

Patrick Airport Center

CENTRAL CITY LOCATION NEAR MCCARRAN AIRPORT!

AIRPORT LIGHT
INDUSTRIAL SPACE
**FOR
LEASE**
UNITS FROM
±2,580–±5,600 SF

2700 & 2710 E. PATRICK LANE
6012 & 6038 TOPAZ STREET
6035 & 6045 HARRISON DRIVE

LAS VEGAS, NEVADA 89120

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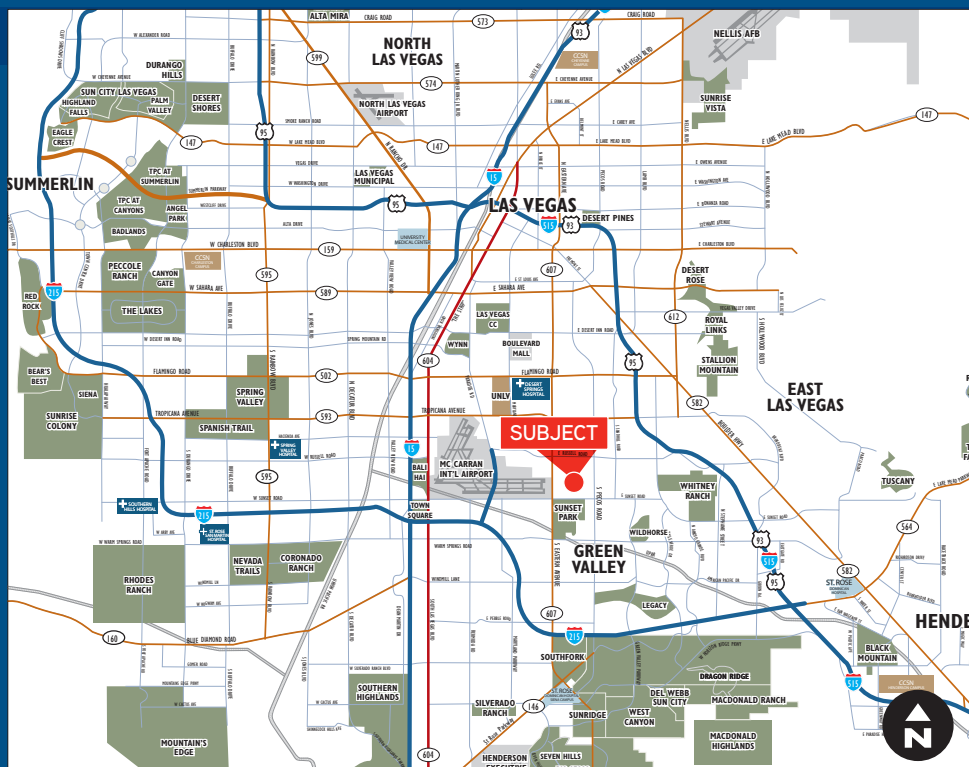
Units from $\pm 2,580$ – $\pm 5,600$ SF TOTAL

AREA DESCRIPTION

Patrick Airport Center is a perfect location for businesses that service The Strip, McCarran International Airport or Green Valley Neighborhood. It is well situated just north of Sunset Road at Eastern Avenue. Frontage units provide high visibility on the heavily traveled Patrick Lane/Green Valley Parkway Arterial. Features include grade level loading, high ceilings, flexible floor plans with small suites, private restrooms and good parking. The recent new ownership is pleasant to work with and eager to lease space.

PROPERTY FEATURES

- Located on East Patrick Lane between Topaz Street and Harrison Drive
- Units from $\pm 2,580$ – $\pm 5,600$ SF
- Fully built-out and move-in ready
- Prime Airport Location
- Grade Level Truck Loading
- 120/208v, 3-Phase power
- Column Spacing at 35'x45'
- 20' minimum clear height
- Single story office/warehouse spaces
- Fluorescent warehouse lighting
- MD Light Industrial Zoning
- Evaporative cooled warehouse
- Some units are 100% air-conditioned
- Ample Parking
- Fire Sprinklers at .21 per $\pm 1,500$ SF
- Warehouse skylights



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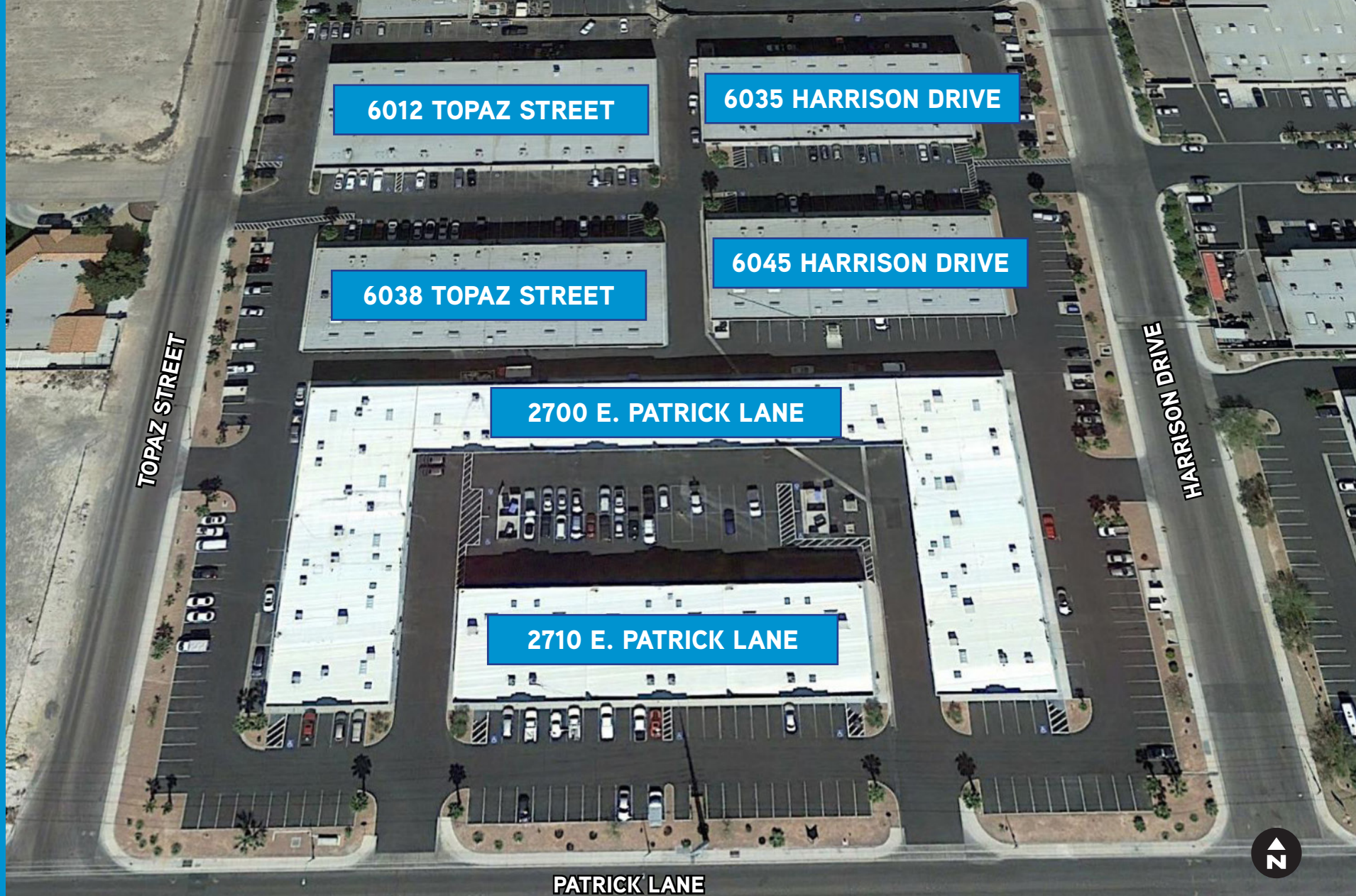


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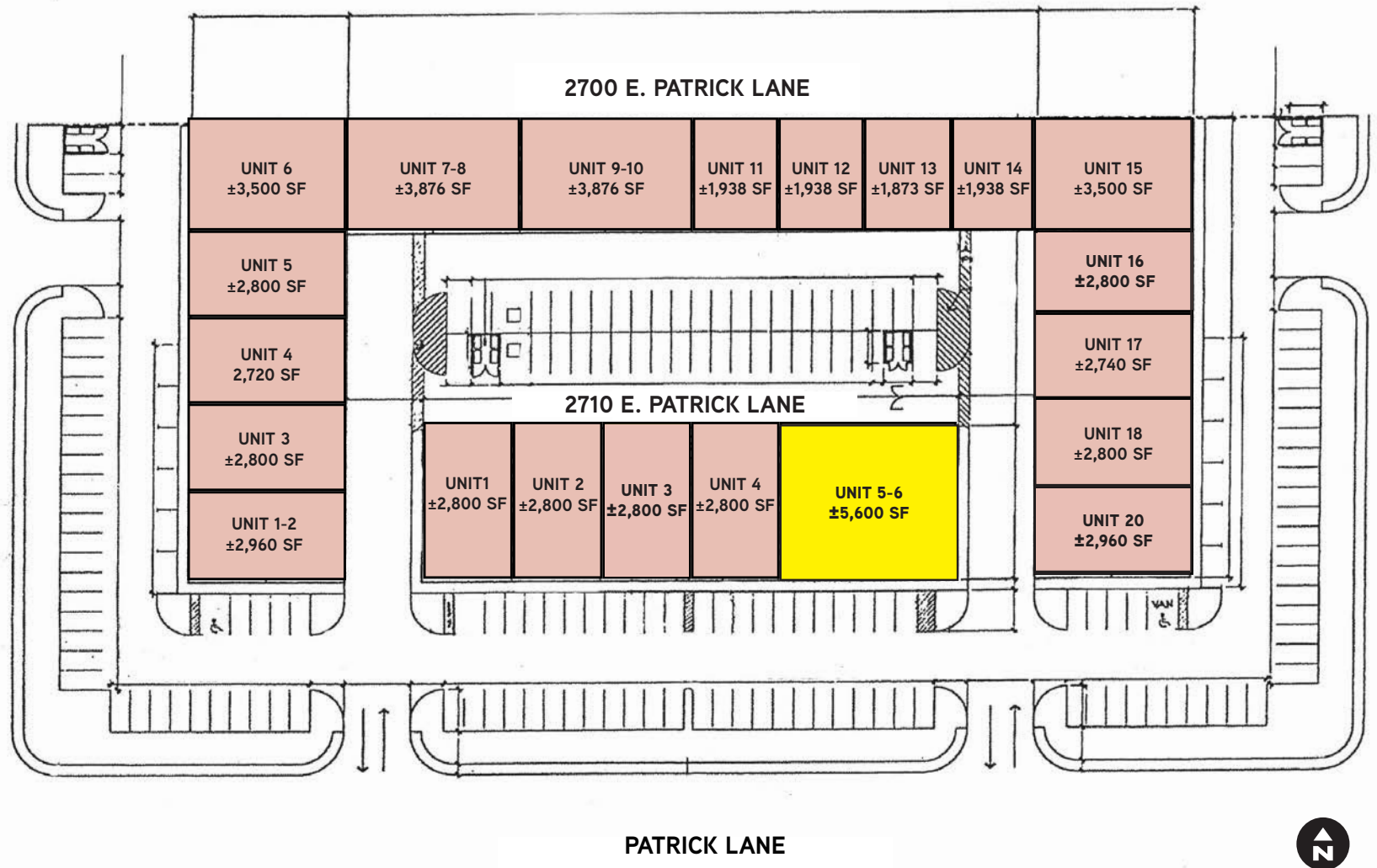
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SITE PLAN

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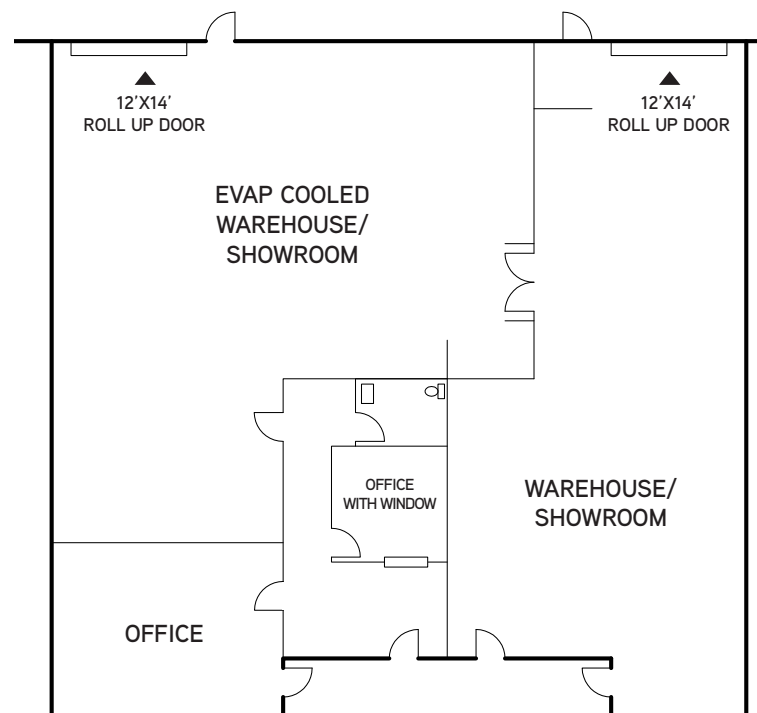
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2710 East Patrick

Suite 5-6 – ±5,600 Total SF

- ±1,000 SF of Air-Conditioned Office Space
- ±4,600 SF of Evap-Cooled Warehouse/Showroom
- Two (2) Private Offices
- One (1) Bathroom
- Two (2) 12'x14' Grade Level Roll Up Doors
- **\$0.82/SF (NNN) Per Month**
- **\$0.18/SF CAM Per Month**



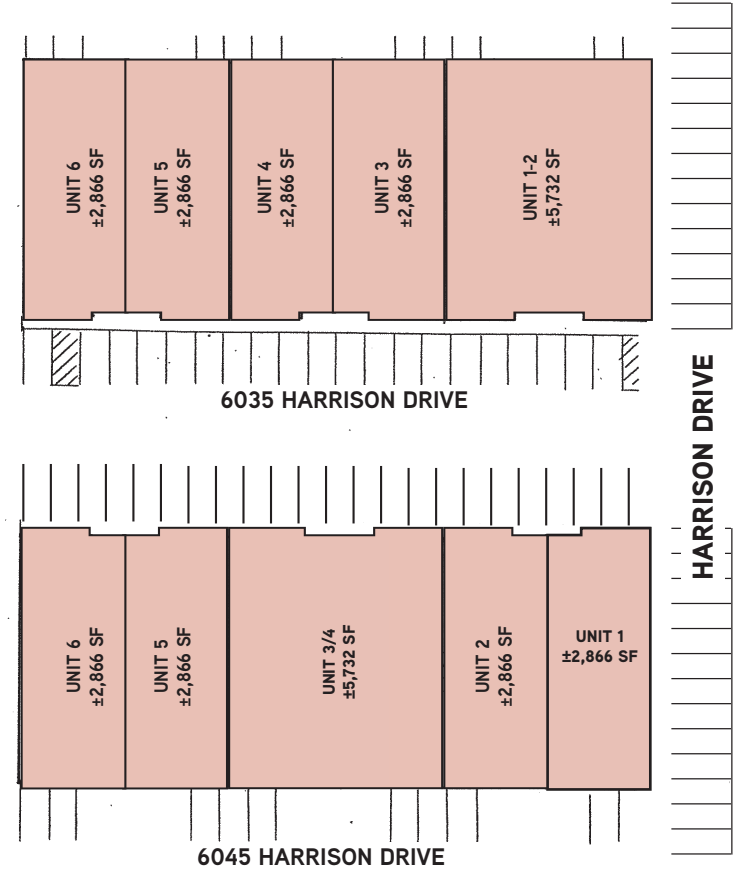
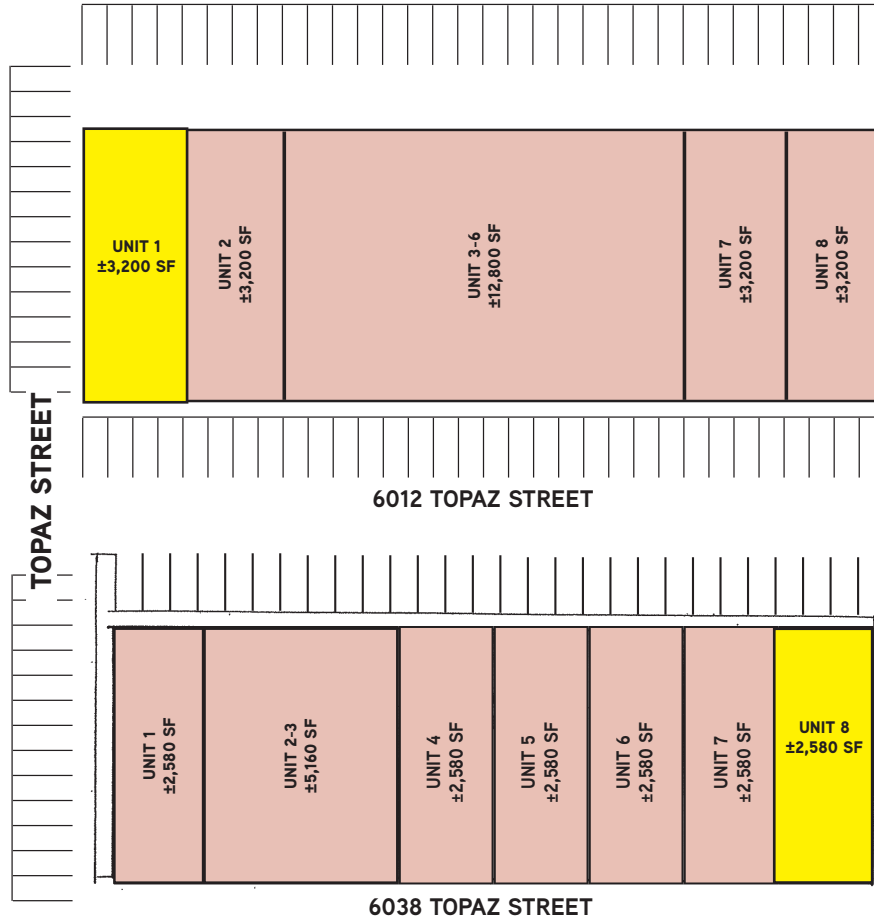
FLOOR PLAN

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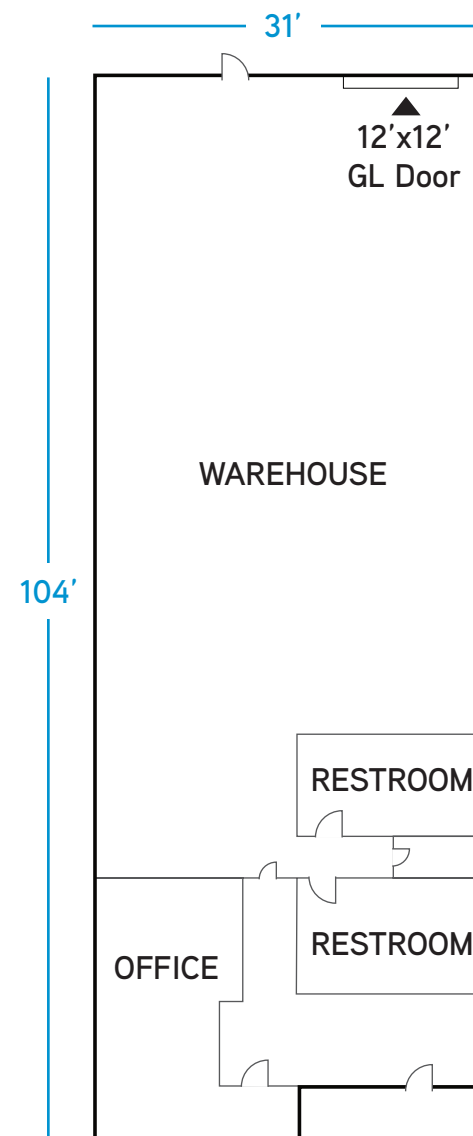


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6012 Topaz Street

Suite 1 – ±3,200 Total SF

- ±700 SF of HVAC Office Space
- ±2,500 SF of Air-Conditioned and Evap-Cooled Warehouse
- One (1) Private Office
- Two (2) Restrooms
- One(1) 12'x12' Grade Level Roll Up Door
- **\$0.85/SF (NNN) Per Month**
- **\$0.18/SF CAM Per Month**



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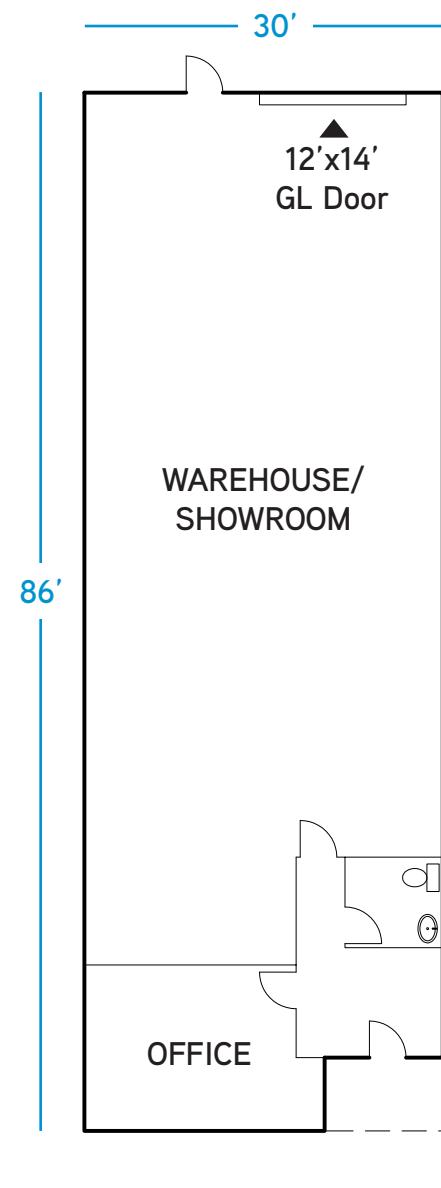
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6038 Topaz Street Suite 8 – ±2,580 SF

- ±560 SF of Air-Conditioned Office/Space
- ±2,020 SF of Evaporative Cooled Warehouse/Showroom
- 1 Private Office
- 1 Restroom
- One (1) 12'x14' Grade Level Roll Up Door
- **\$0.77/SF (NNN) Per Month**
- **\$0.18/SF CAM Per Month**
- **Sublease through 6/30/2020**



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