

# 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**

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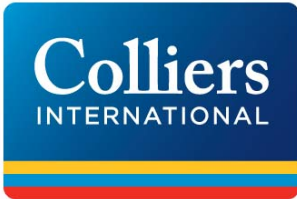
**THE ARROYO** NWC RAINBOW & WARM SPRINGS • LAS VEGAS, NV

**ejm**  
EJM DEVELOPMENT CO.

# THE ARROYO

NWC RAINBOW & WARM SPRINGS · LAS VEGAS, NV 89113





## FOR LEASE

### +/- 4,844 Square Feet – Light Distribution Space

### Street Front Exposure – Corner Unit

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

Phone: 702.836.3776  
Fax: 702.939.5083  
Address: 3960 Howard Hughes Parkway  
Suite 150  
Las Vegas, Nevada 89169

Last Updated: November 1, 2016

Property Name: **Arroyo South (Phase I) – Bldg. 1**  
Address: **7060 W. Warm Springs Road, Suite 150**  
**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: December 2016

#### LEASABLE PREMISE DETAIL

Divisibility:	+/- 4,844 SF
Office Area:	+/- 912 SF
Sprinklers:	Yes - ESFR
Dock High:	2 – 9' x 10'
Grade Level:	1 – 12' x 14'
Truss Height:	+/- 20' min
Power:	277/480 volt 3-Phase

Arroyo South Business Center (Phase I) is a master planned industrial/office project located very centrally 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 4,844 square foot industrial unit for lease that includes approximately 912 square feet of office space. The unit is serviced by two dock loading doors and one grade loading door, and 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. 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 7 parking spaces for Tenant's use.

#### TERMS AND TAX DATA

Base Rent / Mo.:	\$4,360 (NNN) or approximately \$0.90/SF
NNN, Modified Gross or Gross:	NNN
Estimated NNN / Psf / Mo.:	\$0.162 or \$785/mo for the year 2016
Total Rent / Mo.:	\$5,145 (this figure includes the estimated NNN Expenses)
Lease Term:	4 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.

