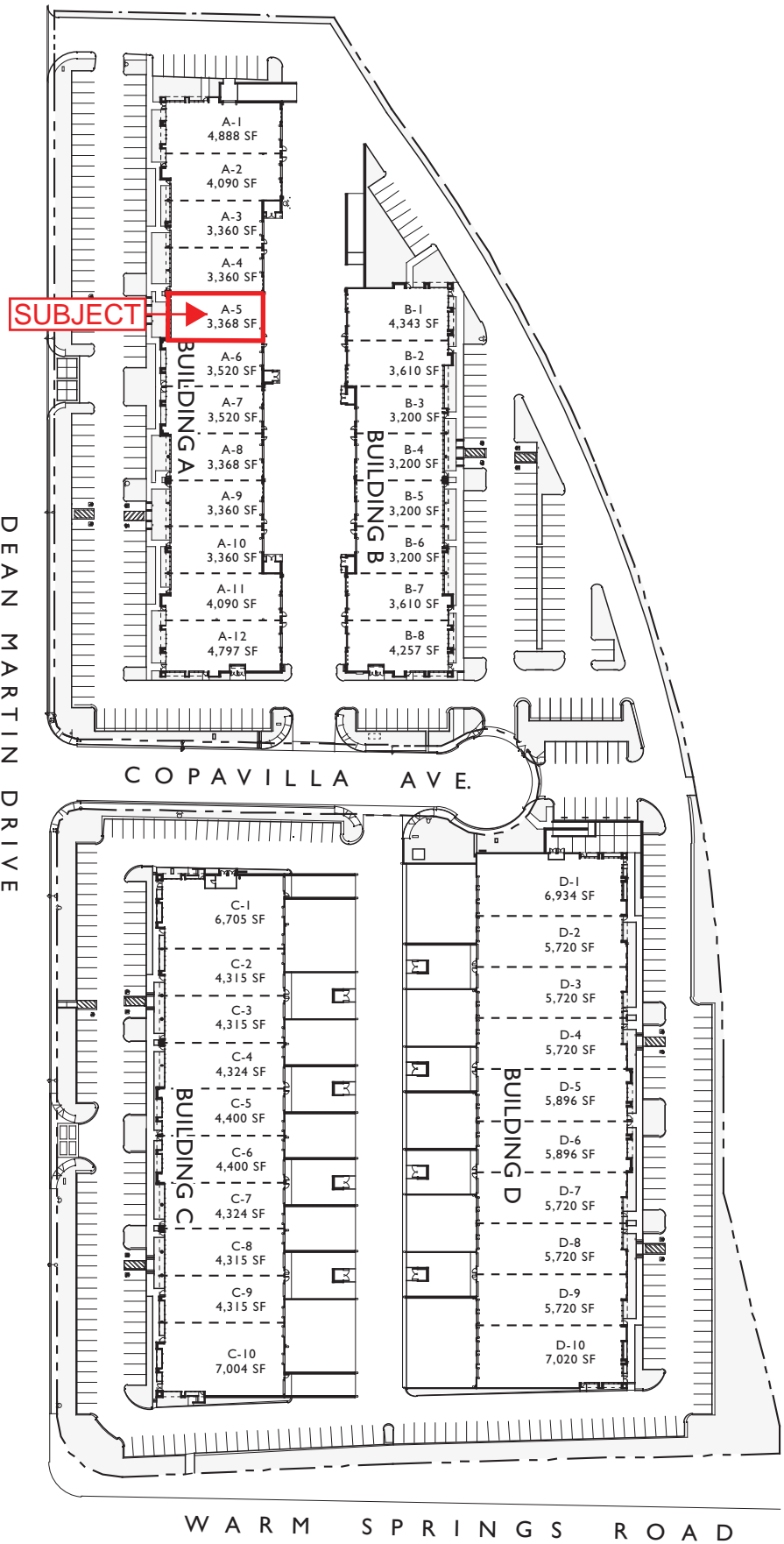
WARM SPRINGS BUSINESS CENTER

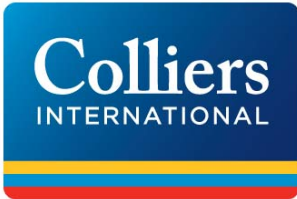
7140, 7180, 7220 & 7260 Dean Martin Drive

Las Vegas, Nevada 89118

182,184+/- Square Feet Situated on 13.76 +/- Acres

I N T E R S T A T E 1 5





FOR LEASE

+/- 3,368 Square Feet – Office/Warehouse

Direct Exposure on Dean Martin Drive

Listing Agent(s): **Spencer Pinter**

Phone: 702.836.3776
Fax: 702.731.5709
Address: 3960 Howard Hughes Parkway
Suite 150
Las Vegas, Nevada 89169

Last Updated: October 1, 2018

Property Name: **Warm Springs Business Center I**
Address: **7140 Dean Martin Drive, Suite 500**
Las Vegas, Nevada 89118
County: Clark
Zoning: M-D
Lot Size: +/- 13.76 Acres
Project Size: +/- 73,704 SF – Total (Phase I)
Divisibility: +/- 3,360 SF
Available: November 2018

LEASABLE PREMISE DETAIL

Unit Size:	+/- 3,368 SF
Office Area:	+/- 740 SF
Sprinklers:	Yes
Dock High:	Yes
Grade Level:	1 – 12'x14'
Truss Height:	+/- 16' min
Power:	277/480 volt
	3-Phase

Warm Springs Business Center is very centrally located within the Southwest sub market of the Las Vegas Valley where the I-15 and I-215 freeways intersect. It is also located just minutes from McCarran International Airport and "The Las Vegas Strip". Currently available within this project is an individual unit totaling approximately 3,368 square feet, including approximately 740 square feet of office space (see attached space plan). The balance is warehouse space. The unit is serviced by one grade loading door, and is equipped with fire sprinklers, evaporative cooling and high bay lighting in the warehouse, insulation in the warehouse ceiling and approximately 200 amps of 277/480 volt, 3-phase power. Please see attached floor plan for more details. NOTE: This unit enjoys direct exposure onto Dean Martin Drive.

PARKING AND UTILITIES

Warm Springs Business 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, telephone, janitorial and trash removal services. There are 5 automobile parking spaces allocated for Tenant's use.

TERMS AND TAX DATA

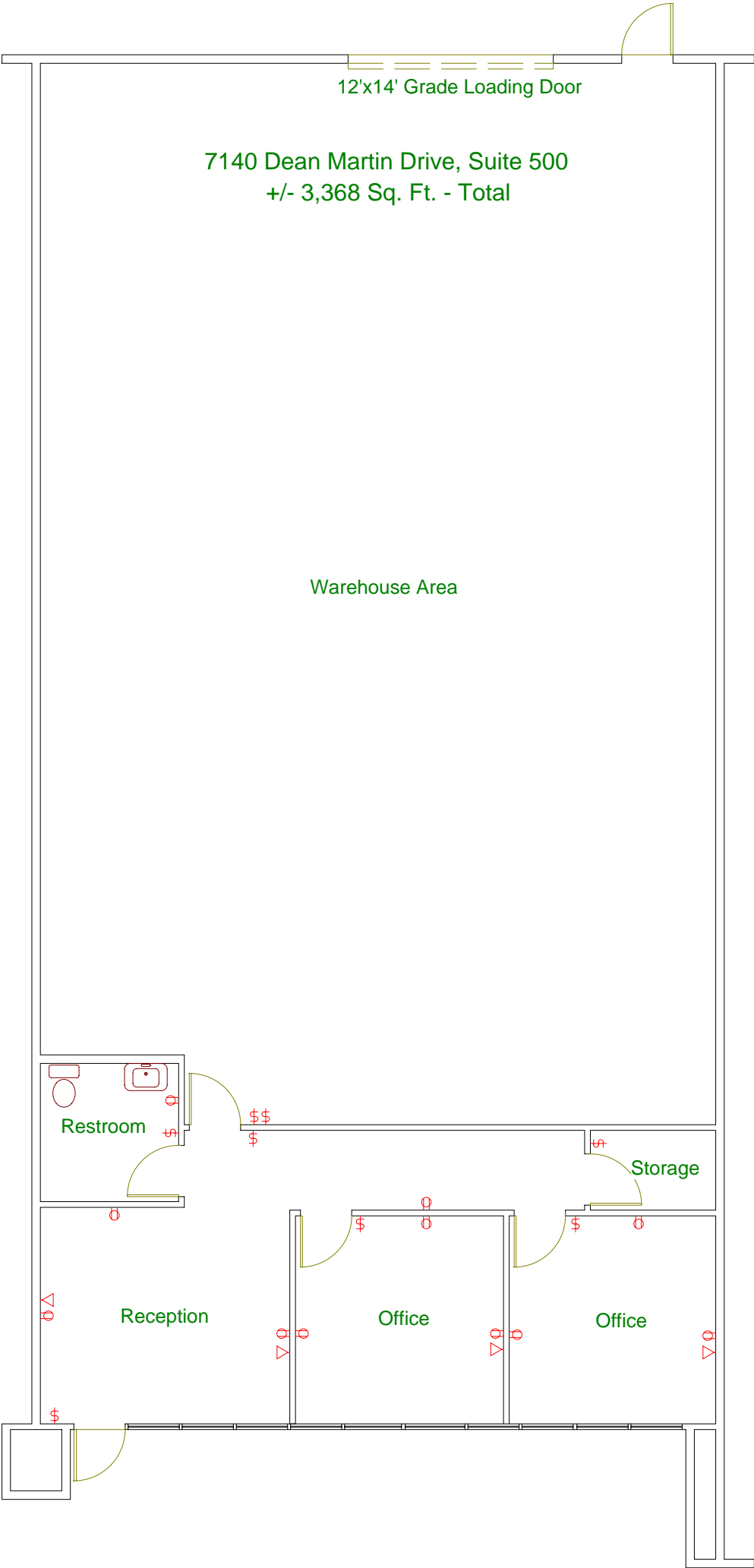
Base Rent / Mo.:	\$3,352 (NNN) or approximately \$0.995/SF
NNN, Modified Gross or Gross:	NNN
Estimated NNN / Psf / Mo.:	\$0.221 or \$745/mo for the year 2018
Total Rent / Mo.:	\$4,097 (this figure includes the estimated NNN Expenses)
Lease Term:	3 to 5 Years

PROMOTIONAL FEATURES / DISCLOSURES

Warm Springs Business Center offers a variety of buildings, with both street and freeway exposure, to fit the growing demand of users within the Las Vegas Valley.

The Landlord of this project, EJM Development Co., owns and has constructed over 10,000,000 square feet of industrial product throughout the Southwest region of the United States, to include about 4,000,000 square feet in Las Vegas. 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.



12'x14' Grade Loading Door

7140 Dean Martin Drive, Suite 500
+/- 3,368 Sq. Ft. - Total

Warehouse Area

Restroom

Storage

Reception

Office

Office