

Sunrise Industrial Park

Speed to Market
Starts Here.



Leasing By:



±34,432 SF – ±303,150 SF

North Las Vegas Submarket



Availabilities

Sunrise Industrial Park 5

2861 N. Marion Drive
Suite 115
Las Vegas, NV 89115

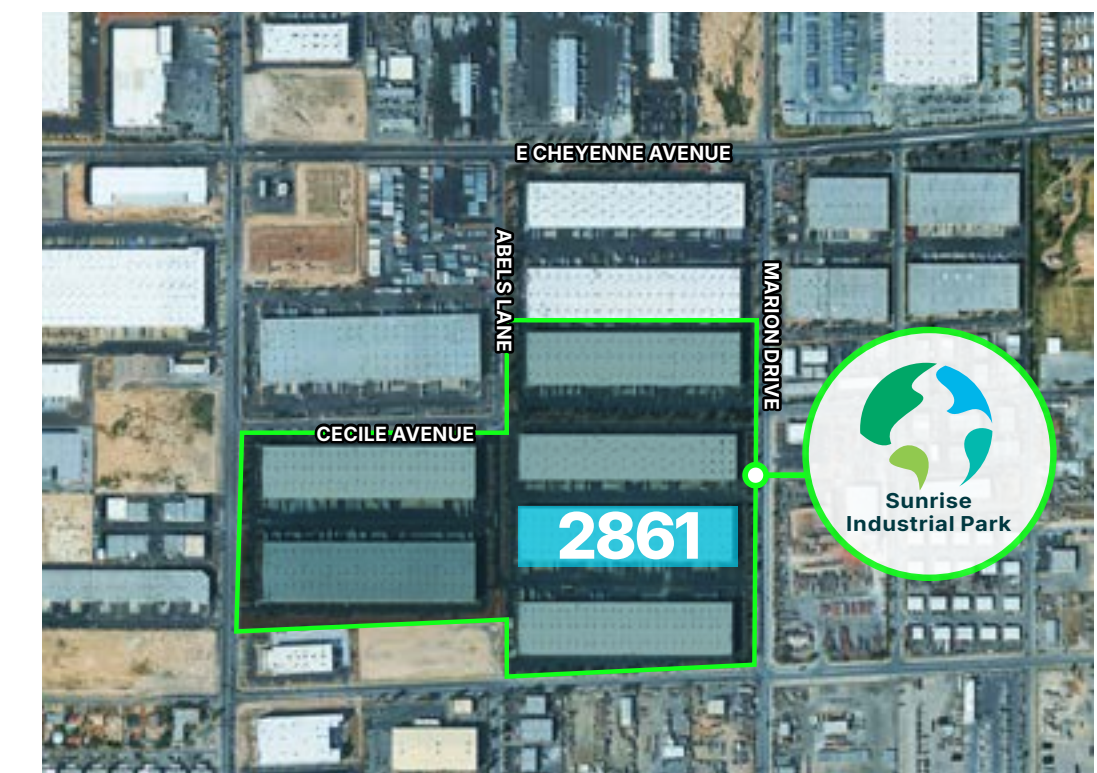
±101,856 SF

Available For Lease



Property Features

Available Space	±101,856 SF
Office SF	±3,195 SF
Clear Height	30'
Dock Doors	15
Drive-in Doors	2
Pit Levelers	15
Building Depth	256'
Vehicle Restraints	15
Electrical Service	1,200 amps
Sprinkler	ESFR
Lighting	LED Motion Sensor



Sunrise Industrial Park 5

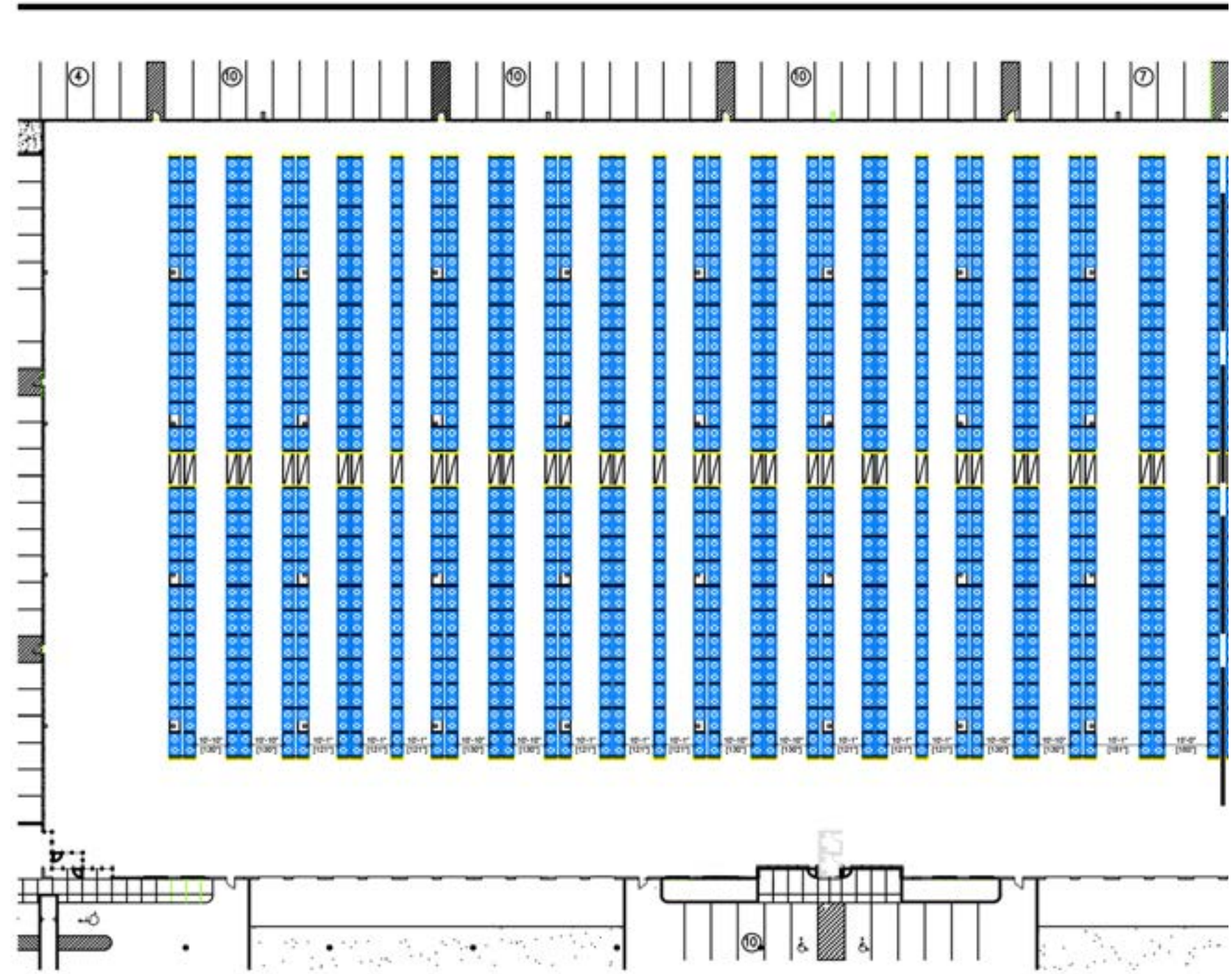
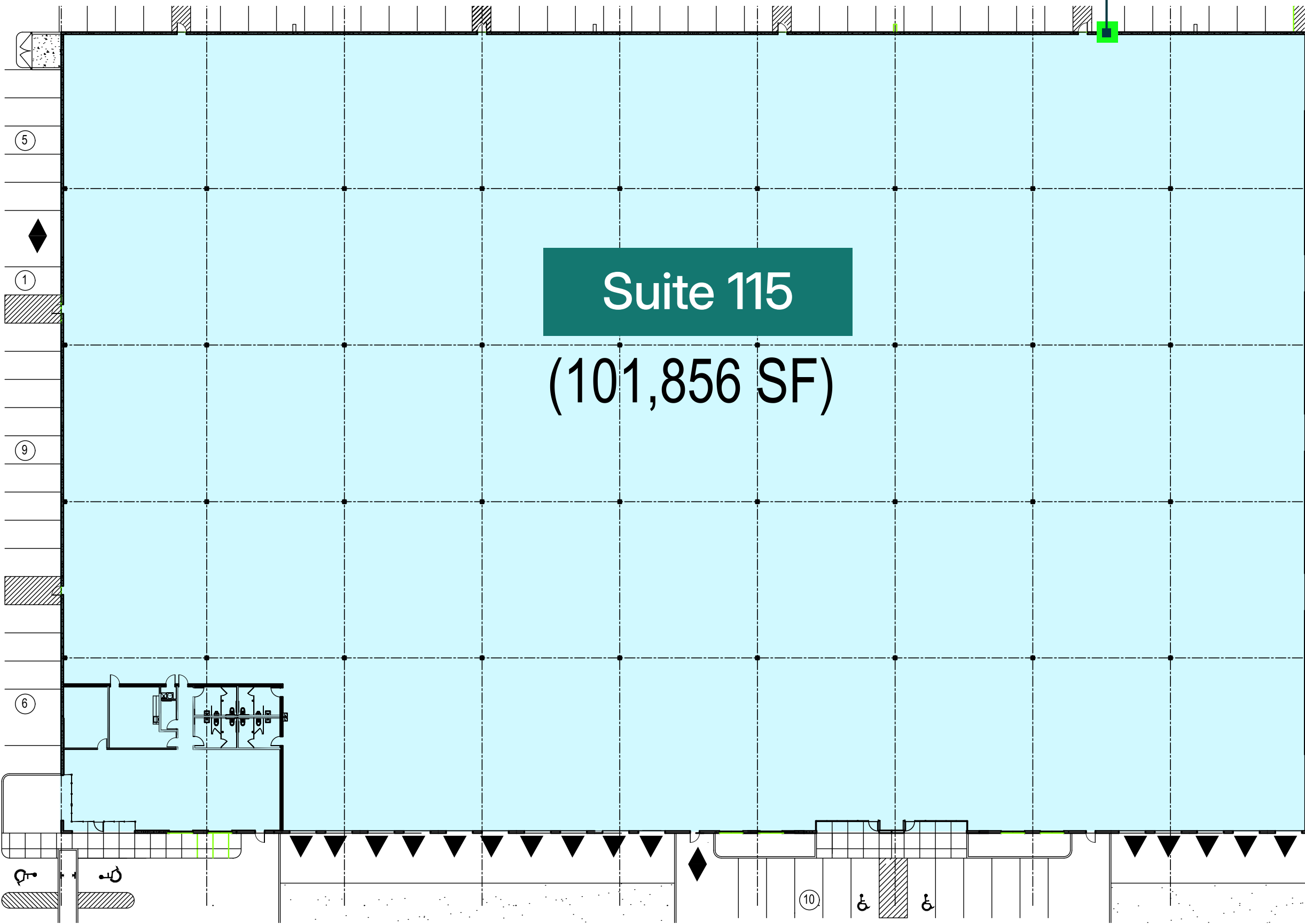
Tailored for your needs.

Suite 115

±101,856 SF

- ±3,195 SF Office
- 15 Dock Doors
- 2 Grade Doors

Sample Racking Plan



2861 N. Marion Drive, Suite 115, Las Vegas, NV 89115

▲ = Dock High Door ◆ = Grade Level Door For illustration purposes only. Not to scale. (N)

Availabilities

Sunrise Industrial Park 6

2821 N. Marion Drive
Suite 111-115
Las Vegas, NV 89115

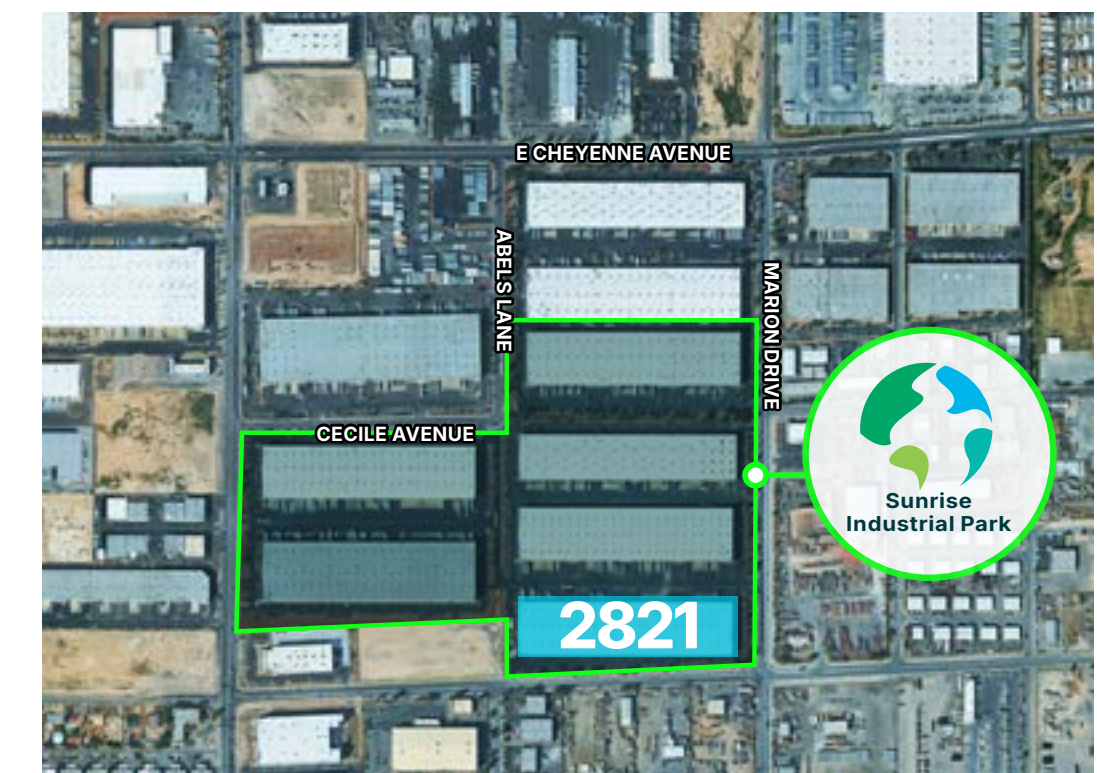
±34,432 SF – ±124,526 SF

Available For Lease



Property Features

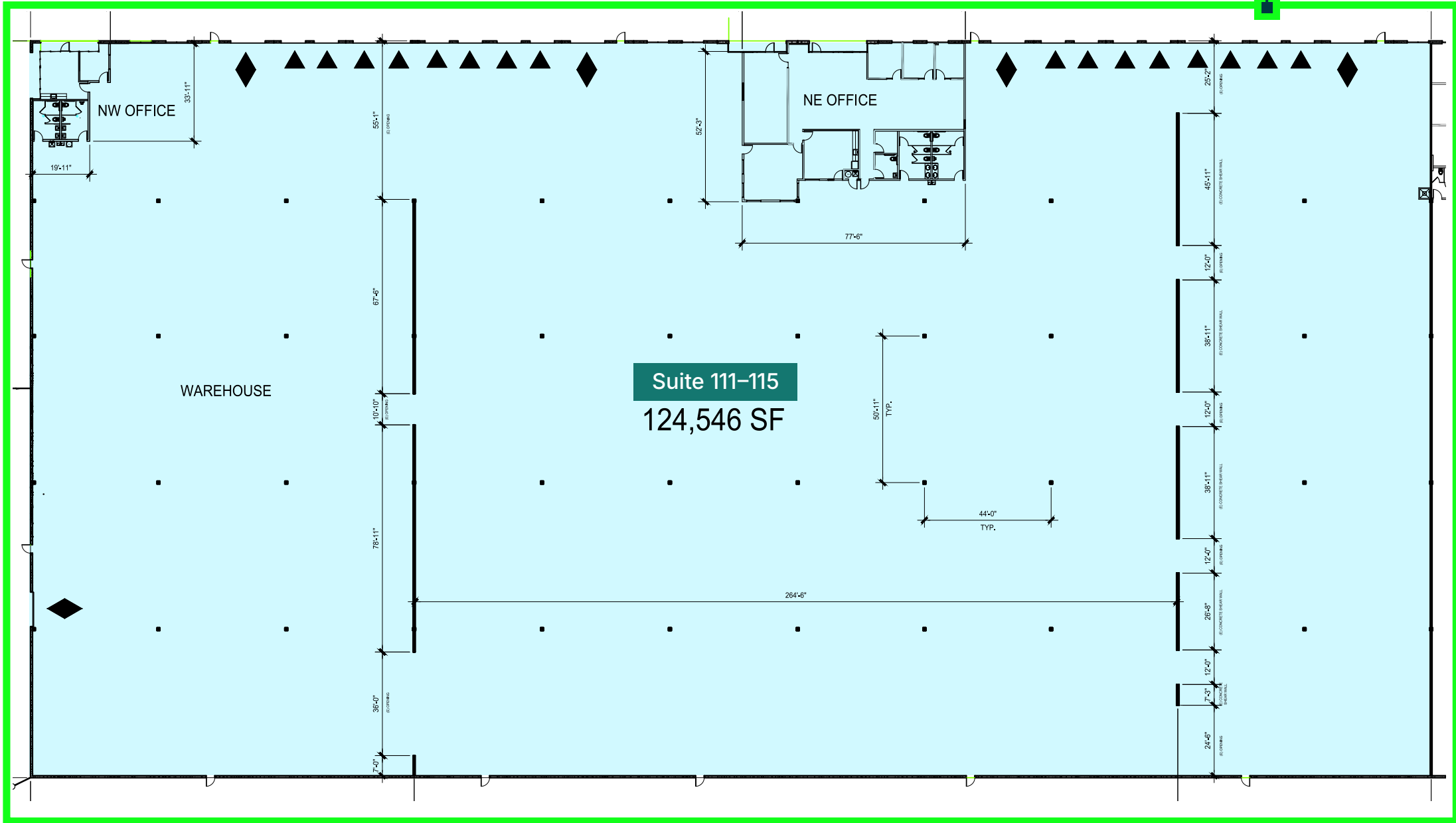
Available Space	±124,526 SF
Office SF	±4,360 SF
Clear Height	30'
Dock Doors	16
Drive-in Doors	5
Edge of Dock Levelers	3
Pit Levelers	5
Vehicle Restraints	16
Electrical Service	1,200 amps
Sprinkler	ESFR
Lighting	LED Motion Sensor



Sunrise Industrial Park 6

Divisibility Options

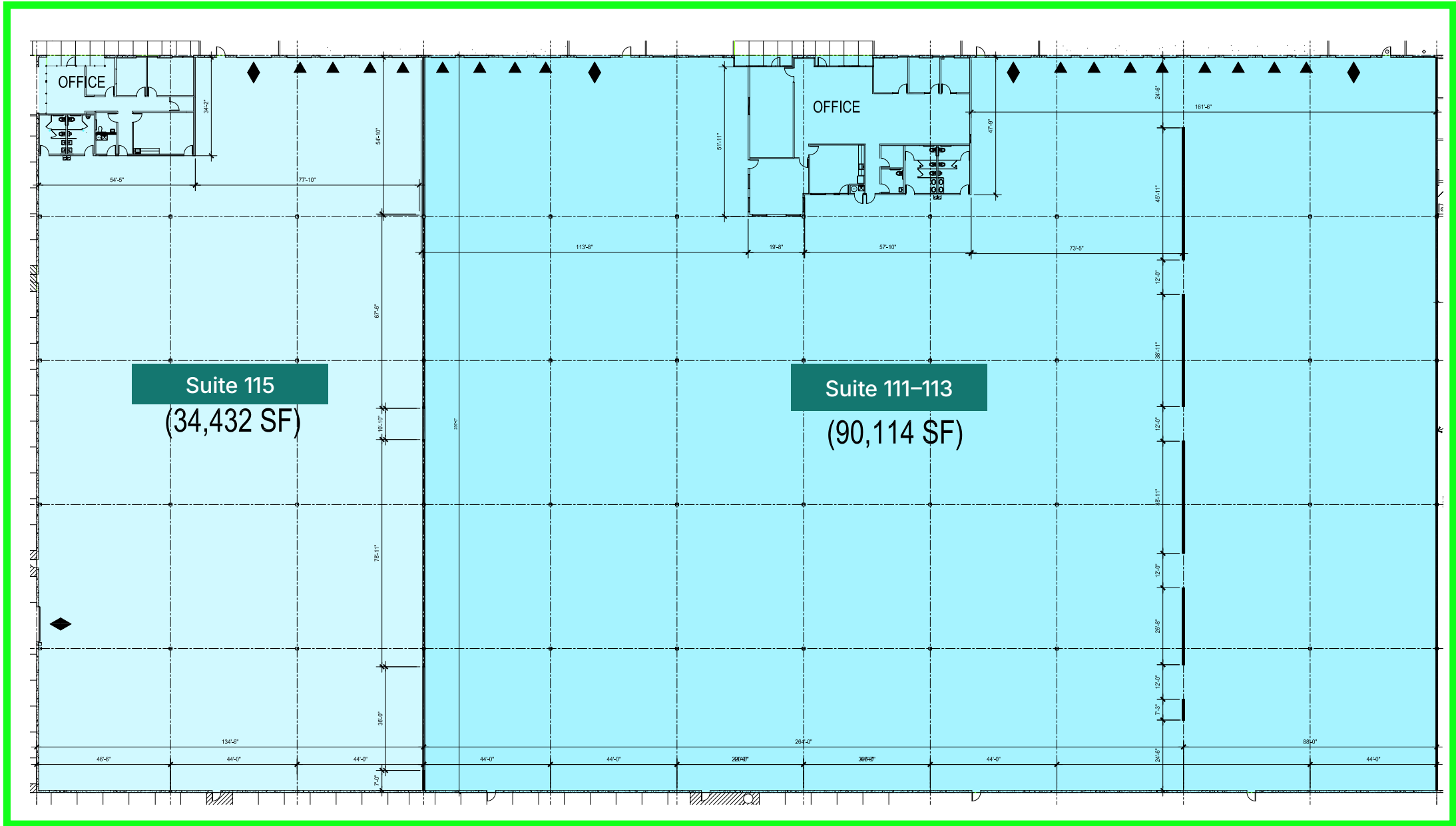
Tailored for your needs.



111-115

±124,526 SF

±4,360 SF Office
16 Dock Doors
5 Grade Doors



115 ±34,432 SF
4 Dock Doors | 2 Grade Doors

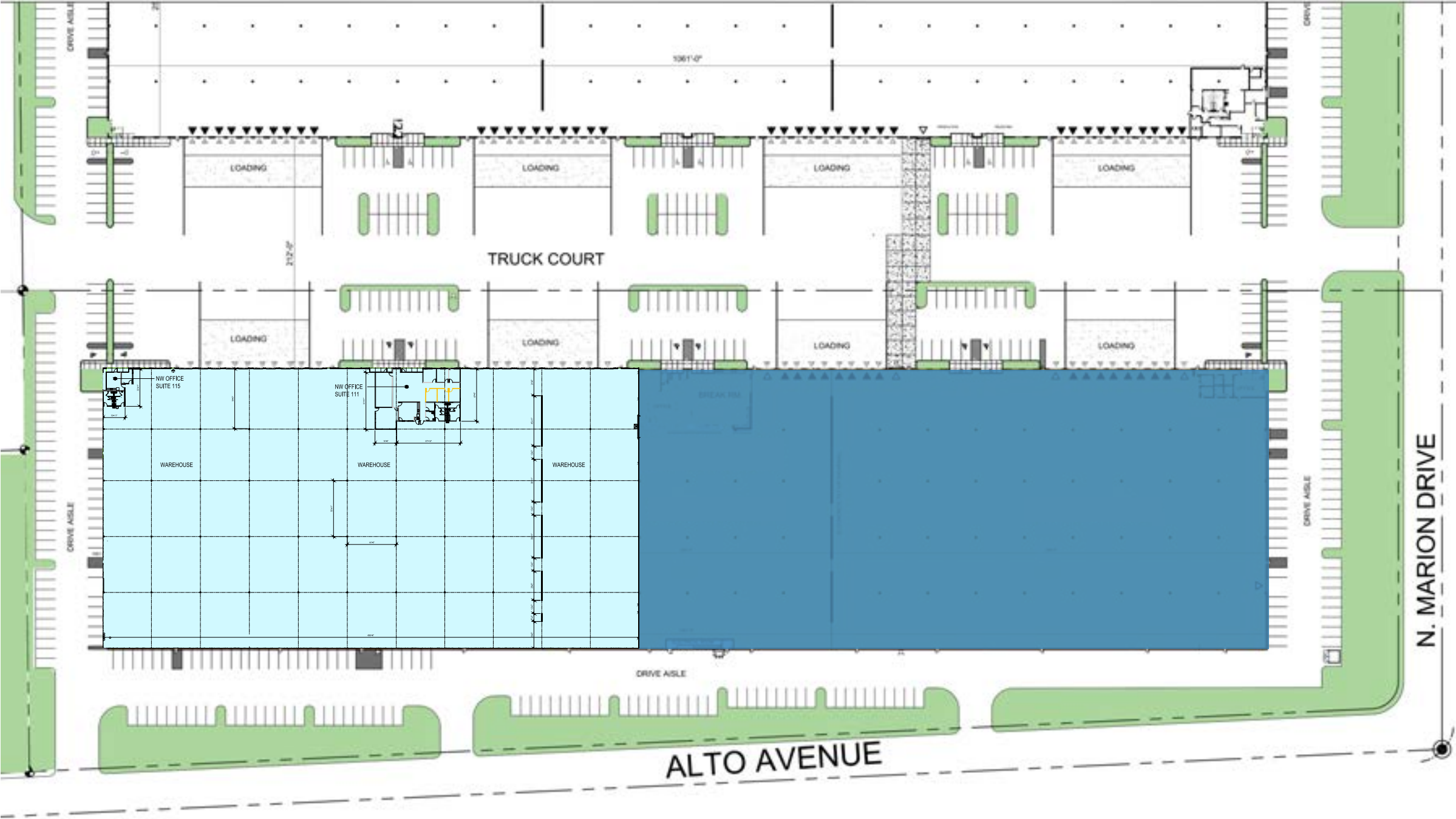
111-113 ±90,114 SF
12 Dock Doors | 3 Grade Doors

2821 N. Marion Drive, Suite 111-115, Las Vegas, NV 89115

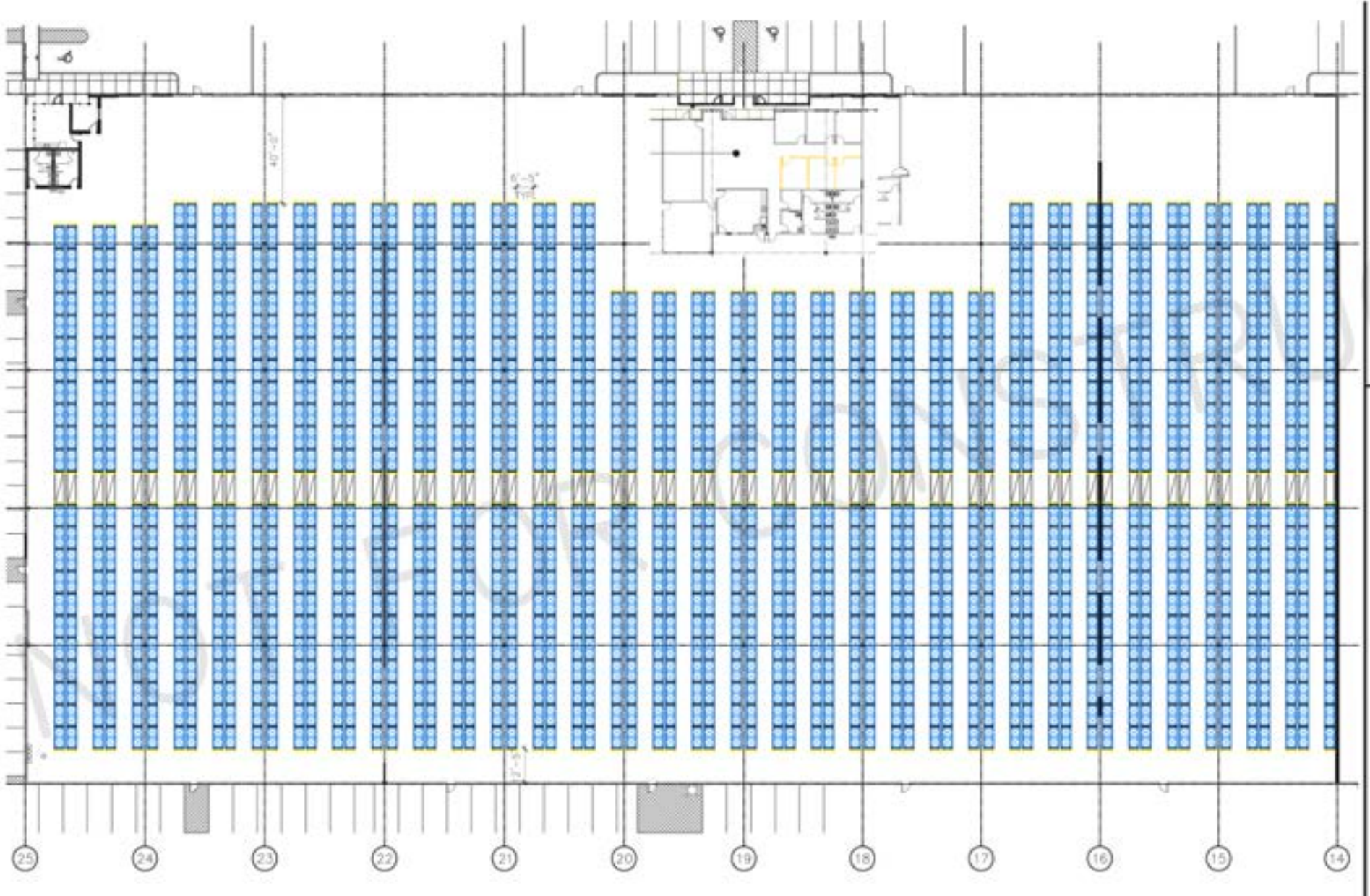
▲ = Dock High Door ◆ = Grade Level Door For illustration purposes only. Not to scale.

Sunrise Industrial Park 6

Site Plan



Sample Racking Plan



2821 N. Marion Drive, Suite 111-115, Las Vegas, NV 89115

Availabilities

Sunrise Industrial Park 7

2880 N. Lamb Boulevard
Suite 101-115
Las Vegas, NV 89115

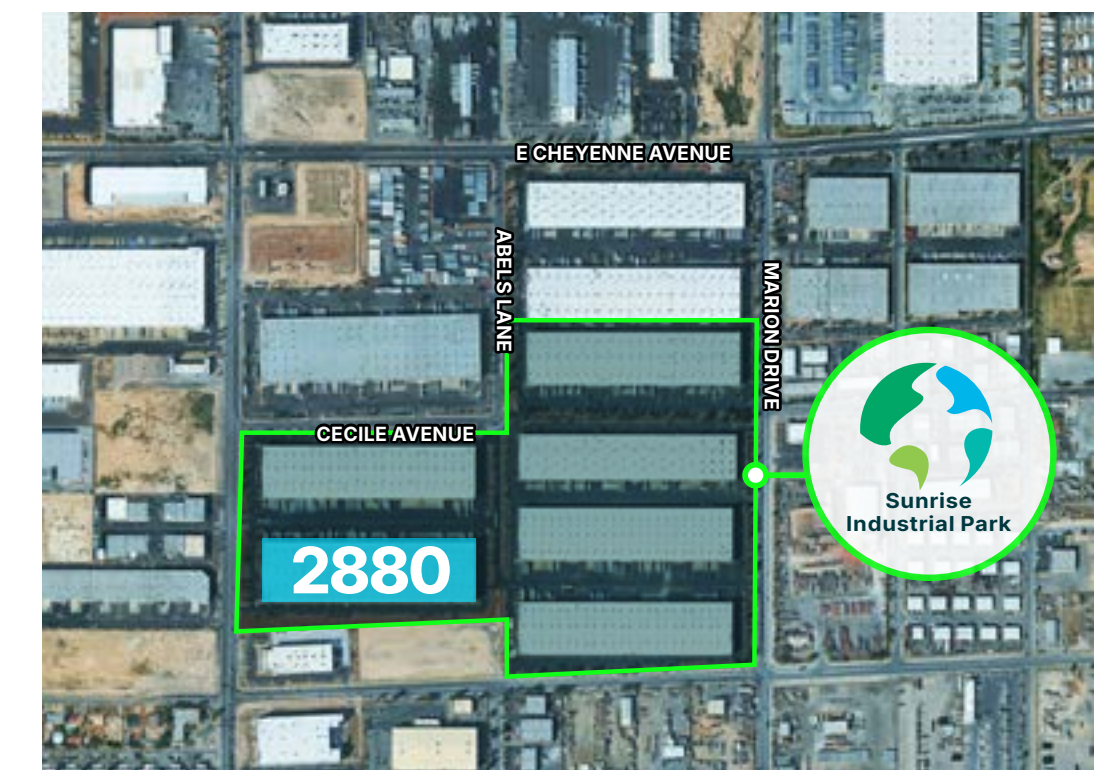
±303,150 SF

Available For Lease



Property Features

Available Space	±303,150 SF
Office SF	±6,870 SF
Clear Height	31'
Dock Doors	62
Drive-in Doors	5
Edge of Dock Levelers	38
Vehicle Restraints	24
Building Depth	286'
Electrical Service	4,000 amps
Sprinkler	ESFR
Lighting	LED Motion Sensor



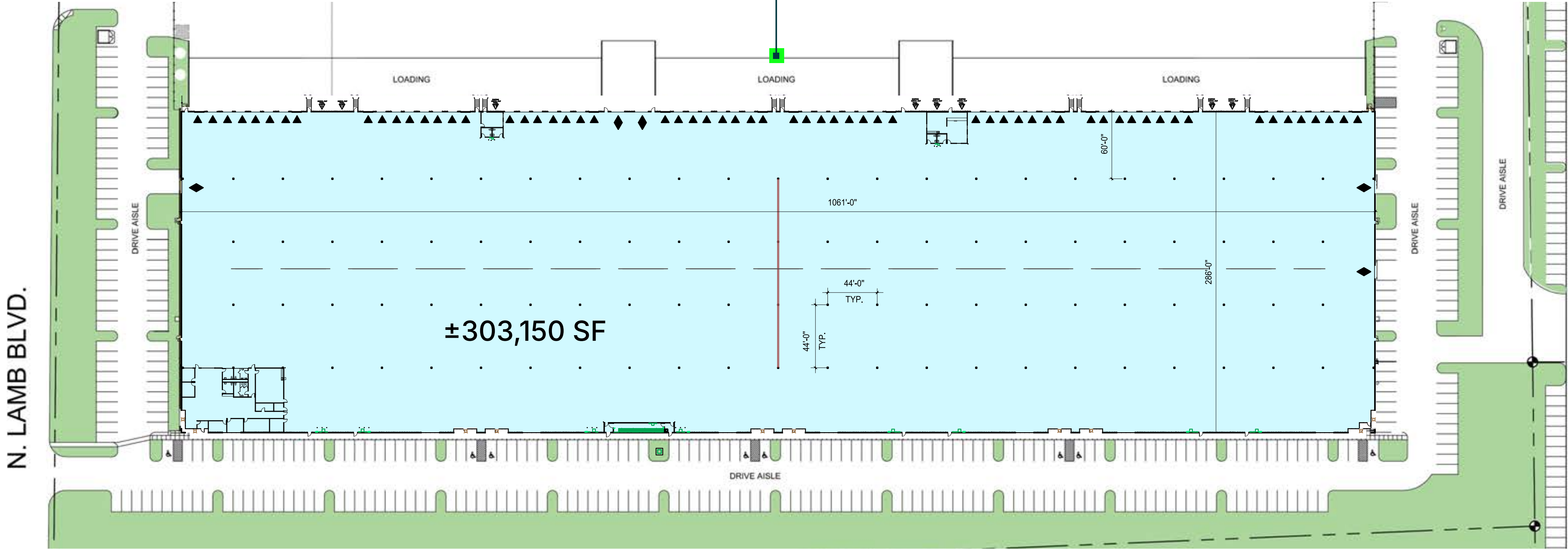
Sunrise Industrial Park 7

Tailored for your needs.

Entire Building

±303,150 SF

±6,870 SF Office
62 Dock Doors
5 Grade Doors



2880 N. Lamb Boulevard, Suite 101-115, Las Vegas, NV 89115

▲ = Dock High Door

◆ = Grade Level Door

For illustration purposes only. Not to scale.



Availabilities

Sunrise Industrial Park 8

2970 N. Lamb Boulevard
Suite 111-115
Las Vegas, NV 89115

±34,432 SF – ±102,016 SF

Available For Lease



Property Features

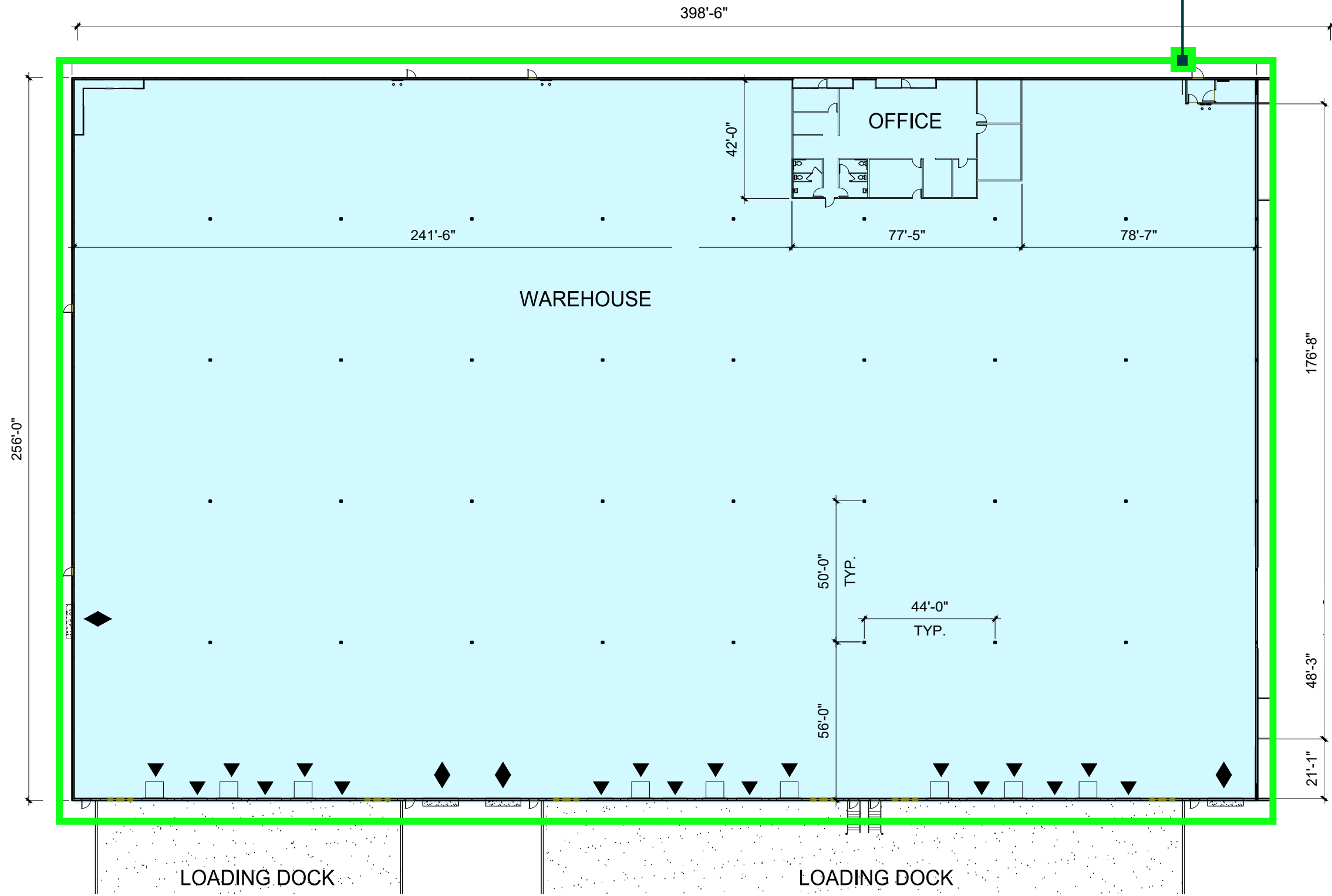
Available Space	±102,016 SF
Office SF	±3,189 SF
Clear Height	30'
Dock Doors	18
Drive-in Doors	4
Pit Levelers	8
Truck Court	Secured
Skylights	In Warehouse
Electrical Service	1,200 amps
Sprinkler	ESFR
Lighting	LED Motion Sensor



Sunrise Industrial Park 8

Divisibility Options

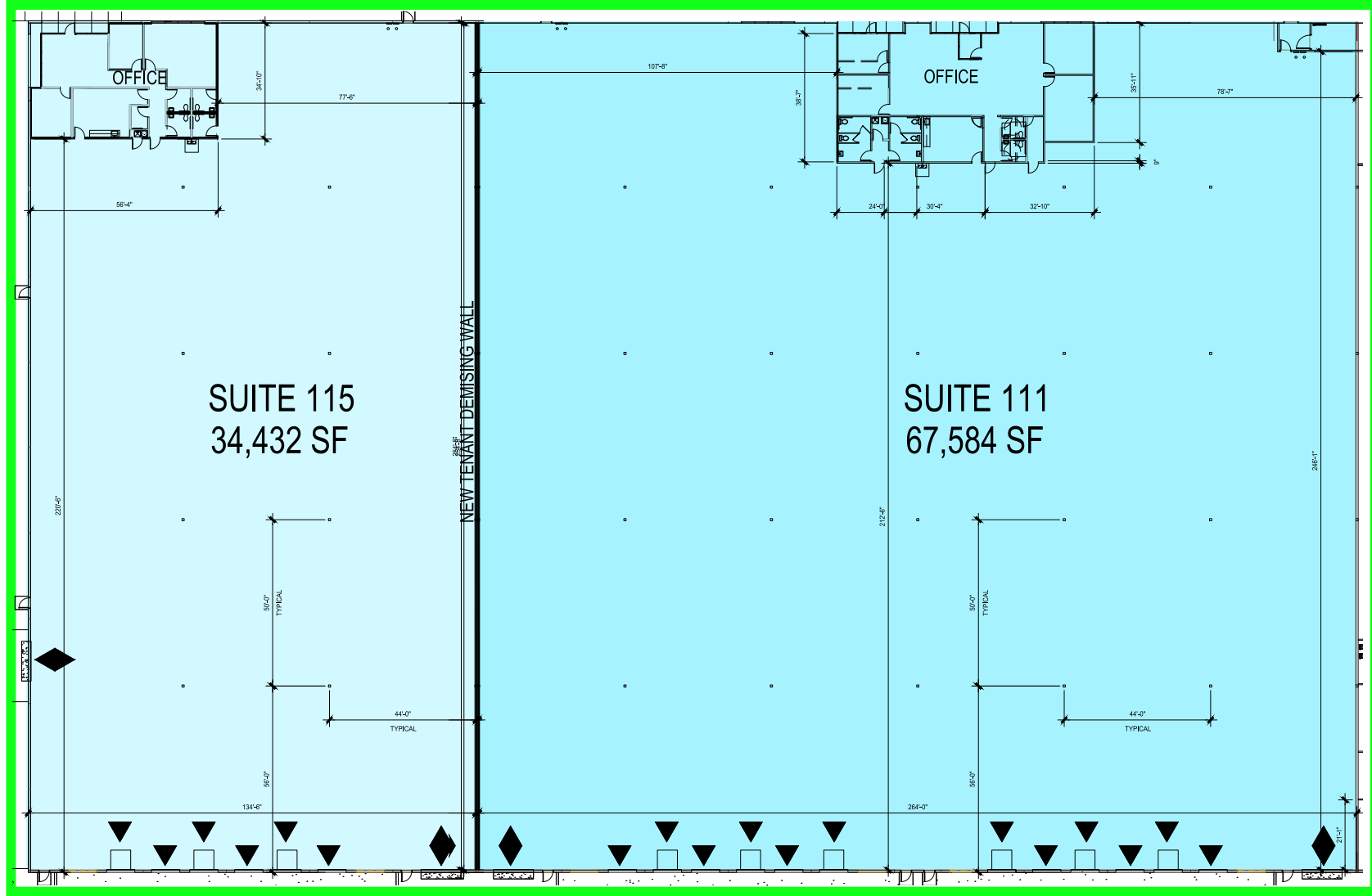
Tailored for your needs.



111-115

±102,016 SF

- ±3,189 SF Office
- 18 Dock Doors
- 4 Grade Doors



115

±34,432 SF

- ±1,998 SF Office
- 6 Dock Doors | 2 Grade Doors

111

±67,584 SF

- ±2,644 SF Office
- 12 Dock Doors | 2 Grade Doors

▲ = Dock High Door

◆ = Grade Level Door

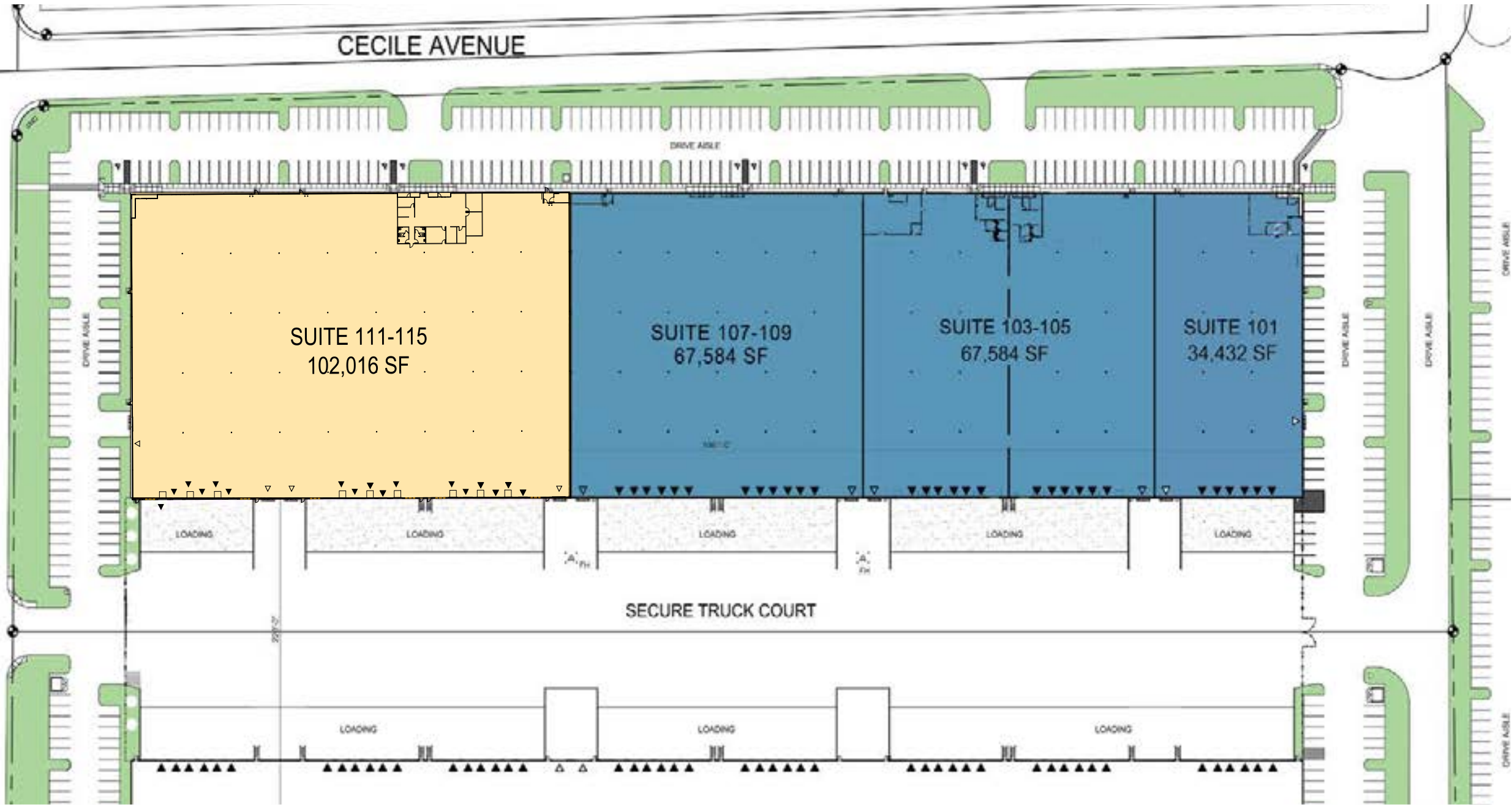
For illustration purposes only. Not to scale.



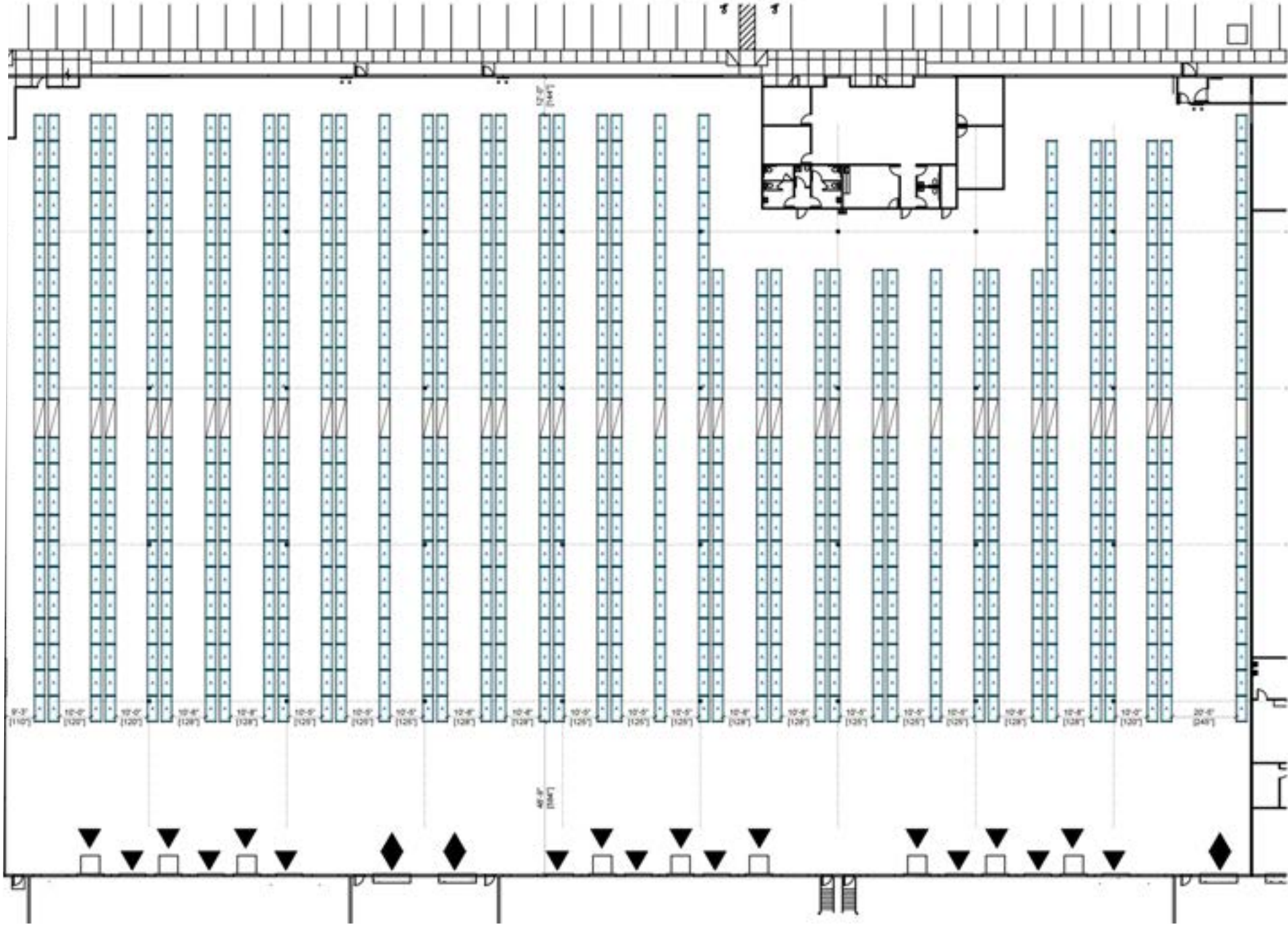
2970 N. Lamb Boulevard, Suite 111-115, Las Vegas, NV 89115

Sunrise Industrial Park 8


Site Plan



Sample Racking Plan

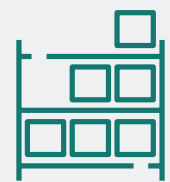


2970 N. Lamb Boulevard, Suite 111-115, Las Vegas, NV 89115


For illustration purposes only. Not to scale. 


Sunrise Industrial Park

Centrally Located, Effortlessly Connected

 **Clear Height**
Building features 30' clear height providing optimal vertical storage capacity

 **Connectivity**
Convenient access to I-15 via Cheyenne Avenue Interchange

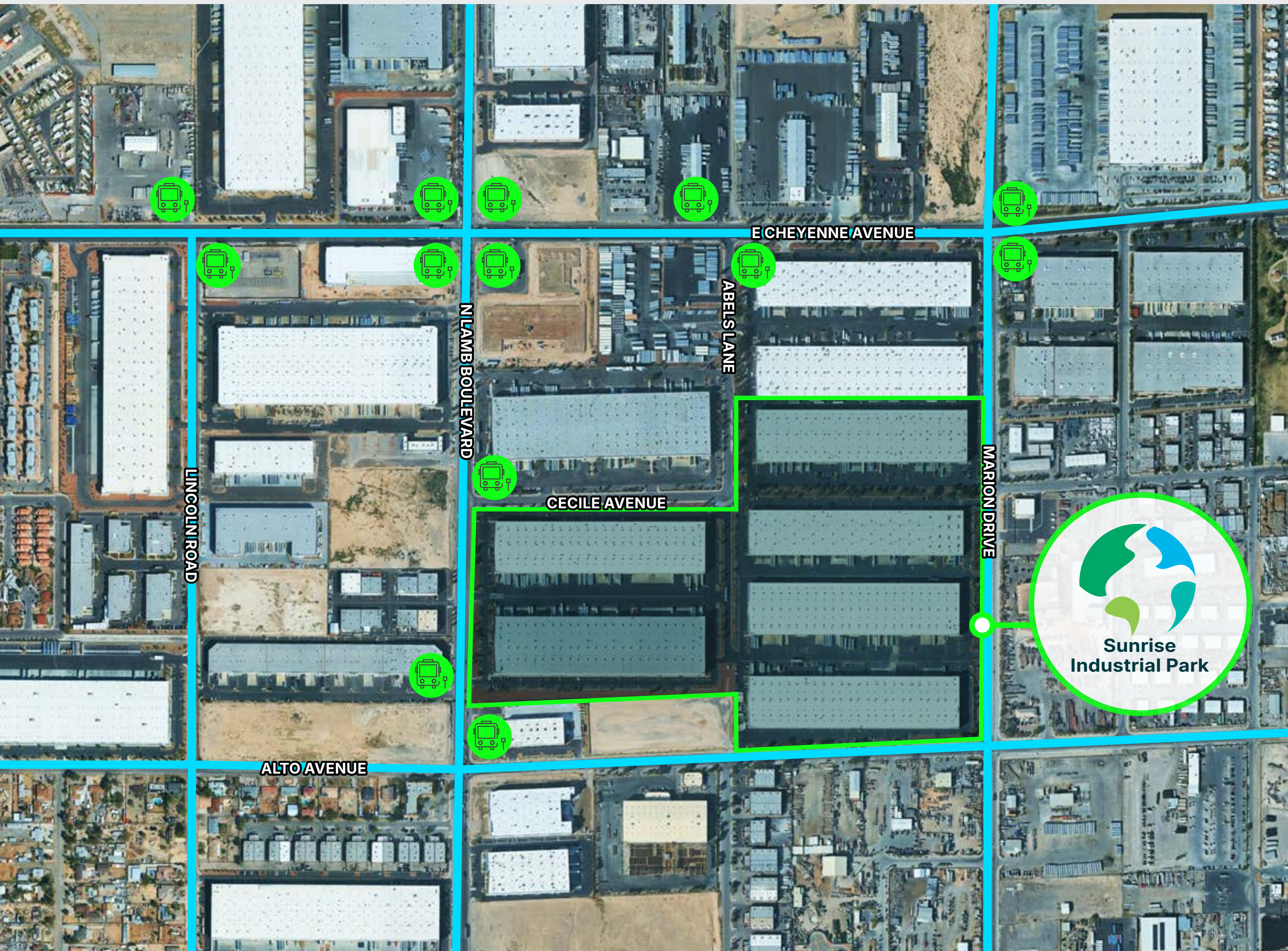
 **Peace of Mind**
Contemporary Class A buildings with after-hours roaming security

 **Strategic Location**
North Las Vegas is renowned for its abundant workforce and business municipalities

±34,432 SF – ±303,150 SF
Available For Lease



Sunrise Industrial Park is where businesses move faster, smarter, and stronger.



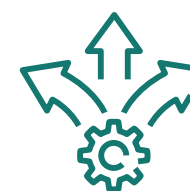
Sunrise Industrial Park

Access To Your Workforce With Public Transportation



Access to Labor Pool

Convenient bus access broadens the hiring pool to help attract and retain workers



Operational Efficiency

Reliable public transit access simplifies shift coordination and reduces parking demand



Community and Reputation

Transit-friendly location eases traffic congestion for neighboring residential areas



= Bus Stop Terminal

Fulfillment Anywhere

North Las Vegas Advantage

Super Regional Reach

- Move fast with smart, low-cost access to major Western markets
- One-day turnaround from Los Angeles ports
- Reach 90% of Western population centers in 2 days

Nevada Tax Climate

- No personal or corporate income tax
- No franchise tax
- No inventory tax
- Foreign Trade Zone

Deep Labor Pool

- Over 105,000 local workers with logistics experience
- Growing industrial and manufacturing employment sectors
- Among the lowest labor costs in the region





Beyond the Buildings

The Essentials Platform



Built on the Prologis foundation of global logistics real estate, the Essentials platform delivers the next generation of solutions to address some of the most critical challenges fulfillment centers face. We create the resiliency your business requires to innovate, grow and thrive—today and in the future.

Operations

Unlock your warehouse potential with integrated, turnkey solutions that maximize efficiency and boost productivity.

Energy + Sustainability

Improve energy efficiency and minimize costs with solutions purpose-built to deliver carbon-neutral facilities.

Mobility

We're your dedicated partner to transition to zero emissions vehicles, keeping your fleet powered onsite and on the go.

Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

Our Team Working with You.

We take the time to listen and understand your needs and build custom solutions to meet your exact specifications.

Solutions like Clear Lease® have streamlined the process to be easier and more transparent than you ever thought possible. With Clear Lease®, you can have confidence every step of the way.

Your needs go beyond the building, and our service goes beyond the expected. Our people deliver support that improves your operations and helps your business reach its full potential.

Our people engage with our customers and partners to grow relationships that drive success and help your business thrive.

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