

FOR LEASE OFFICE/WAREHOUSE FLEX SPACE

HIGHLAND INDUSTRIAL CENTER

2910 - 3010 SOUTH HIGHLAND DRIVE // LAS VEGAS, NEVADA 89109



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Highland Industrial Center is comprised of five separate industrial buildings that offer a wide variety of floor plans with varying office configurations and warehouse clearance heights. All industrial units offer some combination of dock, ramp and ground level loading.

The property is conveniently located just minutes from the Las Vegas “Strip” with easy access to the I-15 Freeway as well as both East and West Corridors via Sahara Avenue. Vacant units are turn-key and available for immediate occupancy.

PROPERTY DETAILS

- ±238,935 SF Professionally Managed Industrial Park
- Two Units Remaining:
 - > 2950 C-D: ±21,378 SF (Available Q2 2020)
 - > 2910 F: ±4,991 SF (Available 1/01/20)
- M (Las Vegas) Zoning
- ±18' to ±20' Clear Height
- Grade Level Roll Up Doors
- Fire Sprinklers at 0.21 per ±1,500 SF
- Landscaping, Painting and Exterior Signage Recently Renovated
- 2950 C-D Offers Excellent Frontage on South Highland Drive
- Close Proximity to the Las Vegas “Strip” and I-15

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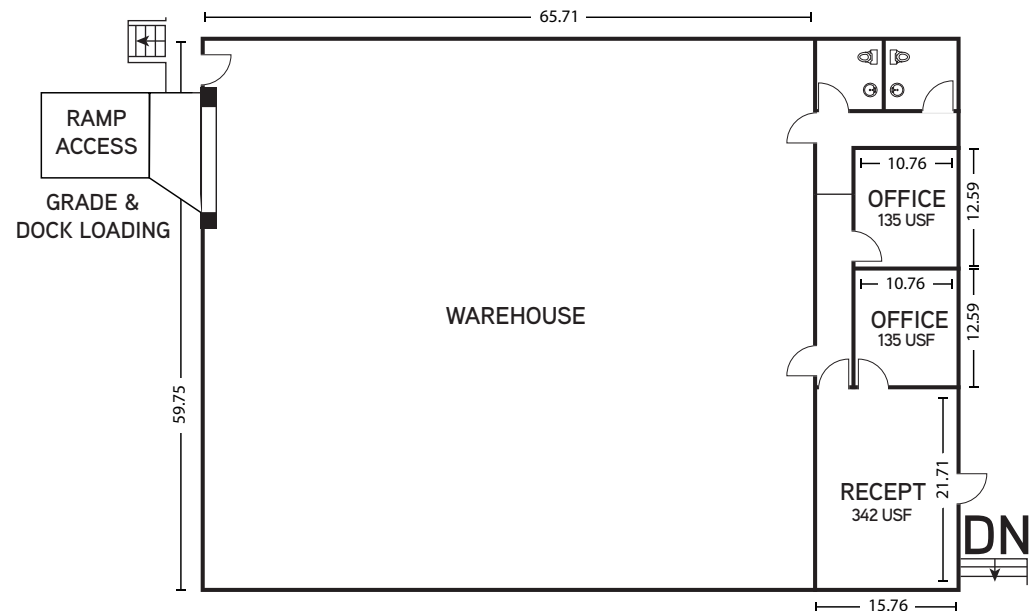
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2910 SOUTH HIGHLAND DRIVE SUITE F | ±4,991 SF

- ±1,065 USF (estimated) of HVAC office
- ±3,926 USF (estimated) of evaporative cooled warehouse
- One (1) 12'x12' Grade Level Roll Up Door with Ramp Access and Dock Level Loading
- 18' Average Clear Height
- Power: 200 amps, 120/240 Volt, Single Phase
- **Lease Rate at \$0.79 PSF/Month**
- **CAMs estimated at \$0.14 PSF/Month**
- Available: January 1, 2020

Note: All measurements are based on interior wall to interior wall



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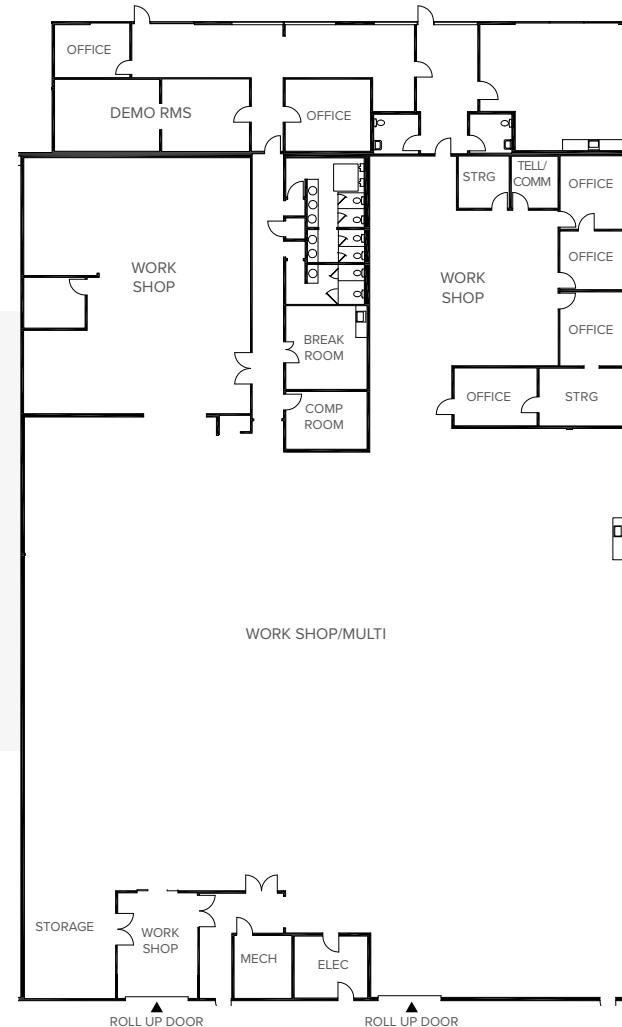
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2950 SOUTH HIGHLAND DRIVE SUITE C-D | ±21,378 SF

- Two (2) 12'x14' Grade Level Roll Up Doors
- 20' Average Clear Height
- Power: 800 amps, 120/240 Volt, 3-Phase Power
- **Lease Rate: \$0.75 PSF/Month**
- **CAMs estimated at \$0.14 PSF/Month**
- Available: Q2 2020

Note: Existing layout revised. Updated floorplan coming soon.



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LAS VEGAS "STRIP"



SPRING MOUNTAIN ROAD

DESERT INN ROAD

INDUSTRIAL ROAD

SOUTH HIGHLAND DRIVE

SUBJECT
PROPERTY

2950 SUITE C-D
±21,378 SF

SUBJECT
PROPERTY

2910 SUITE F
±4,991 SF



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