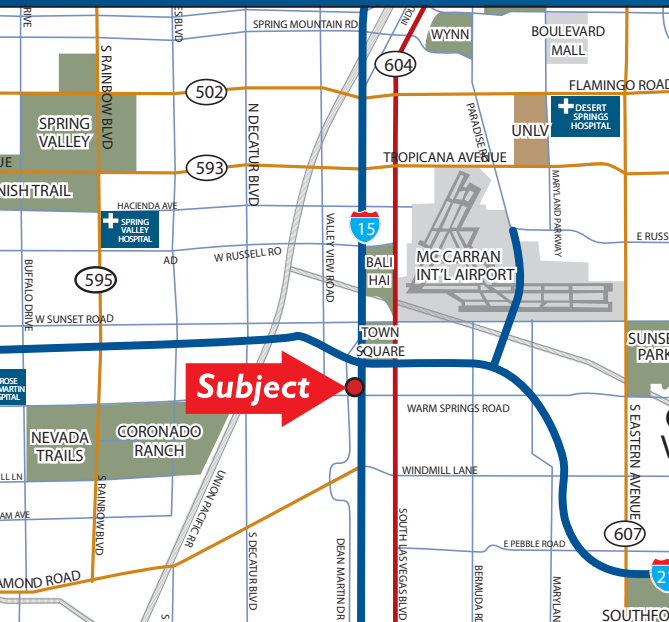


WARM SPRINGS BUSINESS CENTER

7140, 7180, 7220 & 7260 Dean Martin Drive | Las Vegas, Nevada 89118 | ±182,184 SF Situated on ±13.76 Acres



FOR LEASE >

- Prime southwest location
- Corporate image
- Street & freeway exposure
- Divisible to 3,200 sf.
- 16' to 24' minimum clear height
- 8' x 8' dock high doors (37 total)
- 12' x 14' grade level doors (54 total)
- Easy access
- Skylights in warehouse
- Fire sprinklers
- Great freeway access
- Zoned M-D (Clark County)
- 200 Amp, 277/480 Volt, 3-Phase Power per Unit
- Glass storefront entries
- Attractive landscaping
- Parking ratio of 2.39 to 3.1/1,000 sf.
- 488 parking spaces total
- Excellent truck circulation



3960 Howard Hughes Pkwy.
Suite 150
Las Vegas, Nevada USA 89169
Tel 702-735-5700
www.colliers.com/lasvegas

For more information or an appointment to show call:

Spencer Pinter

spencer.pinter@colliers.com

+1 702 836 3776

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

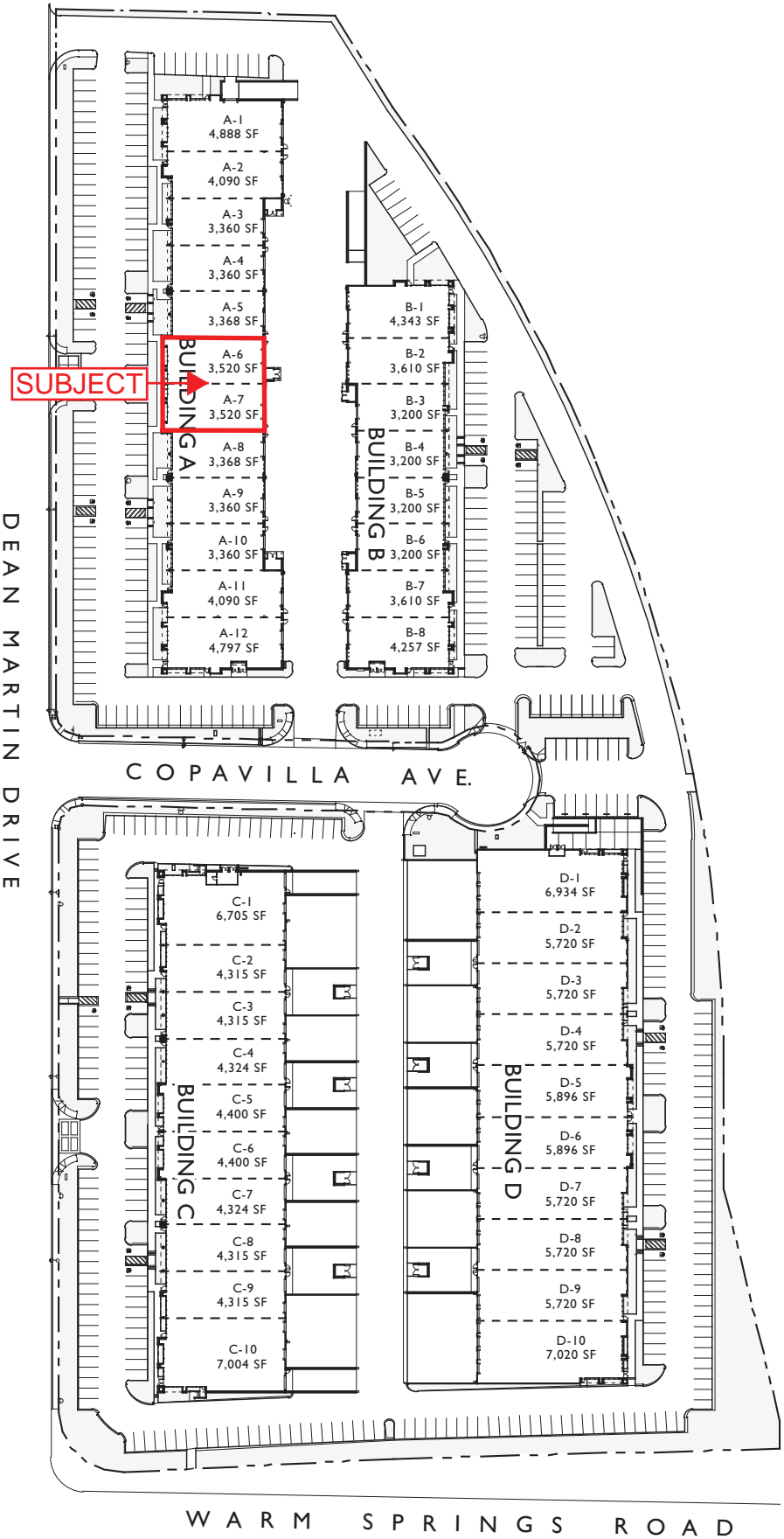
WARM SPRINGS BUSINESS CENTER

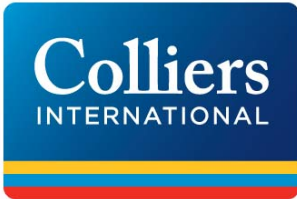
7140, 7180, 7220 & 7260 Dean Martin Drive

Las Vegas, Nevada 89118

182,184+/- Square Feet Situated on 13.76 +/- Acres

I N T E R S T A T E 1 5





FOR LEASE

+/- 7,040 Square Feet – Industrial Flex

Direct Exposure to Dean Martin Drive

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

Phone: 702.836.3776
Fax: 702.731.5709
Address: 3960 Howard Hughes Parkway
Suite 150
Las Vegas, Nevada 89109

Last Updated: January 1, 2017

Property Name: **Warm Springs Business Center - I**
Address: 7140 Dean Martin Drive, Suite 600 & 700
Las Vegas, Nevada 89118

County: Clark
Zoning: M-D
Lot Size: +/- 6.06 Acres – Phase I
Project Size: +/- 73,704 SF – Phase I
Divisibility: +/- 3,200 SF – Phase I
Available: February 2017

LEASABLE PREMISE DETAIL

Unit Size:	+/- 7,040 SF
Office Area:	+/- 5,994 SF
Sprinklers:	Yes
Dock High:	None
Grade Level:	1 – 12'x14'
Truss Height:	+/- 16' min
Power:	277/480 volt 3-Phase

Warm Springs Business Center is very centrally located within the Southwest sub market of the Las Vegas Valley where the I-15 and I-215 freeways intersect. It is also located just minutes from McCarran International Airport and "The Las Vegas Strip". Currently available within this project is an individual unit totaling approximately 7,040 square feet, including approximately 5,994 square feet of office space (see attached space plan). The balance is warehouse space. The unit is serviced by one grade loading door, and is equipped with 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 attached floor plan for more details. NOTE: This unit enjoys direct exposure onto Dean Martin Drive.

PARKING AND UTILITIES

Warm Springs Business 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. There are 21 automobile parking spaces allocated for Tenant's use.

TERMS AND TAX DATA

Base Rent / Mo:	\$7,005 (NNN) or approximately \$0.995/SF
NNN, Modified Gross or Gross	NNN
Estimated NNN / Psf /Mo.	\$0.219 or \$1,542/mo for the year 2017
Total Rent /Mo.	\$8,547 (this figure includes the estimated NNN Expenses)
Lease Term:	3 to 5 Years • Available February 2017

PROMOTIONAL FEATURES / DISCLOSURES

Warm Springs Business Center offers a variety of buildings, with both street and freeway exposure, to fit the growing demand of users within the Las Vegas Valley.

The Landlord of this project, EJM Development Co., owns and has constructed over 10,000,000 square feet of industrial product throughout the Southwest region of the United States, to include about 4,000,000 square feet in Las Vegas. 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.

12'x14' Grade Loading Door

12'x14' Grade Loading Door

Corridor

7140 Dean Martin Drive, Suite 600 & 700
+/- 7,040 Sq. Ft. - Total

Restroom

Restroom

Telco.

Warehouse Area

Storage

Office

Break Room

Office

Office

Office

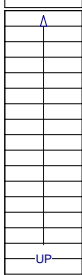
Office

Open Office Area

Office

Office

Office



Office

Pony Wall

Fax/Copy Area

Storage

Conference

Office

Reception Area

10' High Partition Wall

Restroom

Shelves

Shelves

