

FOR LEASE SUNRISE INDUSTRIAL PARK #2

3101 Marion Drive, Las Vegas, NV 89115

±46,080 SF AVAILABLE



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SUNRISE INDUSTRIAL PARK is a ± 2.1 million square foot master planned industrial park located at Cheyenne Avenue & Lamb Boulevard in the heart of North Las Vegas. Building 2 is a $\pm 271,616$ SF concrete tile-up building, zoned M-1 in Clark County.

PROPERTY HIGHLIGHTS

- $\pm 271,616$ Total Square Foot Building
- APN 140-17-102-004
- Built in 1997
- $\pm 30'$ Clear Height
- 277/480 Volt, 3-Phase Power
- ESFR Fire Suppression System
- 48' x 48' Typical Column Spacing
- Zoned M-1 Clark County



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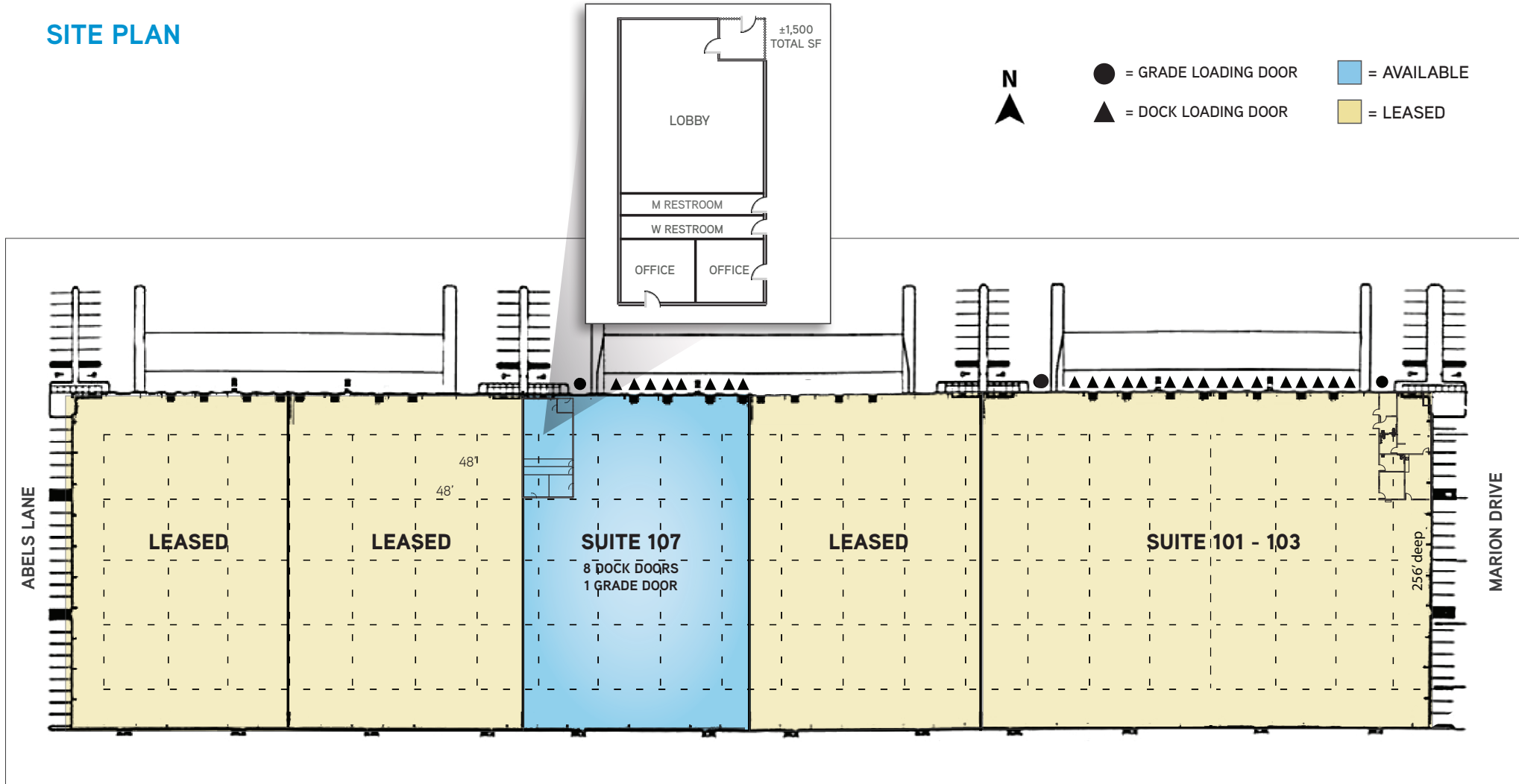
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SITE PLAN



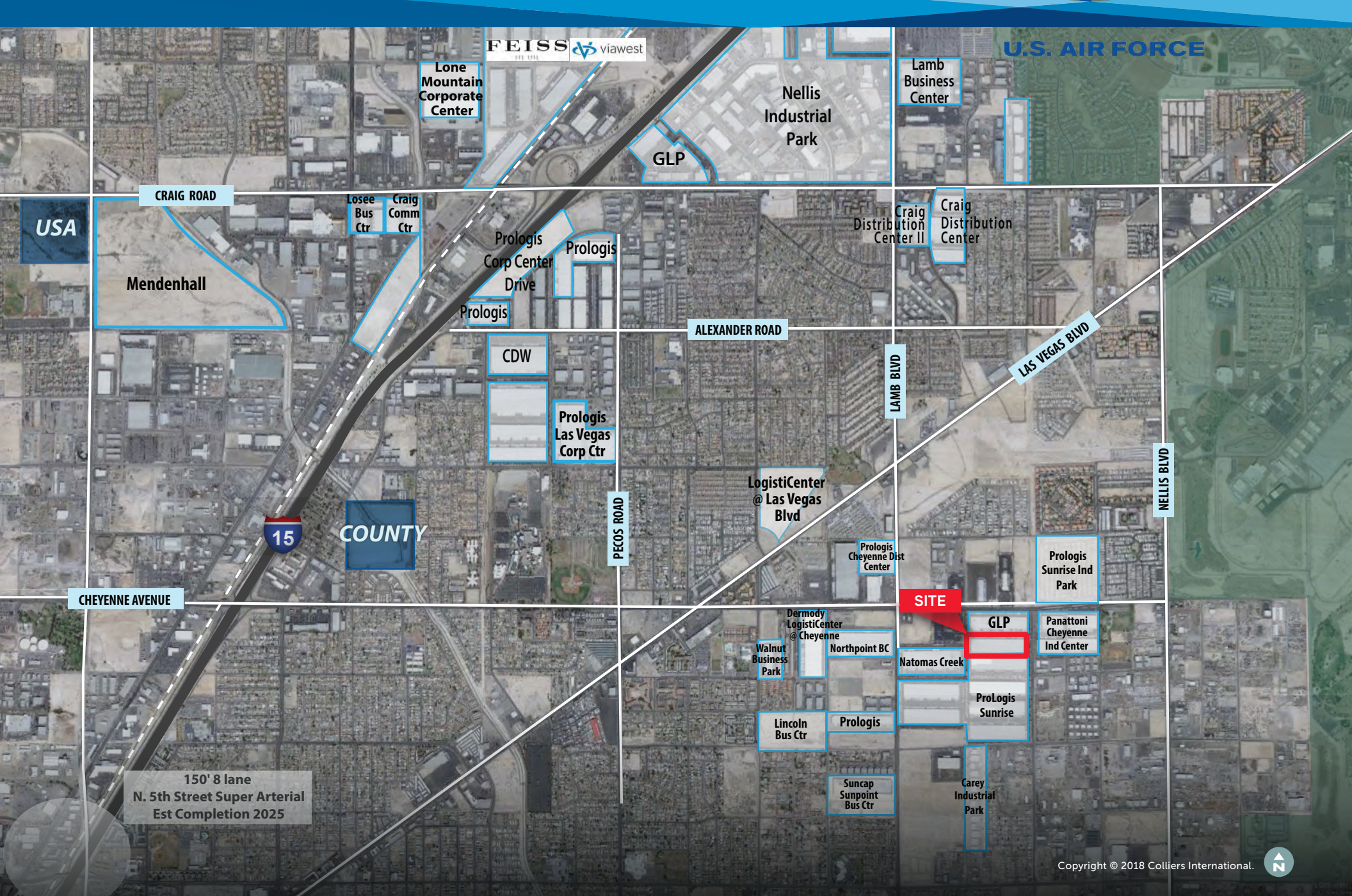
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150' 8 lane
N. 5th Street Super Arterial
Est Completion 2025

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FOR LEASE

**±271,616 Square Feet - Warehouse / Distribution Building
Freestanding Building**

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

Phone: 702.735.3735

Fax: 702 731 5709

Address: 3960 Howard Hughes Parkway
Las Vegas, NV 89169

Last Updated: February 1, 2018

Property Name: SUNRISE INDUSTRIAL PARK #2
3101 Marion Drive
Las Vegas, NV 89115

County: Clark

Zoning: M-1 Light Manufacturing

Lot Size: ±13.03 Acres

Project Size: ±271,616 SF

Year Built: 1997

APN: 140-17-102-004

LEASABLE PREMISE DETAIL

Total Area: ±271,616 SF

Available: ±46,080 SF

Sprinklers: ESFR Fire Suppression Sys

Dock High: See Below

Grade Level: See Below

Column Spacing: 48' x 48'

Clear Height: ±30' Clear Height

Power: 277/480 Volt, 3 Phase

SUNRISE INDUSTRIAL PARK #2 is a class "B" multi-tenant warehouse/distribution building totaling +/-271,616 square feet and situated on +/-13.03 acres. Built in 1997, the building is concrete tilt up construction and serviced by six (6) grade level roll up doors and forty-eight (48) dock high loading doors. Warehouse improvements include evaporative coolers, ESFR Fire Suppression System, 1% warehouse skylights, +/-200' truck court, and 60' concrete truck aprons and +/-30' warehouse ceiling height.

Suite	Available SF	Office SF	Dock High Loading	Grade Level Loading	Rate (NNN)	NNN Fee's	Available
Suite 107	±46,080 SF	±1,500 SF	Eight (8) with 4 pit levelers	One (1) 20' x 20'	\$0.48	\$0.07	Now

AREA DESCRIPTION

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

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