

4,800 SF

Industrial Space For Lease



Prologis Arrowhead Commerce Center, Building 7

6295 S. Pearl Street, Suite 400
Las Vegas, NV 89120 USA

LOCATION

- Pearl Street, just South of Patrick Lane
- Zoned M-D (Clark County)
- Airport Submarket
- Freeway access via Sunset Road and the Airport Connector

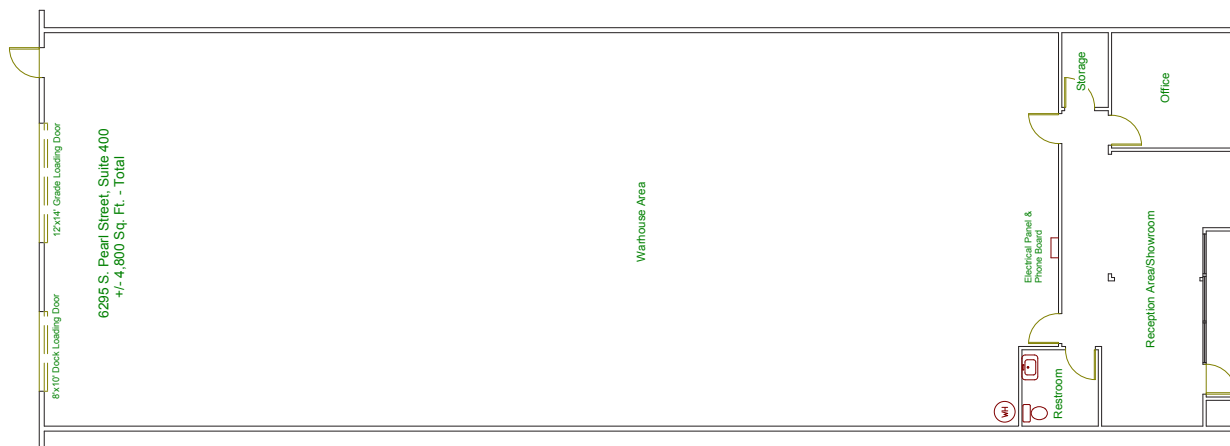
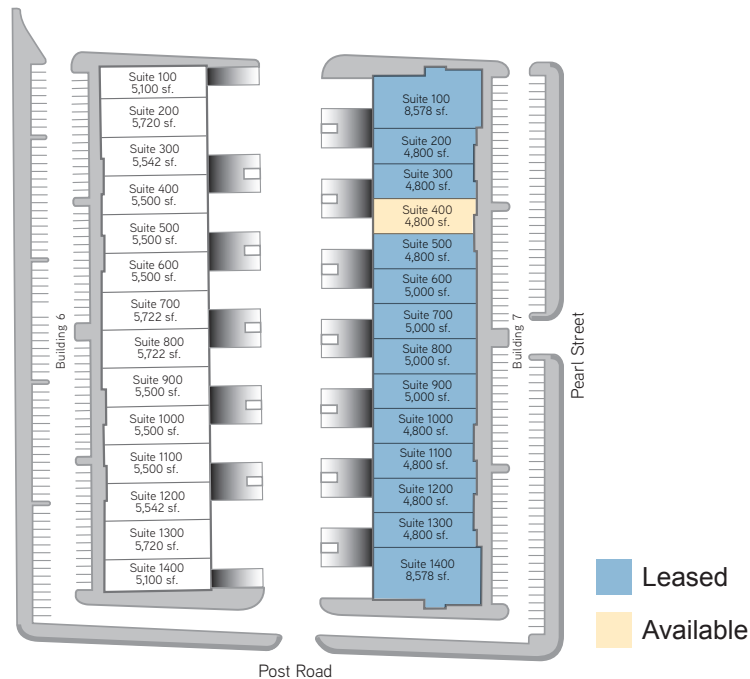
FACILITY

- Suite 400 for lease
- 4,800 SF total
- 730 SF of office
- 1 grade level doors
- 1 dock high doors
- 22' minimum clear height
- Fire sprinklers (.45 gpm / 3,000 SF)
- Power: 200 amp, 277/480 volt, 3-phase power



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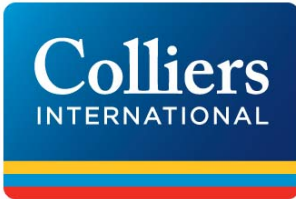


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FOR LEASE

+/- 4,800 Square Feet – Light Distribution Space

Listing Agent(s): **Spencer Pinter, Dan Doherty (SIOR) & Chris Lane**

Phone: 702.735.5700
Fax: 702.731.5709
Address: 3960 Howard Hughes Parkway
Suite 150
Las Vegas, Nevada 89169

Last Updated: January 1, 2018

Property Name: **Arrowhead Commerce Center (Bldg. 7)**
Address: **6295 S. Pearl Street, Suite 400**
Las Vegas, Nevada 89120

County: Clark
Zoning: M-D
Lot Size: +/- 10.66 Acres (Bldg. 6 & 7)
Project Size: +/- 75,556 SF (Building 7)
Divisibility: +/- 4,800 SF
Available: February 2018

LEASABLE PREMISE DETAIL

Divisibility:	+/- 4,800 SF
Office Area:	+/- 730 SF
Sprinklers:	.45 gpm/3,000 SF
Dock High:	1 – 8'6"x10'
Grade Level:	1 – 12'x14'
Truss Height:	+/- 22' min
Power:	+/- 200 amps
	277/480 volt
	3-Phase

Arrowhead Commerce Center is a 100-acre master planned industrial/office park centrally located minutes from McCarran International Airport and The Las Vegas Strip. Located on the northwest corner of Post Road and Pearl Street, Building 7 currently offers a +/- 4,800 square foot unit for lease. This unit will consist of approximately 730 square feet of office space and is equipped with fire sprinklers, evaporative cooling in the warehouse, high bay warehouse lighting, insulation in the warehouse ceiling and approximately 200 amps of 277/480 volt, 3-phase power. Please see the attached floor plan for more details.

PARKING AND UTILITIES

Arrowhead Commerce Center is serviced by municipal water and sewer. Each building has 277/480 volt, 3-phase power service to each panel. Each Tenant is responsible for its own electrical, gas, telephone, janitorial and trash removal services. Building 6 & 7 combined have an approximate total of 227 automobile parking spaces allocated for the use of its employees and visitors. This unit has 7 parking space allocated for the Tenant's use.

TERMS AND TAX DATA

Base Rent / Mo.:	\$3,696 per month (NNN) (\$0.77/SF)
NNN, Modified Gross or Gross:	NNN
Estimated NNN / Psf / Mo.	Approximately \$0.139 or \$668/mo for the year 2018
Total Rent / Mo.	\$4,364 per month (this includes the NNN Expenses)
Lease Term:	3 to 5 years

PROMOTIONAL FEATURES / DISCLOSURES

Arrowhead Commerce Center offers a wide array of diversified buildings to fit the growing demand of users in the Las Vegas valley. The master-planned park also offers small lots for sale and build-to-suit opportunities.

The Landlord of this project, Prologis, owns and operates over 6 million square feet of industrial product within the Las Vegas valley. The Landlord continues to strive for excellence by offering local, professional, and responsive property management.

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.

