

Arrowhead Commerce Center (Bldg. 11)

6155 S. Sandhill Road, Suite 600

Las Vegas, NV 89120 USA

6,050 Square Feet Industrial Space For Lease



PROLOGIS



location

- Southwest corner of Patrick Lane and Sandhill Road
- Zoned M-D (Clark County)
- Airport Submarket
- Freeway access via Sunset Road and the Airport Connector

facility

- Suite 600 for lease
- 6,050 SF total
- 700 SF of office
- 1 grade level door
- 2 dock high doors
- 24' minimum clear height
- ESFR Fire sprinklers
- Power: 200 amp, 277/480 volt, 3-phase power

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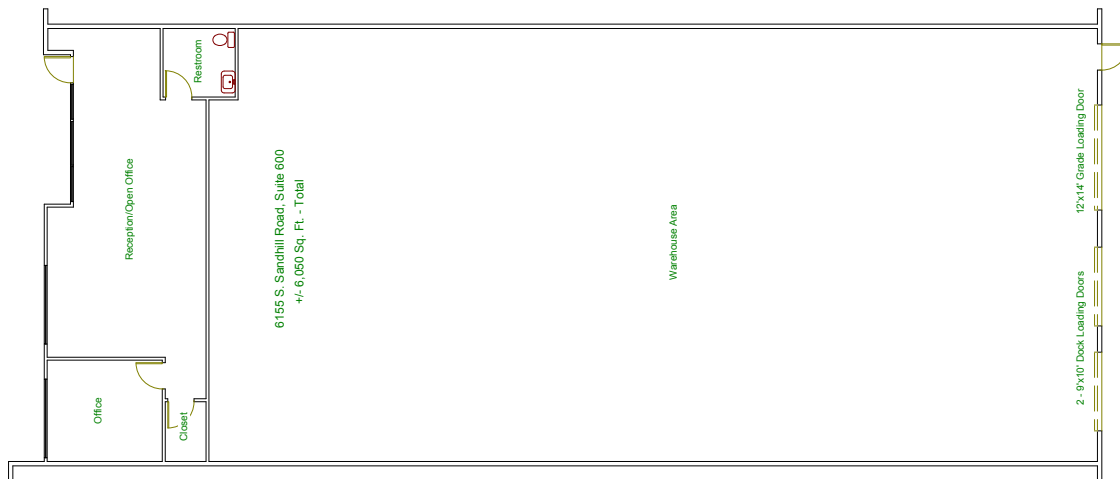
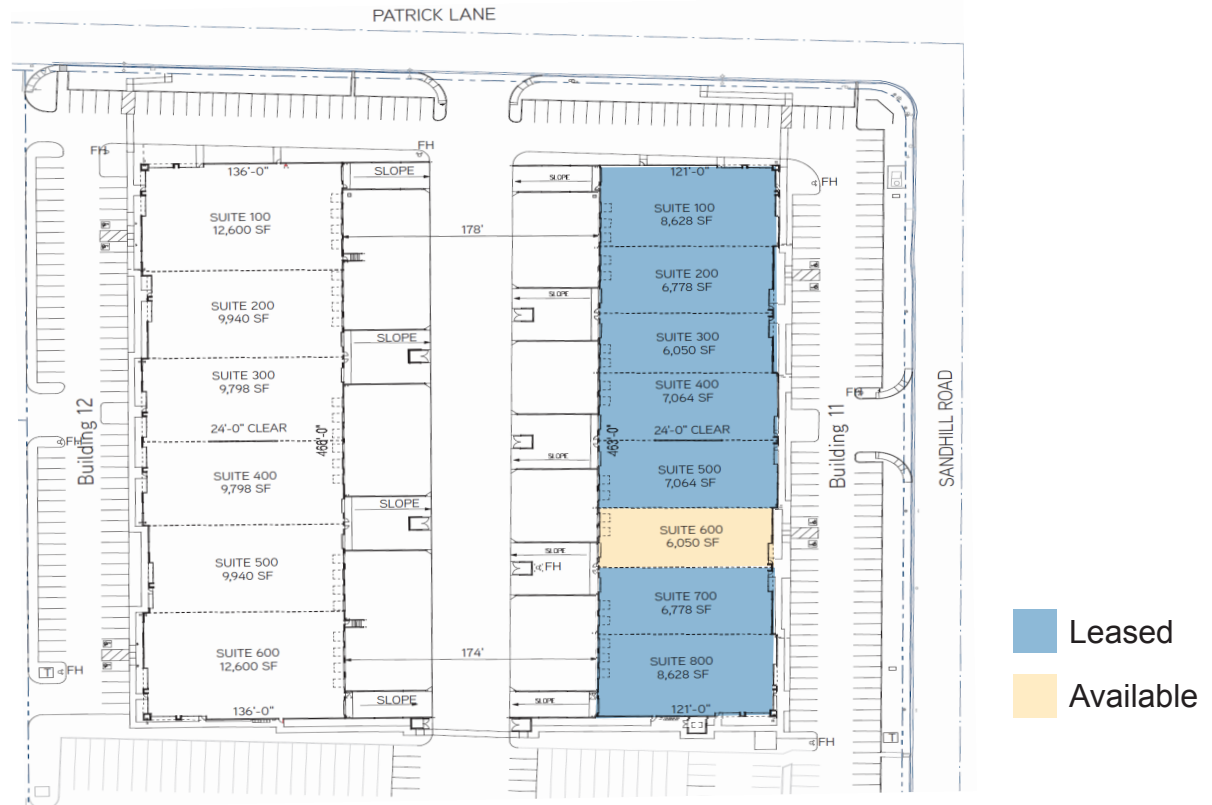
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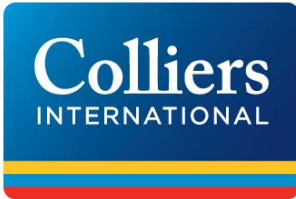
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FOR LEASE

+/- 6,050 Square Feet – Light Distribution Space

Listing Agent(s): **Spencer Pinter, Dan Doherty (SIOR) & Chris Lane**

Phone: 702.735.5700
Fax: 702.939.5083
Address: 3960 Howard Hughes Parkway
Suite 150
Las Vegas, Nevada 89169

Last Updated: April 1, 2017

Property Name: **Arrowhead Commerce Center (Bldg. 11)**
Address: **6155 South Sandhill Road, Suite 600
Las Vegas, Nevada 89120**

County: Clark
Zoning: M-D
Lot Size: +/- 8.60 Acres (Bldg. 11 & 12)
Project Size: +/- 57,040 SF (Bldg. 11)
Divisibility: +/- 6,050 SF
Available: Currently

LEASABLE PREMISE DETAIL

Divisibility:	+/- 6,050 SF
Office Area:	+/- 700 SF
Sprinklers:	Yes - ESFR
Dock High:	2 – 9'x10'
Grade Level:	1 – 12'x14'
Truss Height:	+/- 24' min
Power:	+/- 200 amps 277/480 volt 3-Phase

Arrowhead Commerce Center is a 100-acre master planned industrial/office park centrally located and minutes from McCarran International Airport. Located on the Southwest corner of South Sandhill Road and Patrick Lane, Building 11 offers an individual +/- 6,050 square foot unit that includes +/- 700 square feet of office space. This unit is equipped with ESFR fire sprinklers, evaporative cooling and high bay lighting in the warehouse, insulation in the warehouse ceiling and approximately 200 amps of 277/480 volt, 3-phase power. The entire Project consists of ample parking, and has excellent flow and access throughout for automobile and truck traffic. Please see the attached floor plan for more details.

PARKING AND UTILITIES

Arrowhead Commerce Center 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. Building 11 has an approximate 118 automobile parking spaces allocated for the use of its employees and visitors. Truck trailer parking might also be available. Suite 600 includes 8 automobile parking spaces for Tenant's use.

TERMS AND TAX DATA

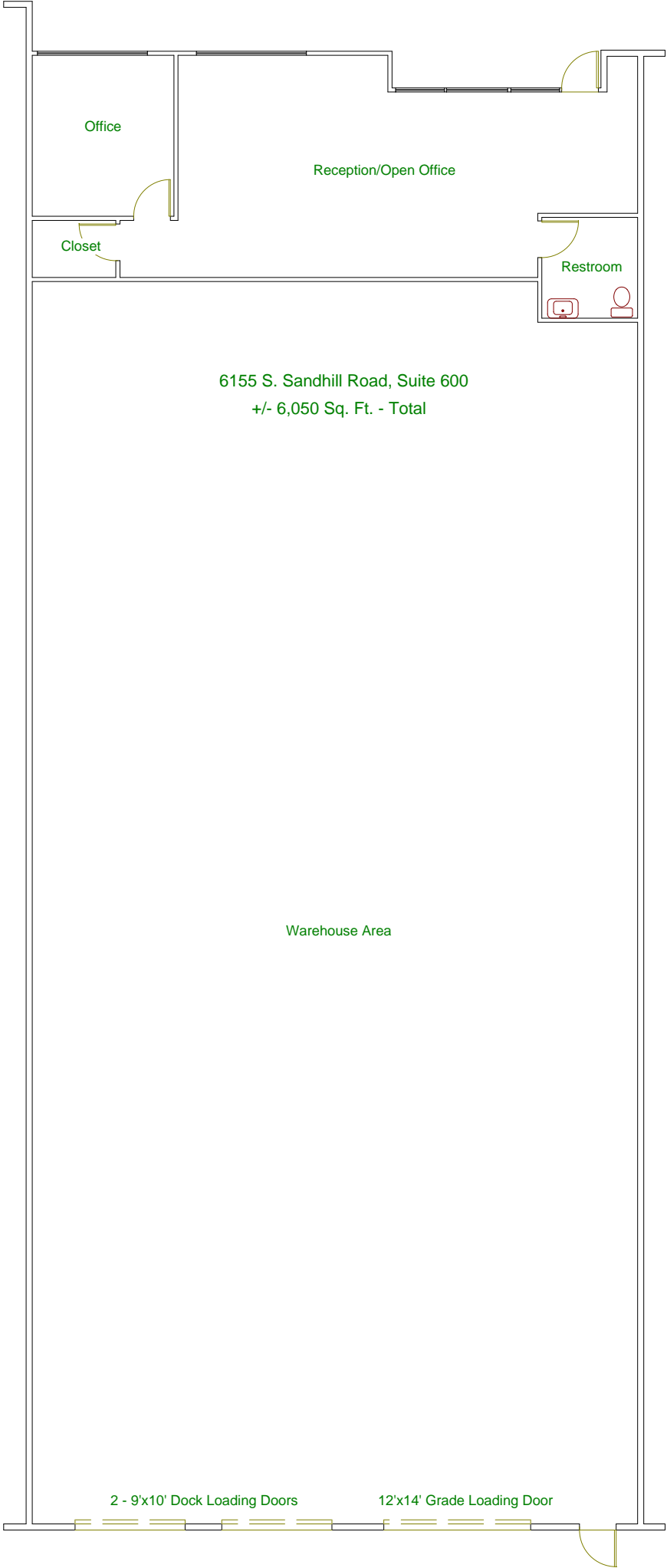
Base Rent / Mo.:	\$4,538 (NNN) or approximately \$0.75/SF
NNN, Modified Gross or Gross:	NNN
Estimated NNN / Psf / Mo.	\$0.164 or \$993/mo for the year 2017
Total Rent / Mo.:	\$5,531 (this figure includes the estimated NNN Expenses)
Lease Term:	3 to 5 years

PROMOTIONAL FEATURES / DISCLOSURES

Arrowhead Commerce Center offers a wide array of diversified buildings to fit the growing demand of users in the Las Vegas valley. The master-planned park also offers small lots for sale and build-to-suit opportunities.

The Landlord of this project, Prologis, owns and operates over 6 million 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.



PATRICK LANE



SANDHILL ROAD