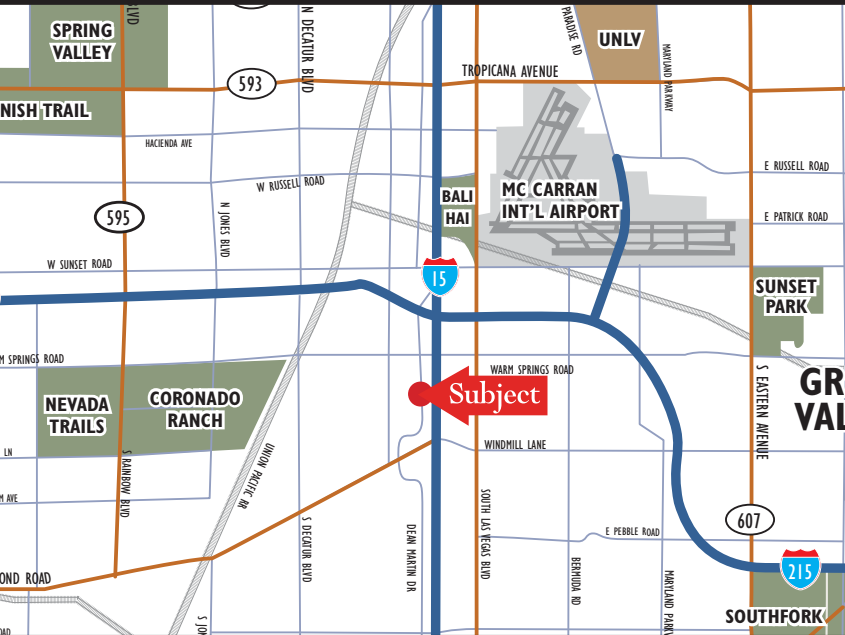


WARM SPRINGS CROSSING III

7540 & 7570 DEAN MARTIN DRIVE | LAS VEGAS, NV 89139

Owned & Managed by:

KTR
CAPITAL PARTNERS



UPGRADES & RENOVATIONS UNDERWAY!



- Warm Springs Crossing III is conveniently located near the crossing of the I-15 and I-215 freeways.
- Concrete tilt up construction built in 2001 with glass storefront entries for each suite.
- Available suite sizes from $\pm 6,077$ to $\pm 27,005$ SF. Several suites with direct I-15 frontage (7570).
- Warehouse features include; fire sprinklers (can be upgraded to ESFR), 277/480 V 3-Phase power, dock and grade level loading doors and ± 20 to $\pm 24'$ clear height.



3960 Howard Hughes Pkwy.
Suite 150
Las Vegas, NV 89169
TEL: +1 702 735 5700
FAX: +1 702 731 5709
www.colliers.com

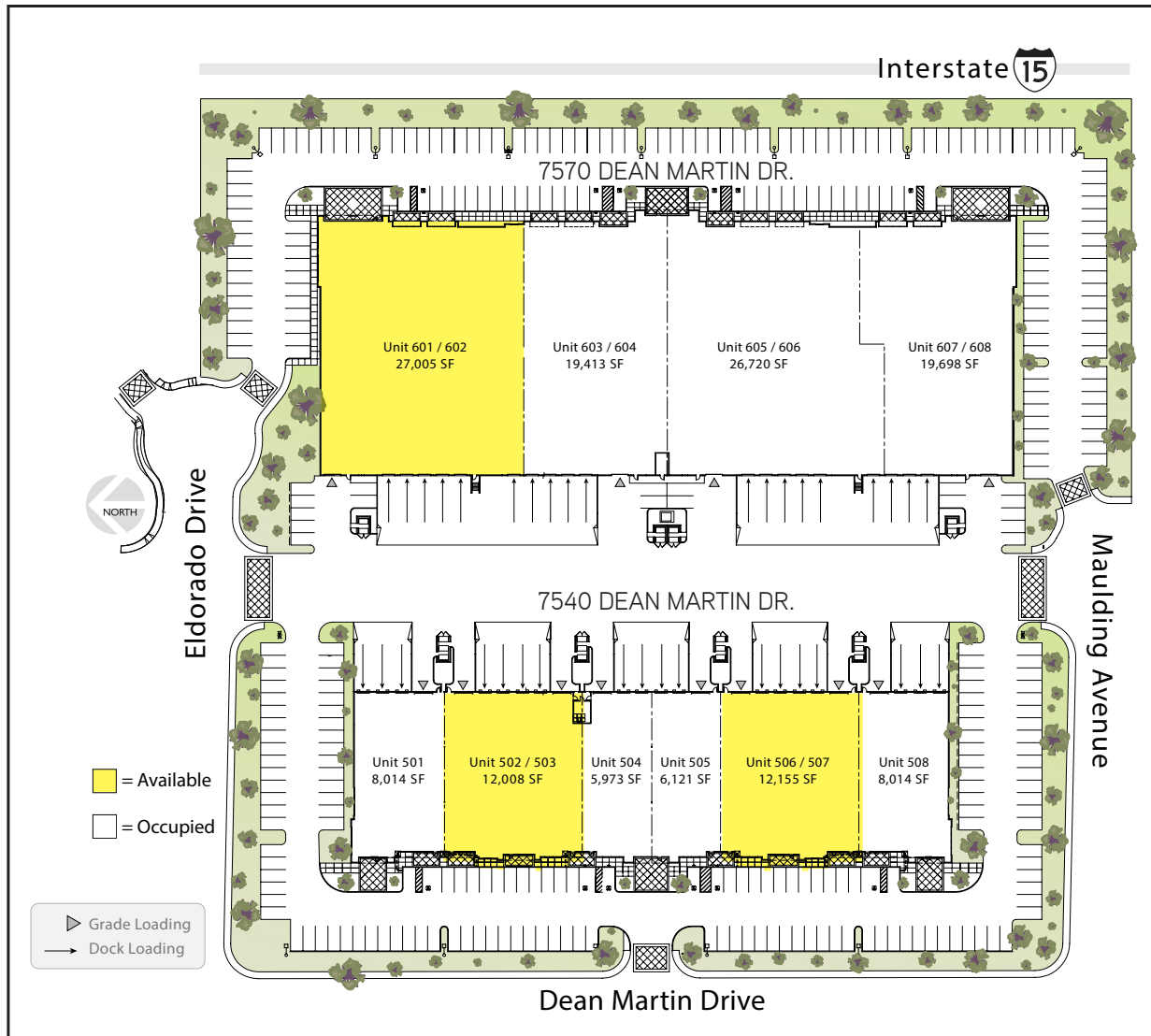
SPENCER PINTER | DAN DOHERTY, SIOB | CHRIS LANE | JERRY DOTY

+1 702 735 5700
www.colliers.com

WARM SPRINGS CROSSING III

7540 & 7570 DEAN MARTIN DRIVE | LAS VEGAS, NV 89139

Owned & Managed by:
KTR
CAPITAL PARTNERS



CURRENT RENOVATIONS & UPGRADES INCLUDE:

- Roof Tile Replacement
- Exterior Paint
- Parking Lot Seal and Stripe
- Landscaping Upgrades



3960 Howard Hughes Pkwy.
Suite 150
Las Vegas, NV 89169
TEL: +1 702 735 5700
FAX: +1 702 731 5709
www.colliers.com

SPENCER PINTER | DAN DOHERTY, SIOB | CHRIS LANE | JERRY DOTY

+1 702 735 5700
www.colliers.com

WARM SPRINGS CROSSING III

7540 & 7570 DEAN MARTIN DRIVE | LAS VEGAS, NV 89139

Owned & Managed by:
KTR
CAPITAL PARTNERS



7540 DEAN MARTIN DRIVE | FOR LEASE

- ±52,285 SF total
- Divisible to ±6,000 SF
- ±20' minimum clear height in warehouse
- Dock and grade level doors
- Evaporative cooling in warehouse
- Fully sprinklered
- 277/480 volt, 3-phase power
- Zoned M-D
- Dean Martin Drive frontage
- Office build out for tenant requirements

7540 DEAN MARTIN DRIVE | LAS VEGAS, NV | 89139

SUITE #	TOTAL SIZE	OFFICE SIZE	DOCK LOADING	GRADE LOADING	CLEAR HEIGHT	POWER	LEASE RATE	NNN
502/503	±12,008	±1,200	4	2	±20'	277/480V 3-Phase	\$0.59	\$0.15
506	±6,077	TBD*	2	1	±20'	277/480V 3-Phase	\$0.64	\$0.15
507	±6,077	TBD*	2	1	±20'	277/480V 3-Phase	\$0.64	\$0.15
506/507	±12,155	±5,350	6	2	±20'	277/480V 3-Phase	\$0.65	\$0.15

* Office build-out per tenant requirements



3960 Howard Hughes Pkwy.
Suite 150
Las Vegas, NV 89169
TEL: +1 702 735 5700
FAX: +1 702 731 5709
www.colliers.com

SPENCER PINTER | DAN DOHERTY, SIOB | CHRIS LANE | JERRY DOTY

+1 702 735 5700
www.colliers.com

WARM SPRINGS CROSSING III

7540 & 7570 DEAN MARTIN DRIVE | LAS VEGAS, NV 89139

Owned & Managed by:
KTR
CAPITAL PARTNERS



7570 DEAN MARTIN DRIVE | FOR LEASE

- ±92,836 SF total
- Divisible to ±19,000 SF
- ±24' minimum clear height in warehouse
- Dock and grade level doors
- Evaporative cooling in warehouse
- Fully sprinklered
- 277/480 volt, 3-phase power
- 100% HVAC units available
- Zoned M-D
- Interstate 15 frontage

7570 DEAN MARTIN DRIVE | LAS VEGAS, NV | 89139

SUITE #	TOTAL SIZE	OFFICE SIZE	DOCK LOADING	GRADE LOADING	CLEAR HEIGHT	POWER	LEASE RATE	NNN
601/602	±27,005	**	6	1	±24'	277/480V 3-Phase	\$0.65	\$0.147

***Suite features 100% HVAC warehouse*



3960 Howard Hughes Pkwy.
Suite 150
Las Vegas, NV 89169
TEL: +1 702 735 5700
FAX: +1 702 731 5709
www.colliers.com

SPENCER PINTER | DAN DOHERTY, SIOB | CHRIS LANE | JERRY DOTY

+1 702 735 5700
www.colliers.com