

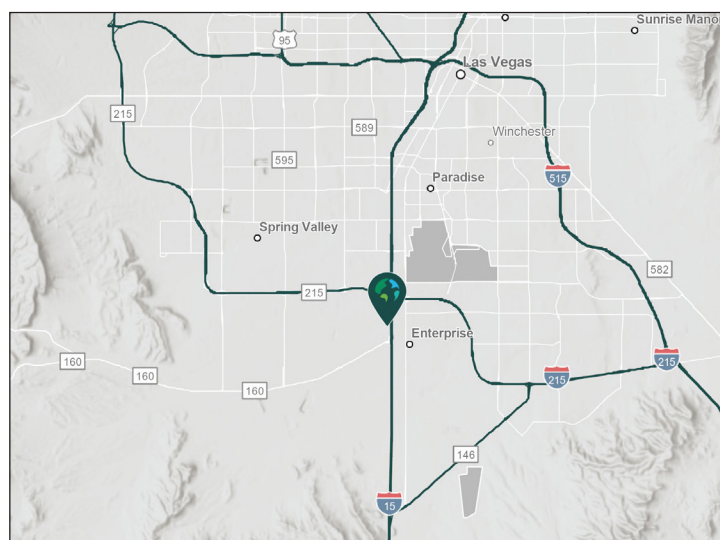
INDUSTRIAL SPACE FOR LEASE

±43,208 SF



7440 Dean Martin Drive, Suite 204  
Las Vegas, NV 89139 USA

Prologis Warm Springs  
Distribution Center 3



- Immediately west of Interstate 15
- Convenient access to I-15 via Blue Diamond Rd Interchange
- Zoned: Industrial Park (IP)

## Property Features

Available Space	±43,208 SF
Office SF	±2,720 SF
Warehouse SF	±39,914 SF
Clear Height	24'
Dock Doors	9
Dock Levelers	9
Drive-in Door	2
Electrical Service	600 amps
Sprinkler	ESFR
Lighting	LED Motion Sensor
Construction	Concrete Tilt-up
Visibility	I-15 Frontage



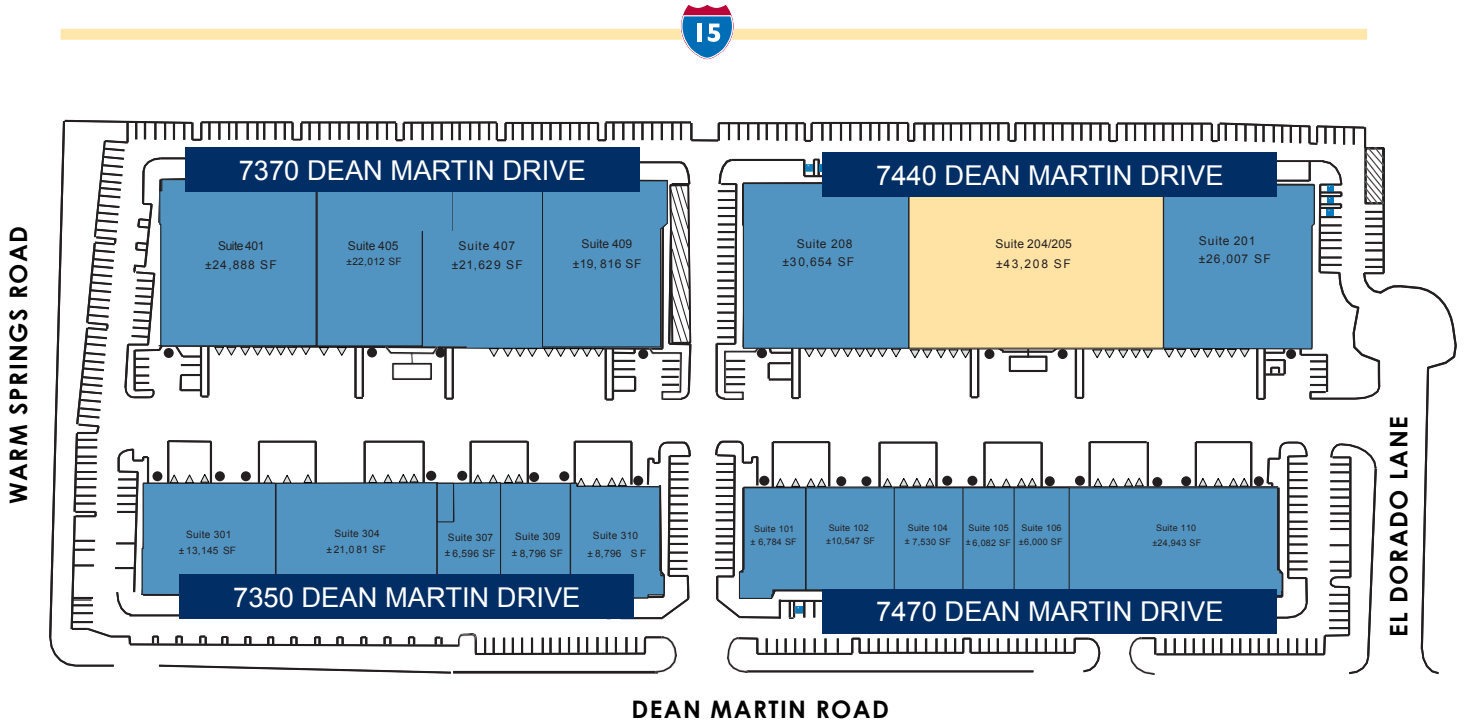
Unlock the full potential of your warehouse with one strategic, single-source partner.



  = Leased

  = Available

For illustration purposes only. Not to scale.



△ = Dock High Door

● = Grade Level Door



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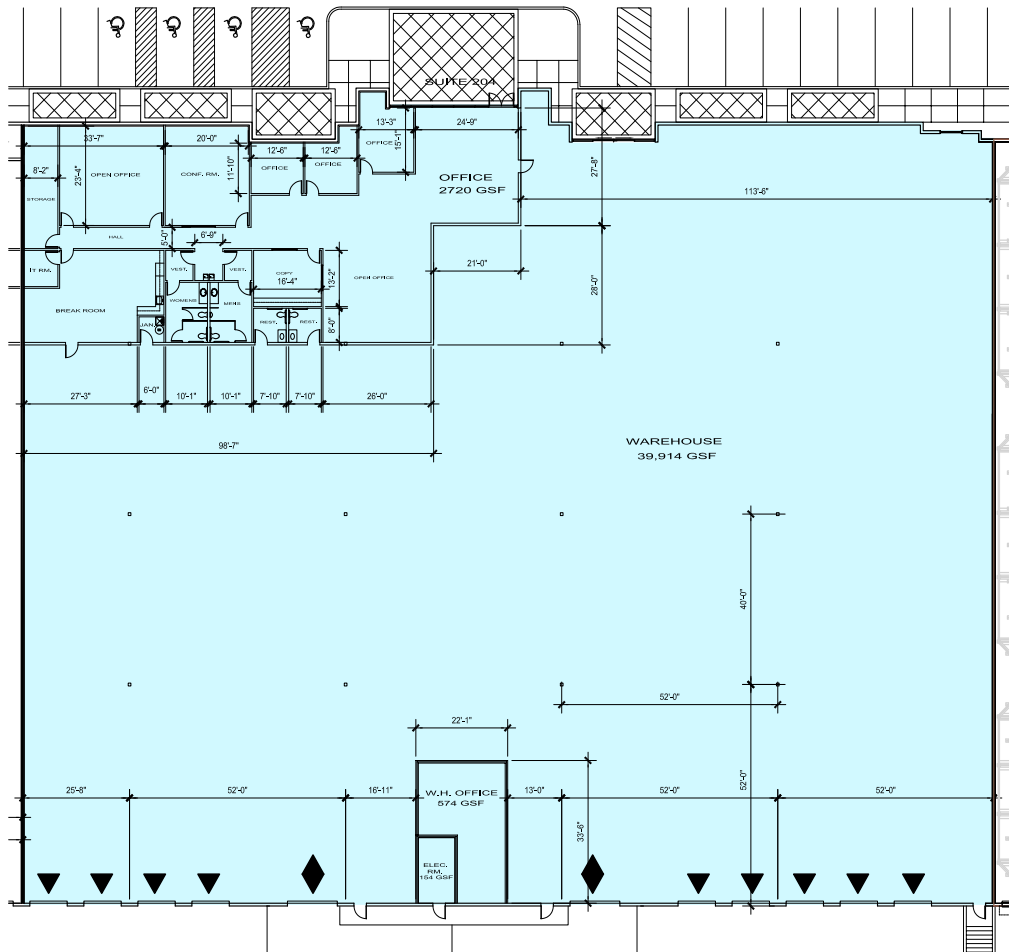


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# SUITE 204

±43,208 SF



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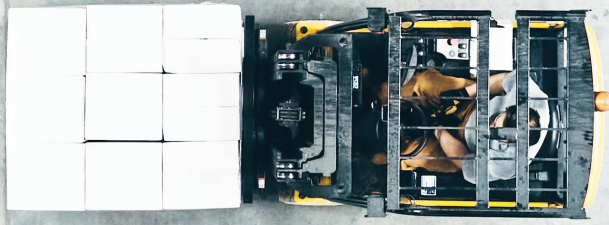


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Worry less about your real estate expenses and focus more on your business.

Don't be blindsided by unexpected costs or a surprise bill at year-end. Get greater cost certainty through the term of your lease. There is NO annual reconciliation with the exception of property taxes.\*

# Simplify Your Lease, Simplify Your Life

Prologis' Clear Lease includes fixed base rent as well as fixed operating expenses,\* including both capital and non-capital expenses, throughout the initial lease term. We make your lease easier allowing for you to focus on streamlining your operations.



Simplified leasing process



Greater cost certainty



Trusted property maintenance



No operating or capital expense surprises



No reconciliation for common area maintenance



Shortened 11-page lease with no complex legal jargon

Clear Lease		Typical Lease Triple Net (NNN)
✓ Fixed and no unexpected costs or surprises	<b>Common Area Maintenance (CAM)</b> Landscaping Fire protection Snow removal Common utilities Roof repair	✗ Variable and reconciled
✓ Fixed and no unexpected costs or surprises	<b>Capital Repairs and Replacements</b> Parking lot repair and replacement Exterior building paint Roof replacement	✗ Variable and reconciled
✓ Fixed and no unexpected costs or surprises	<b>Management Fee</b>	✗ Variable
✓ Fixed and no unexpected costs or surprises	<b>Property Insurance and Liability Insurance Fees</b>	✗ Variable and estimated annually
✓ Fixed and no unexpected costs or surprises	<b>Office HVAC and Warehouse Heating</b> Maintenance Repair and replacement	✗ Tenant contracts and pays directly
✓ Fixed and no unexpected costs or surprises	<b>Dock Doors</b> Bi-annual maintenance	✗ Tenant contracts and pays directly

\*property taxes excluded