

PATRICK AIRPORT CENTER



2700 & 2710 E. PATRICK LANE 6012 & 6038 TOPAZ STREET
6035 & 6045 HARRISON DRIVE // LAS VEGAS, NV // 89120

FOR MORE INFORMATION:

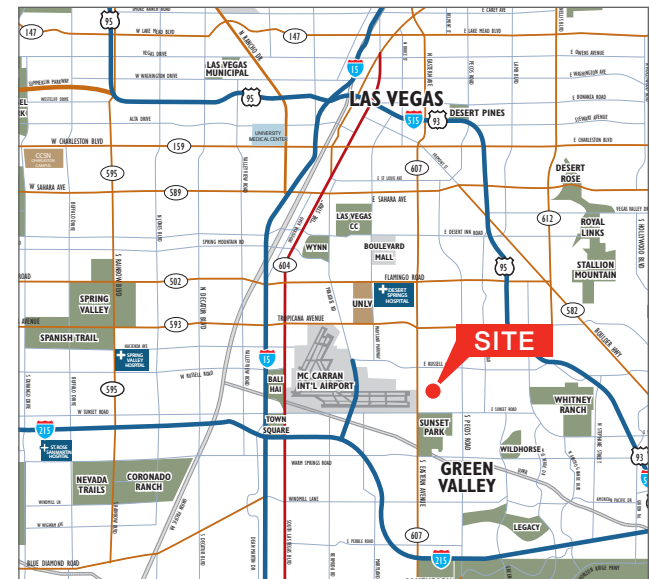
Alex Stanisic
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Mike Willmore
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Colliers International
3960 Howard Hughes Pkwy.,
Suite 150
Las Vegas, NV
www.colliers.com/lasvegas

PROPERTY FEATURES

- » Located just North of Sunset Road between Eastern Avenue and Pecos Road
- » ±142,451 SF Project on ±8.51 Acres
- » Fully built-out and move-in ready units
- » 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
- » ±387 Parking Spaces (2.72:1000)
- » Fire Sprinklers at .21 per ±1,500 SF
- » Warehouse skylights



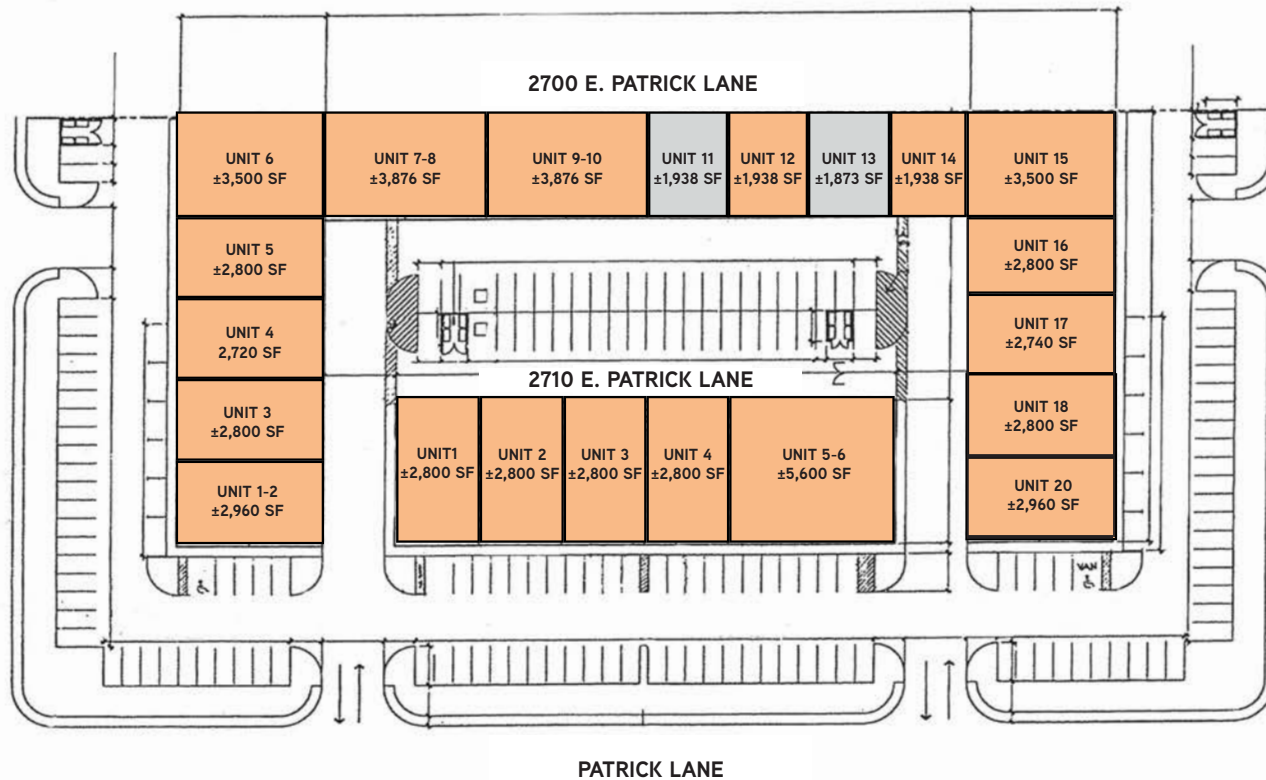
The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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SITE PLAN

OCCUPIED
 AVAILABLE



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AVAILABILITIES

BUILDING	SUITE	TOTAL SF	OFFICE %	COMMENTS
2700	11	1,938	39%	Move-in Ready!
2700	13	1,873	23%	Move-in Ready!



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BLDG. 2700 // SUITE 11 // FLOOR PLAN

2700 EAST PATRICK LANE
SUITE 11 – ±1,938 TOTAL SF

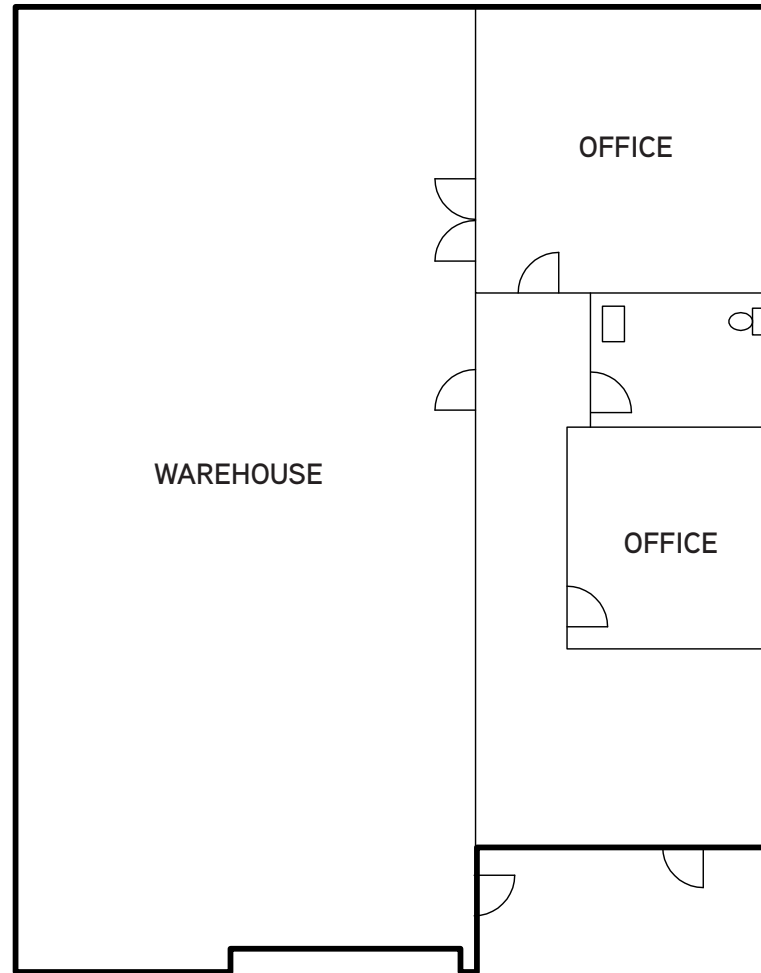
- ±775 SF of Air-Conditioned Office Space
- ±1,162 SF of Evap-Cooled Warehouse/Showroom
- Two (2) Private Offices
- One (1) Bathroom
- One (1) 12'x14' Grade Level Roll Up Door
- \$0.85/SF (NNN) Per Month
- \$0.25/SF CAM Per Month

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BLDG. 2700 // SUITE 13 // FLOOR PLAN

2700 EAST PATRICK LANE
SUITE 13 – ±1,873 TOTAL SF

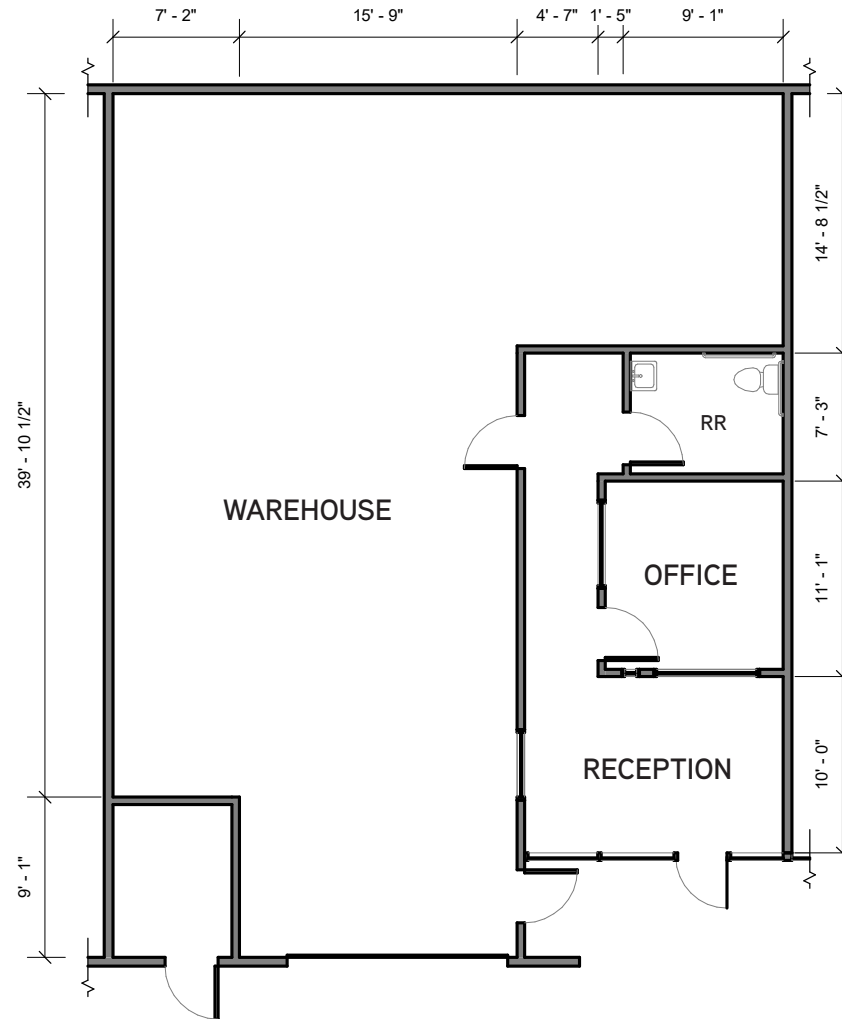
- ±426 SF of Air-Conditioned Office Space
- ±1,447 SF of Evap-Cooled Warehouse/Showroom
- One (1) Private Office
- One (1) Bathroom
- One (1) 12'x14' Grade Level Roll Up Door
- \$0.85/SF (NNN) Per Month
- \$0.25/SF CAM Per Month

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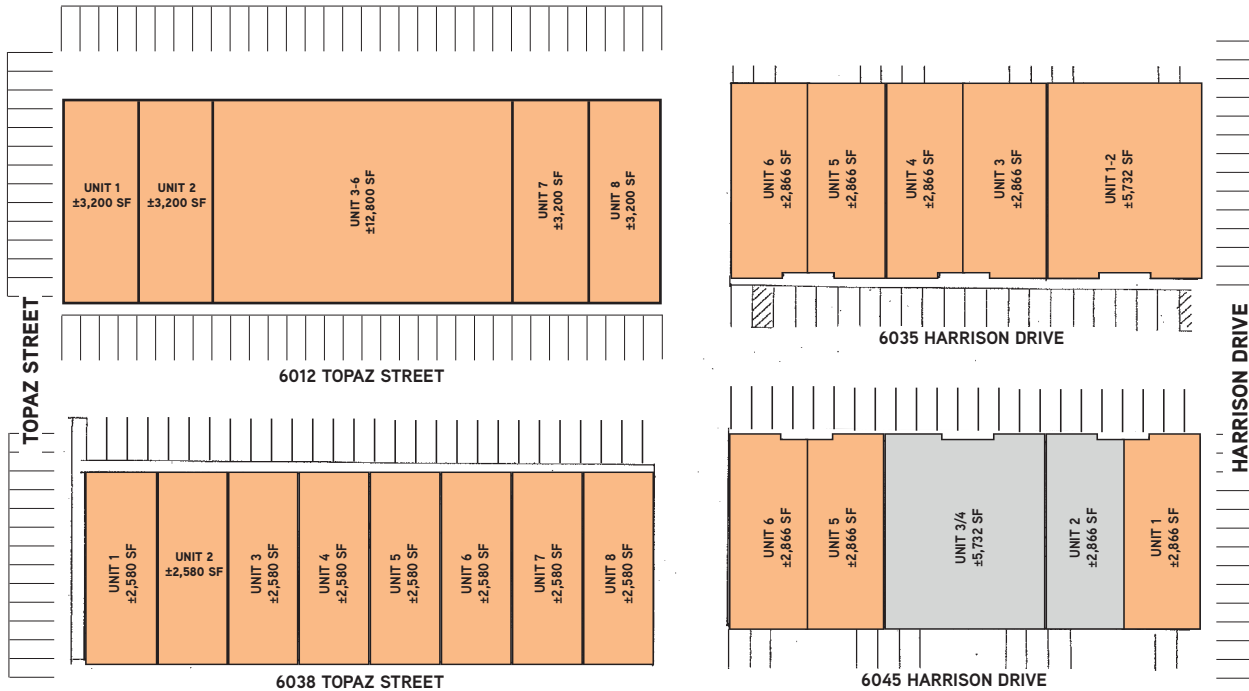
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AVAILABILITIES

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BUILDING	SUITE	TOTAL SF	OFFICE %	COMMENTS
6045	2	2,866	35%	Move-in ready!
6045	3/4	5,732	-%	Move-in ready!



PATRICK AIRPORT CENTER

BLDG. 6045 // SUITE 2 // FLOOR PLAN

6045 HARRISON DRIVE SUITE 2 – ±2,866 TOTAL SF

- ±750 SF of Air-Conditioned Office Space
- ±2,116 SF of Evap-Cooled Warehouse/Showroom
- One (1) Private Offices
- One (1) Bathroom
- One (1) 12'x14' Grade Level Roll Up Doors
- \$0.85/SF (NNN) Per Month
- \$0.25/SF CAM Per Month

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BLDG. 6045 // SUITE 3/4 // FLOOR PLAN

6045 HARRISON DRIVE
SUITE 3/4 - ±5,732 TOTAL SF

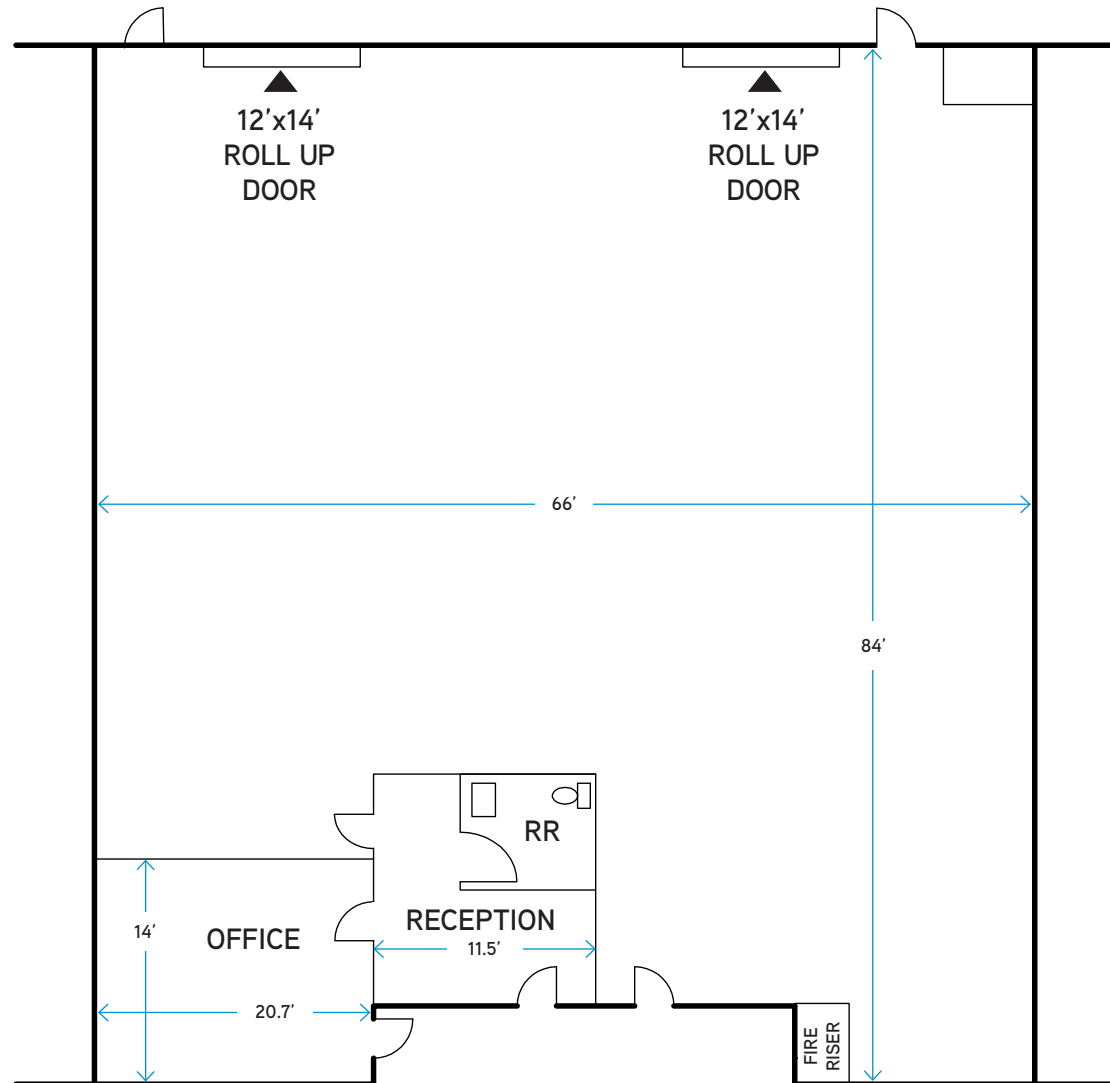
- ±500 SF of HVAC office
- ±5,232 SF of Evap-Cooled Warehouse
- One (1) Bathroom
- One (1) Office
- Two (2) 12'x15' Grade Level Roll Up Doors
- \$0.85/SF (NNN) Per month
- \$0.25/SF CAM Per month

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AMENITIES & IMPROVEMENTS



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