

FOR LEASE

Eldorado Business Park 7445-7485 Dean Martin Drive, Las Vegas, NV 89139 5,007 SQUARE FEET AVAILABLE



Aerial Map



Building Highlights

- ±208,076 SF project on ±15.08 acres
- Grade level loading doors (±12' x ±14')
- Dock-hi truck doors (±9' x ±10')
- Column spacing is ±54' x ±95'
- Power 277/480 volt, 3-phase, 200 amps per unit
- ±18' - ±25' minimum clearance
- Metal halogen warehouse lights
- Wide truck court with ±45' dock aprons
- Skylights
- ESFR fire sprinklered
- Evaporative cooled warehouse
- Parking at 2.33:1000 SF
- Zoning MD Light Industrial
- Built in 2007

Owned by



BLACK CREEK GROUP

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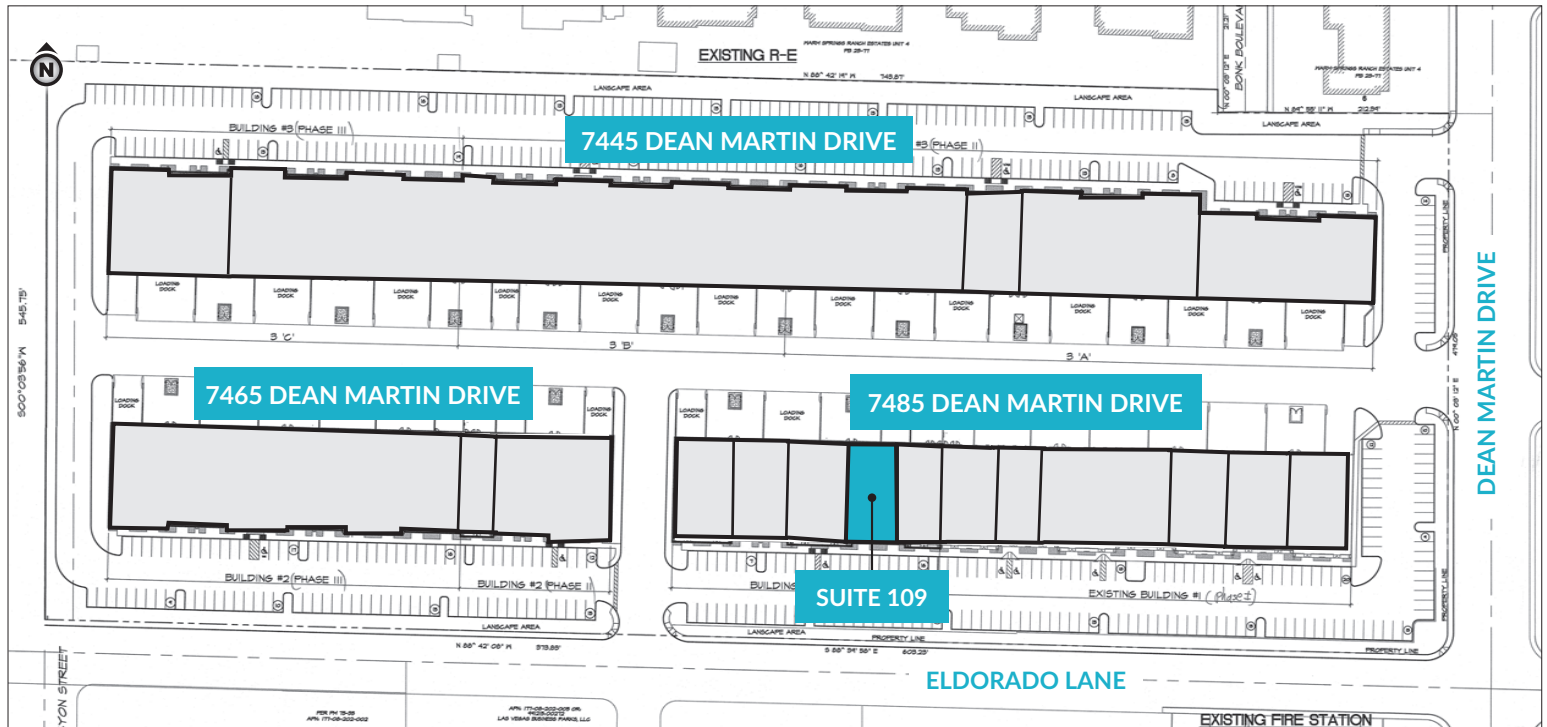
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Site Plan



* Not to scale. For illustration purposes only.

Floor Plan

7485 Dean Martin Drive, Suite 109

- ±5,007 SF total
- ±925 SF of HVAC office/showroom
- ±4,082 SF of evaporative cooled warehouse
- Two (2) bathrooms
- One (1) private office
- Coffee bar
- Two (2) 9'x10' dock-high truck doors
- One (1) 12'x14' grade level truck door
- ±25' minimum clear height
- ESFR fire sprinklers
- 200 amp, 277/480 volt, 3-phase power
- 125 amp, 120/208 volt, 3-phase power
- Lease Rate: \$0.93/SF (NNN)
- CAM: \$0.18/SF

