

The Arroyo South Business Center (Phase I)

Northwest Corner of Rainbow Blvd. & Warm Springs Rd.

Las Vegas, Nevada 89113

Colliers
INTERNATIONAL

FOR LEASE

±379,540 Square Feet

Prime Southwest Location

High Image Office/Warehouse

ESFR Fire Suppression System

6" Concrete Floor Slabs

200 AMP, 277/480 Volt, 3-Phase Power

±900 Parking Spaces

Zoned M-D (Clark County)

±60' Deep Concrete Truck Aprons

R-19 Insulation Under Roof Deck

Skylights in Warehouse

Excellent Freeway Access

Close Proximity to McCarran International Airport and "The Strip"

Occupancy- 1st Quarter 2009

Building 1

±45,752 Square Feet - Total

Divisible to ±4,043 Square Feet

±20' Minimum Clear Height

Building 2

±73,964 Square Feet - Total

Divisible to ±6,245 Square Feet

±24' Minimum Clear Height

Building 3

±62,092 Square Feet - Total

Divisible to ±5,284 Square Feet

±24' Minimum Clear Height

Building 4

±53,856 Square Feet - Total

Divisible to ±6,537 Square Feet

±24' Minimum Clear Height

Building 5

±25,976 Square Feet - Total

Divisible to ±4,043 Square Feet

±20' Minimum Clear Height

Building 6

±84,672 Square Feet - Total

Divisible to ±11,710 Square Feet

±30' Minimum Clear Height

Building 7

±33,228 Square Feet - Total

Divisible to ±6,778 Square Feet

±24' Minimum Clear Height



For more information or an appointment to show call:

Spencer Pinter

spencer.pinter@colliers.com

702-836-3776

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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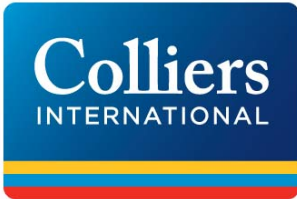
THE ARROYO NWC RAINBOW & WARM SPRINGS • LAS VEGAS, NV

ejm
EJM DEVELOPMENT CO.

THE ARROYO

NWC RAINBOW & WARM SPRINGS · LAS VEGAS, NV 89113





FOR LEASE

+/- 9,145 Square Feet – Light Distribution Space Corner Unit & Warm Springs Exposure

Listing Agent(s): **Spencer Pinter**

Phone: 702.836.3776
Fax: 702.731.5709
Address: 3960 Howard Hughes Parkway
Suite 150
Las Vegas, Nevada 89169

Last Updated: January 1, 2018

Property Name: **Arroyo South (Phase I) – Bldg. 1**
Address: **7060 W. Warm Springs Road, Suite 180 & 190
Las Vegas, Nevada 89113**

County: Clark
Zoning: M-D
Lot Size: +/- 28.5 Acres
Project Size: +/- 379,540 SF – Total
Divisibility: +/- 4,043 SF
Available: April 2018

LEASABLE PREMISE DETAIL

Divisibility:	+/- 9,145 SF
Office Area:	+/- 5,670 SF
Sprinklers:	Yes - ESFR
Dock High:	3 – 9' x 10'
Grade Level:	2 – 12' x 14'
Truss Height:	+/- 20' min
Power:	277/480 volt 3-Phase

Arroyo South Business Center (Phase I) is very centrally located within the Southwest sub market of the Las Vegas Valley and just minutes from McCarran International Airport and "The Las Vegas Strip". Located just off the corner of Rainbow Boulevard and W. Warm Springs Road, Building 1 at Arroyo South Business Center (Phase I) offers an approximate 9,145 square foot industrial unit for lease that includes approximately 5,670 square feet of office space. The unit is serviced by 3 dock loading doors and 2 grade loading doors and is equipped with ESFR fire sprinklers. The existing warehouse area includes a 16' suspended ceiling and is fully climate controlled (100% HVAC). The unit also includes approximately 400 amps of 277/480 volt, 3-phase power. Please see the attached floor plan for more details.

PARKING AND UTILITIES

Arroyo South Business Center (Phase I) 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. This unit includes 22 parking spaces for Tenant's use.

TERMS AND TAX DATA

Base Rent / Mo.:	\$9,099 (NNN) or approximately \$0.995/SF
NNN, Modified Gross or Gross:	NNN
Estimated NNN / Psf / Mo.:	\$0.165 or \$1,509/mo for the year 2018
Total Rent / Mo.:	\$10,608 (this figure includes the estimated NNN Expenses)
Lease Term:	3 to 5 years

PROMOTIONAL FEATURES / DISCLOSURES

The Arroyo Business Center offers a variety of buildings to fit the growing demand of users within the Las Vegas Valley. The master-planned park also offers build-to-suite opportunities. Please call for more information.

The Landlord of this project, EJM Development Co., owns and has constructed over 4,000,000 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.

12x14' Grade Loading Door

9x10' Dock Loading Door

9x10' Dock Loading Door

9x10' Dock Loading Door

12x14' Grade Loading Door

7020 W. Warm Springs Road, Suite 180 & 190
+/- 9,145 SF

HVAC Warehouse Area
(16' Suspended Ceiling)

HVAC Warehouse Area
(16' Suspended Ceiling)

Office

Restroom

Restroom

Break Room

Storage

Open Office

Open Office

Restroom

Restroom

Telco.

Conference

Reception

Office

Office

Office

Office

Office