

101,856 SF

Industrial Space For Lease



Prologis Sunrise Industrial Park #5

2861 N. Marion Drive
Las Vegas, NV 89115 USA

LOCATION

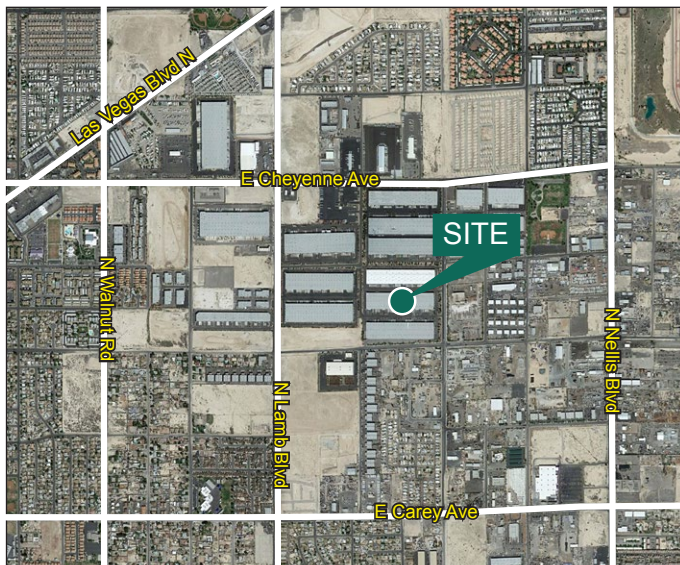
- Marion Drive Just South of Cheyenne Avenue
- Zoned M-1 (Clark County)
- North Las Vegas Submarket

FACILITY

- 271,616 Total Building SF
- 101,856 SF with 3,986 SF of Office
- 30' Minimum Clear Height
- 2% Skylights
- Energy Efficient T-8 Warehouse Lighting (to be upgraded to LED)
- 256' Building Depth
- 44' x 50' Column Spacing with 55' Speed Bay
- Power: 3,000A/3PH/277/480V, 4W
- Evaporative Cooled Warehouse
- ESFR Fire Sprinkler System

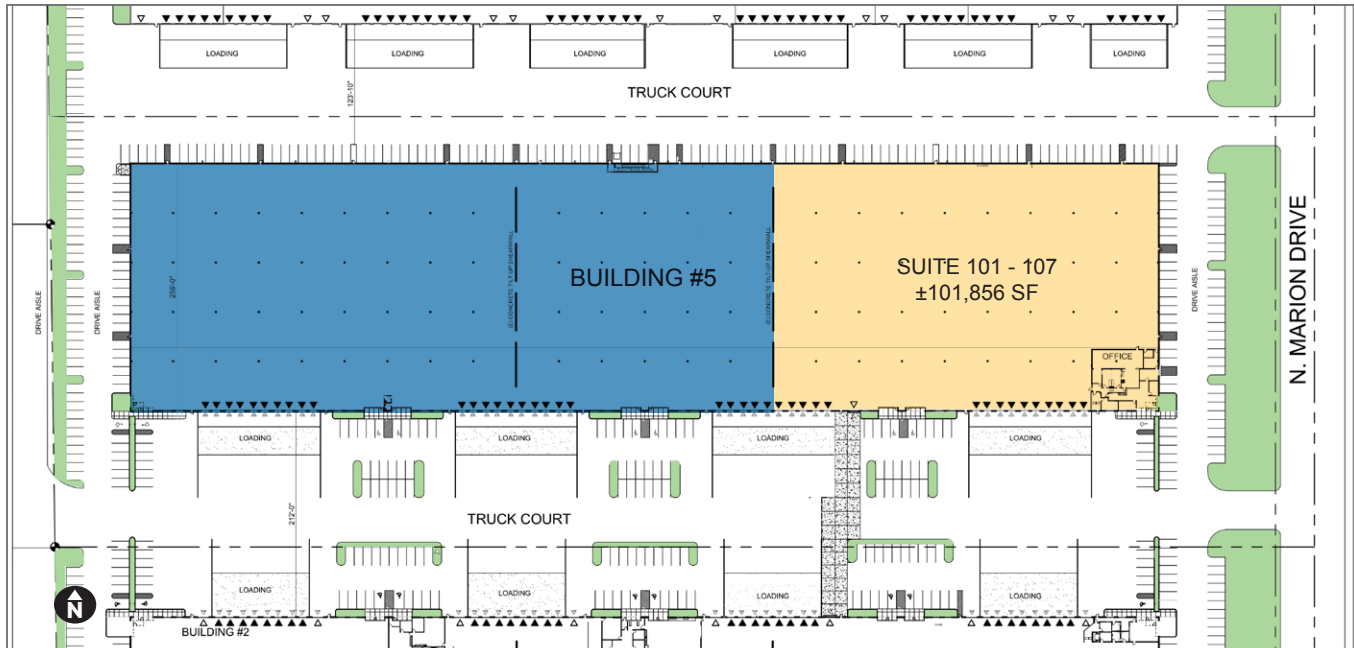
ADVANTAGES AND AMENITIES

- Convenient I-15 Access via Cheyenne Avenue Interchange



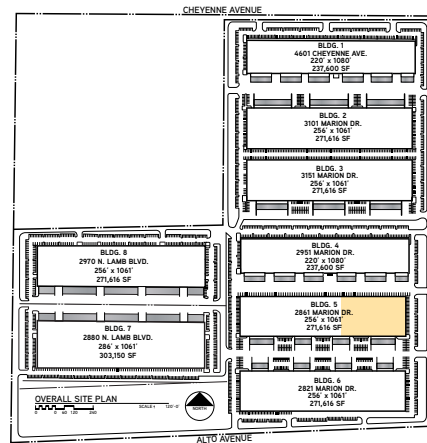
101,856 SF

Industrial Space For Lease



Leased Space

Available Space



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FOR LEASE
LISTING DETAIL WORKSHEET
Industrial Building

Listing Agent(s): Dan Doherty, SIOR
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Chris Lane
Jerry Doty

Phone: 702.836.3735

Fax: 702 731 5709

Address: 3960 Howard Hughes Parkway
Las Vegas, NV 89169

Last Updated: February 19, 2018

Property Name: **SUNRISE INDUSTRIAL PARK #5**
2861 North Marion Drive
Las Vegas, NV 89115

County: Clark

Zoning: M-1 (Clark County)

Lot Size: ±12.86 Acres

Project Size: ±271,616 SF

Year Built: 1998

APN: 140-17-201-006

LEASABLE PREMISE DETAIL

Total Area: ±101,856 SF

Sprinklers: ESFR

Dock High: Fifteen (15)

Grade Level: One (1)

Clear Height: ±30'

Column Spacing: ±44 x ±50 Typical, 256' Deep

Power: 277/480 Volt, 3 Phase

Sunrise Industrial Park #5 is a concrete tilt-up distribution building totaling +/-271,616 square feet. Suite 101-107 consists of ±101,856 SF with ±3,986 SF of office. The building features 2% skylights, an ESFR Fire Supression System, and evaporative cooling in the warehouse.

UTILITIES

Las Vegas Sewer and Water, Southwest Gas, Nevada Power Electric, Embarq/Centurylink telephone.

Suite	Available SF	Office SF	Dock High Loading	Grade Level Loading	Rate (NNN)	NNN Fee's	Available
Suite 101-107	±101,856	±3,986	Fifteen (15)	One (1)	\$0.45	\$0.08 - \$0.10	08/01/18

AREA DESCRIPTION

Sunrise Industrial Park is conveniently located adjacent to the I-15 with access via both Craig Road and Cheyenne Avenue interchanges.

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.