

# 147,070 SF

## Industrial Space For Lease



## Prologis Sunrise Industrial Park #6

2821 N. Marion Drive, Suite 101 - 109  
Las Vegas, NV 89115 USA

### LOCATION

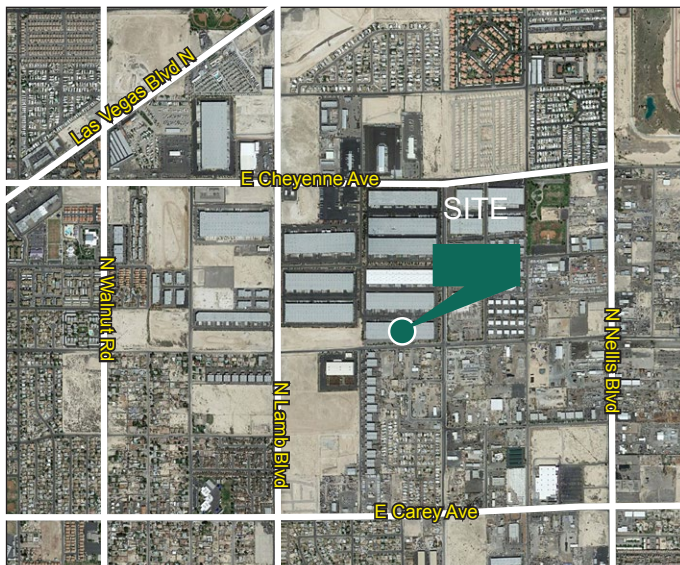
- Marion Drive Just South of Cheyenne Avenue
- Zoned M-1 (Clark County)
- North Las Vegas Submarket

### FACILITY

- 271,616 SF Total Building SF
- 147,070 SF with 7,000 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

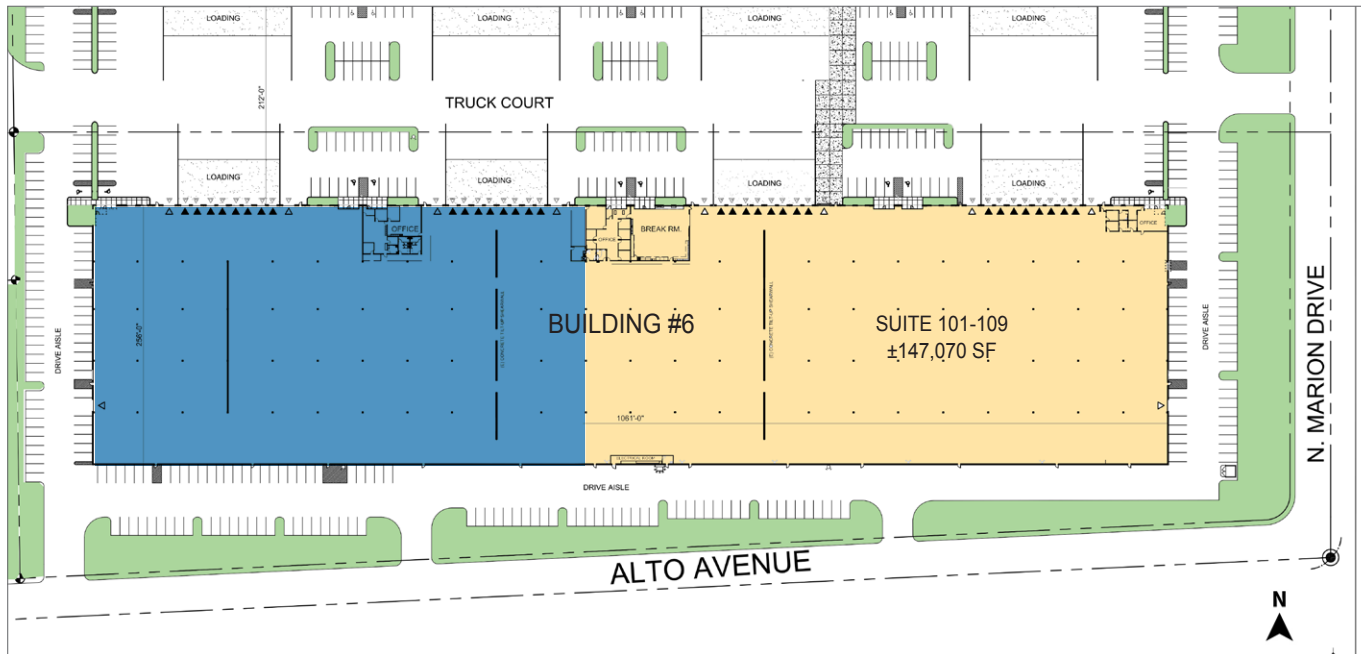
### ADVANTAGES AND AMENITIES

- Convenient I-15 Access via Cheyenne Avenue Interchange



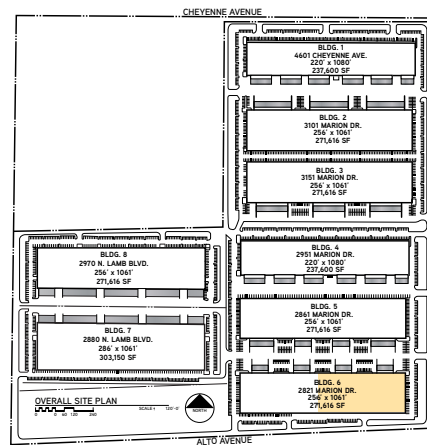
# 147,070 SF

## 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  
Paul Sweetland, SIOR  
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 #6**  
2821 North Marion Drive  
Las Vegas, NV 89115  
County: Clark  
Zoning: M-1 (Clark County)  
Lot Size: ±11.69 Acres  
Project Size: ±271,616 SF  
Year Built: 1999  
APN: 140-17-201-007

**LEASABLE PREMISE DETAIL**

Total Area: ±147,070 SF  
Sprinklers: ESFR  
Dock High: Sixteen (16)  
Grade Level: Four (4)  
Clear Height: ±30'  
Column Spacing: ±44 x ±50 Typical, 256' Deep  
Power: 277/480 Volt, 4W

**Sunrise Industrial Park #6** is a concrete tilt-up distribution building totaling +/-271,616 square feet. Suite 101-109 consists of ±147,070 SF of space inclusive of ±7,000 SF of office. The building features 2% skylights, an ESFR Fire Suppression System and is evaporative cooled.

**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 - 109 | ±147,070     | ±7,000    | Sixteen (16)      | Four (4)            | \$0.45     | \$0.08 - \$0.10 | Now       |

**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.