

# FOR LEASE > *OFFICE/WAREHOUSE FLEX SPACE* **HIGHLAND INDUSTRIAL CENTER**

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



**CHRIS CONNELL**  
+1 702 836 3709  
[chris.connell@colliers.com](mailto:chris.connell@colliers.com)

**GRANT TRAUB**  
+1 702 836 3789  
[grant.traub@colliers.com](mailto:grant.traub@colliers.com)

3960 Howard Hughes Parkway, Suite 150  
Las Vegas, NV 89169  
T +1 702 735 5700  
[www.colliers.com/lasvegas](http://www.colliers.com/lasvegas)



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## PROPERTY DESCRIPTION

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
- Available Unit at ±7,873 SF
- Lease Rate at \$0.75 PSF/Month NNN
- CAMs at \$.14 PSF/Month
- M (Las Vegas) Zoning
- ±18' to ±19' Clear Height
- Grade Level and Dock High Loading
- Single & 3 Phase Power Available
- Fire Sprinklers @ .21 per ±1,500 SF
- Landscaping, Painting and Exterior Signage Recently Renovated
- Several Units Offer Excellent Frontage on South Highland Drive
- Close Proximity to the Las Vegas "Strip" and I-15



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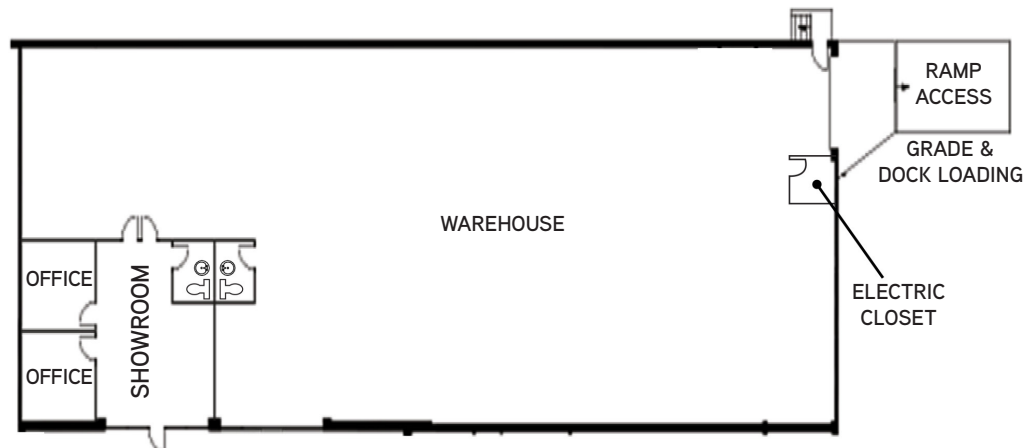
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## 2910 HIGHLAND DRIVE

SUITE H-1 | ±7,873 SF

- One (1) 12'x12' Grade Level Roll Up Door with Ramp Access and Dock Level Loading
- 18' Average Clear Height
- Power: 800 Amps, 120/240 Volt, Single Phase



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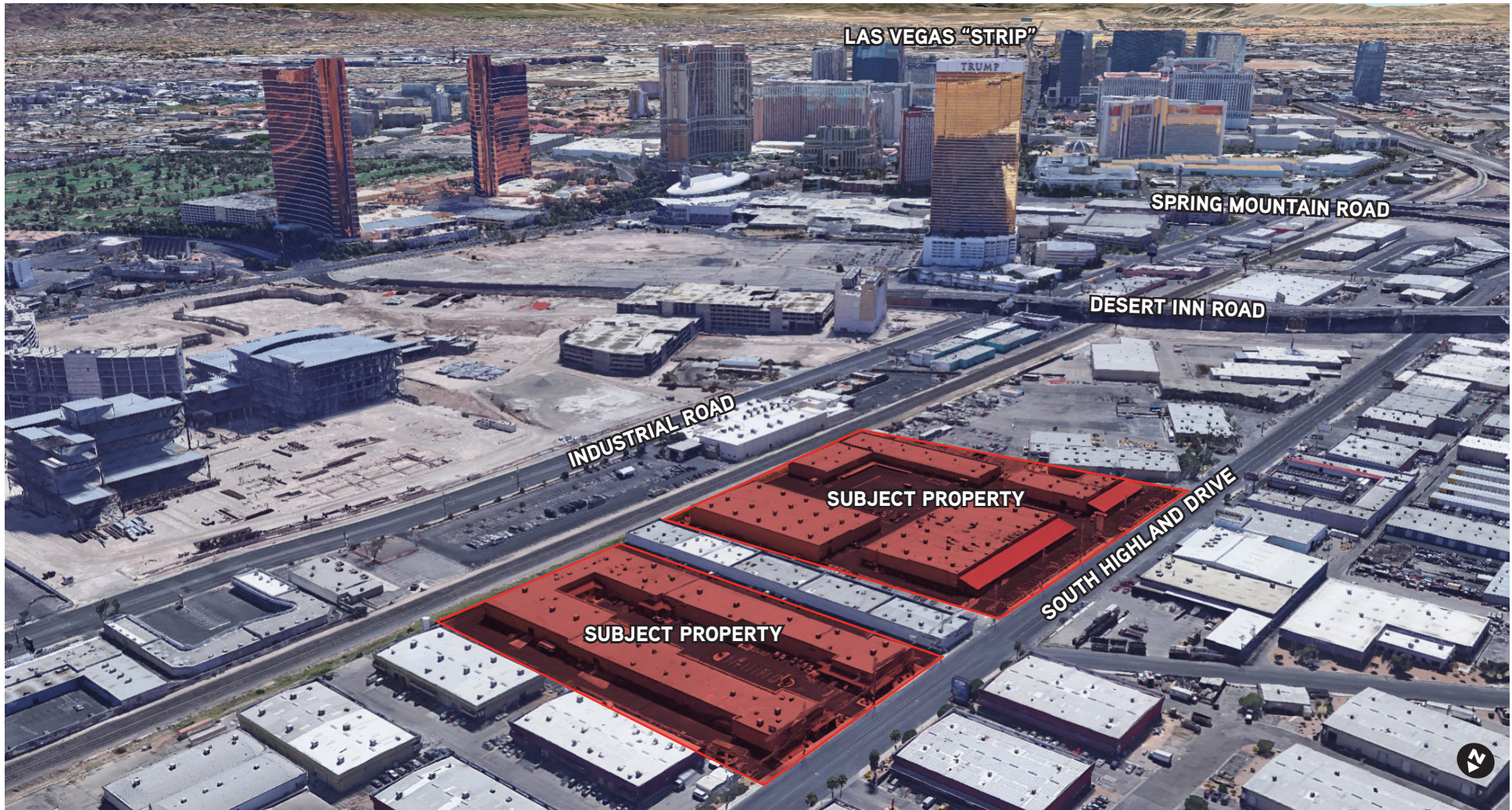




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