



For Lease

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

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



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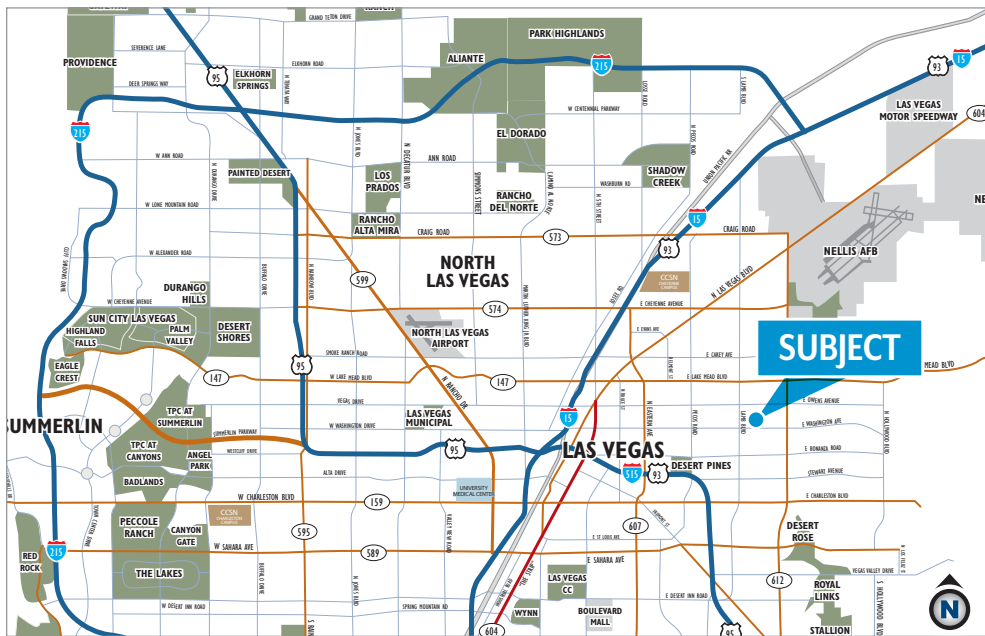
3960 Howard Hughes Parkway, Suite 150

Las Vegas, NV 89169

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www.colliers.com/lasvegas

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

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- 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

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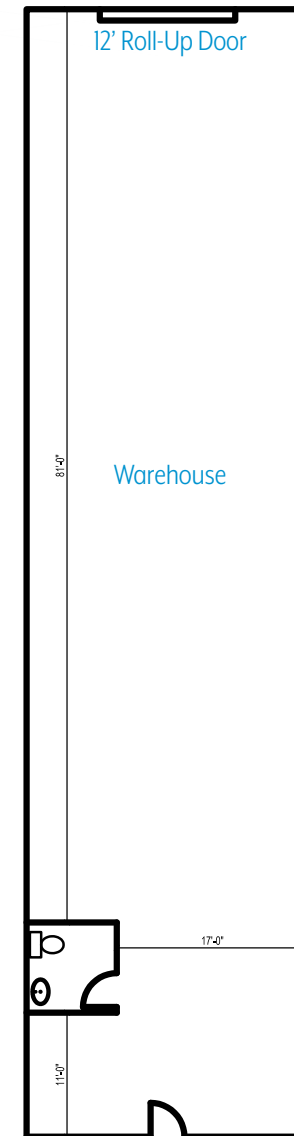
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2255 Marion Drive
Suite 3 :: ±2,500 SF



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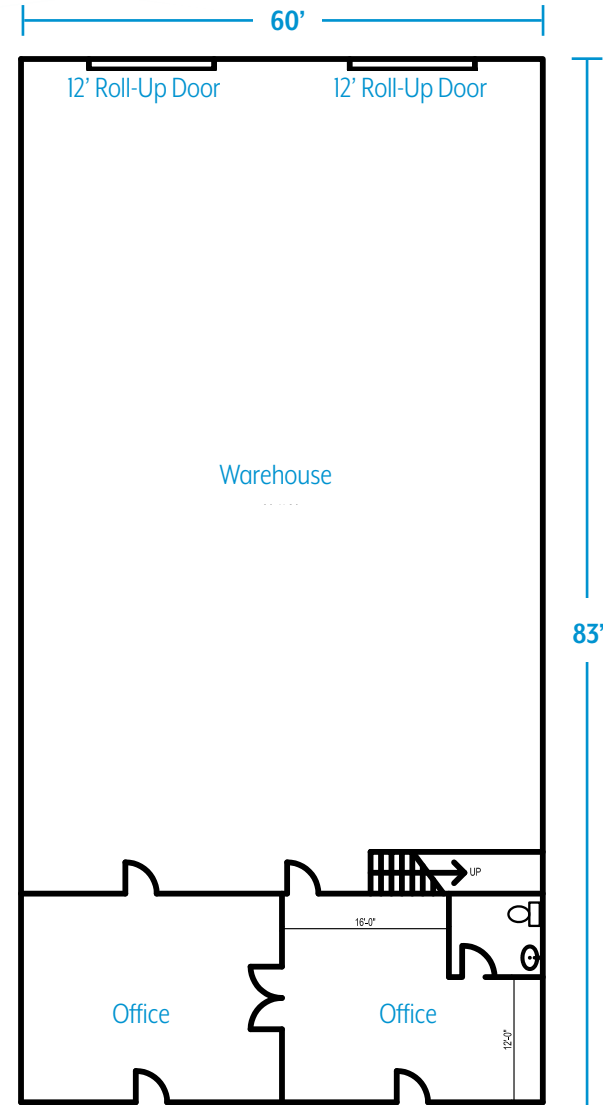
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2255 Marion Drive
Suite 4 & 5 :: ±5,000 SF



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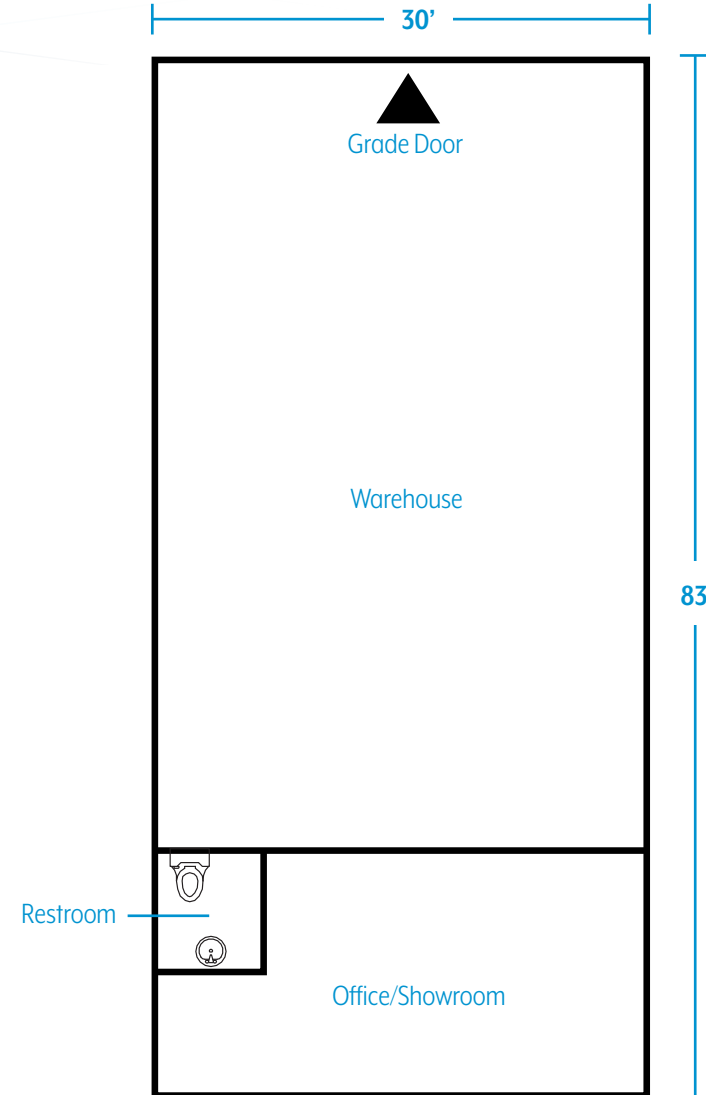
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Suite 8 :: ±2,500 SF



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Suite 13 :: ±2,500 SF



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