

PATRICK AIRPORT CENTER



2700 & 2710 E. PATRICK LANE 6012 & 6038 TOPAZ STREET
6035 & 6045 HARRISON DRIVE // LAS VEGAS, NV // 89120

FOR MORE INFORMATION:

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PROPERTY FEATURES

- » Located just North of Sunset Road between Eastern Avenue and Pecos Road
- » ±142,451 SF Project on ±8.51 Acres
- » Fully built-out and move-in ready units
- » Prime Airport Location
- » Grade Level Truck Loading
- » 120/208v, 3-Phase power
- » Column Spacing at 35'x45'
- » 20' minimum clear height
- » Single story office/warehouse spaces
- » Fluorescent warehouse lighting
- » MD Light Industrial Zoning
- » Evaporative cooled warehouse
- » Some units are 100% air-conditioned
- » ±387 Parking Spaces (2.72:1000)
- » Fire Sprinklers at .21 per ±1,500 SF
- » Warehouse skylights



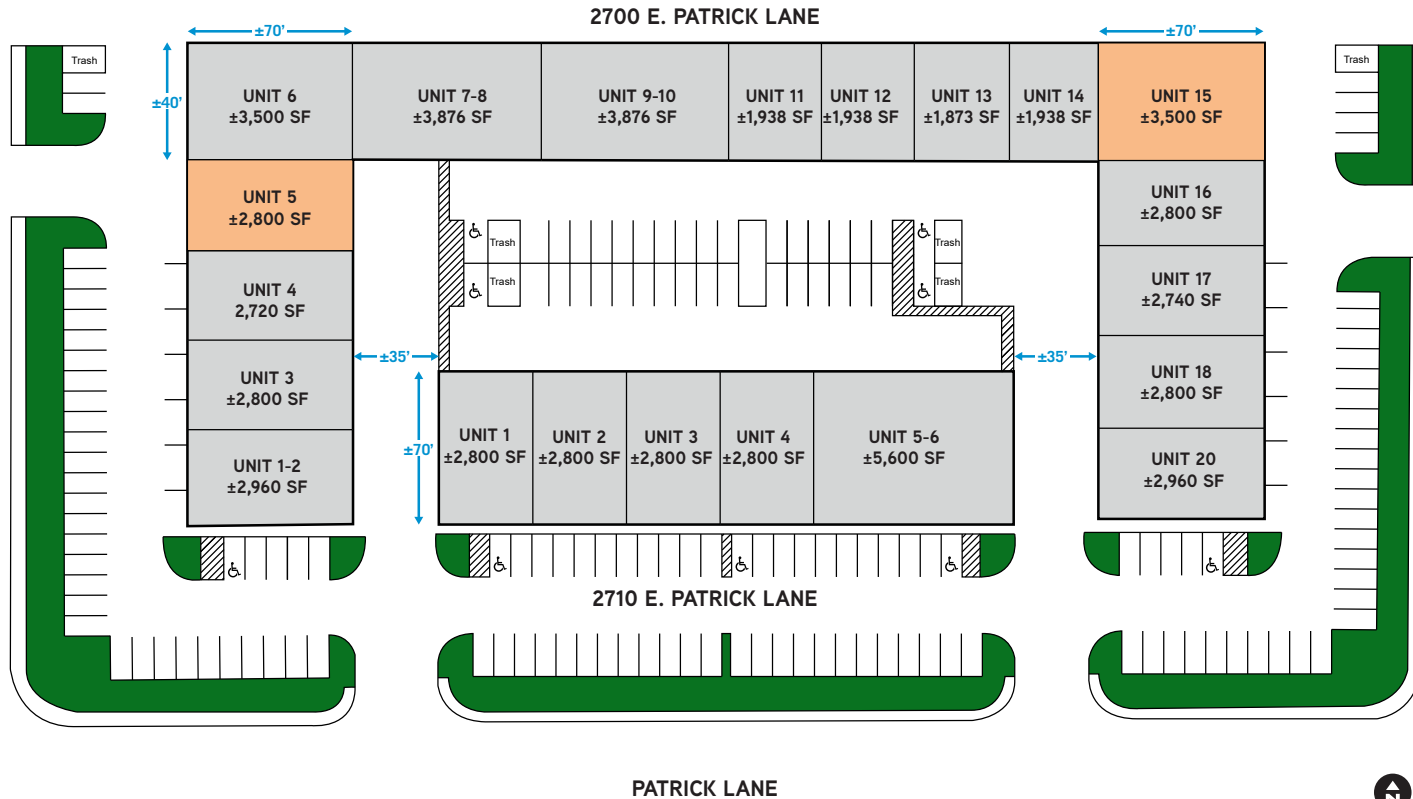
The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



PATRICK AIRPORT CENTER

SITE PLAN

■ OCCUPIED ■ AVAILABLE



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AVAILABILITIES

BUILDING	SUITE	TOTAL SF	OFFICE %	COMMENTS
2700	5	2,800	14%	100% HVAC Space!
2700	15	3,500	15%	Move-in Ready!



PATRICK AIRPORT CENTER

BLDG. 2700 // SUITE 5 // FLOOR PLAN

2700 E PATRICK LANE
SUITE 5 - ±2,800 TOTAL SF

- 100% HVAC Space!
- ±2,408 SF Showroom/
Warehouse Space
- ±392 SF Office (with open
reception area)
- One (1) Restroom
- One (1) Grade Level Door
- \$0.89/SF (NNN) Per month
- \$0.25/SF CAM Per month

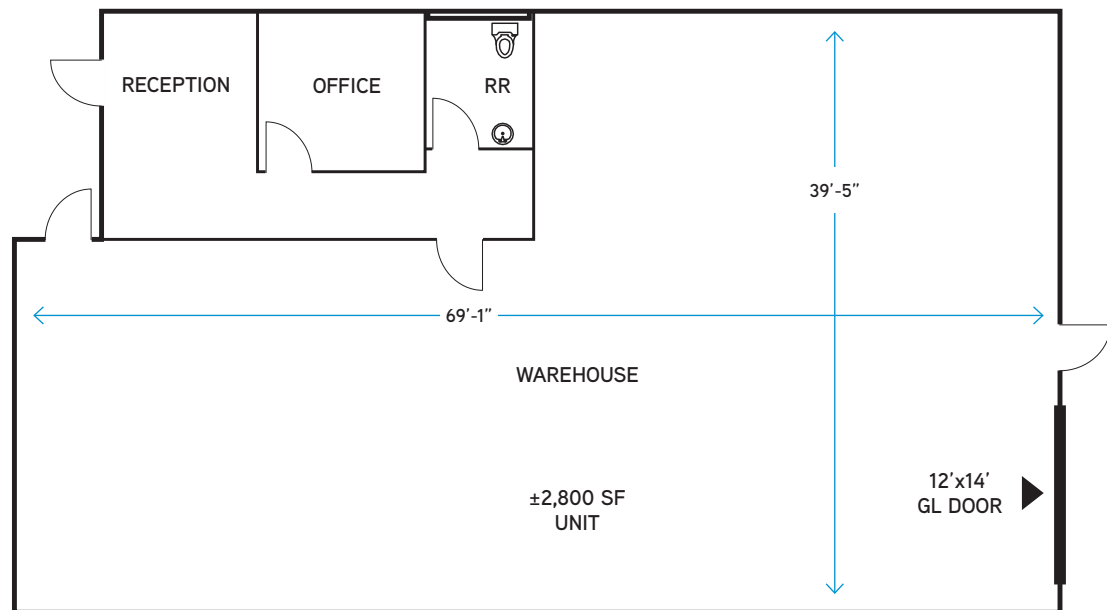
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BLDG. 2700 // SUITE 15 // FLOOR PLAN

2700 E PATRICK LANE
SUITE 15 – ±3,500 TOTAL SF

- ±2,966 SF Warehouse
- ±534 SF office
- One (1) Private Office
- One (1) Restroom
- Reception
- One (1) Grade Level Door
- \$0.85/SF (NNN) Per month
- \$0.25/SF CAM Per month

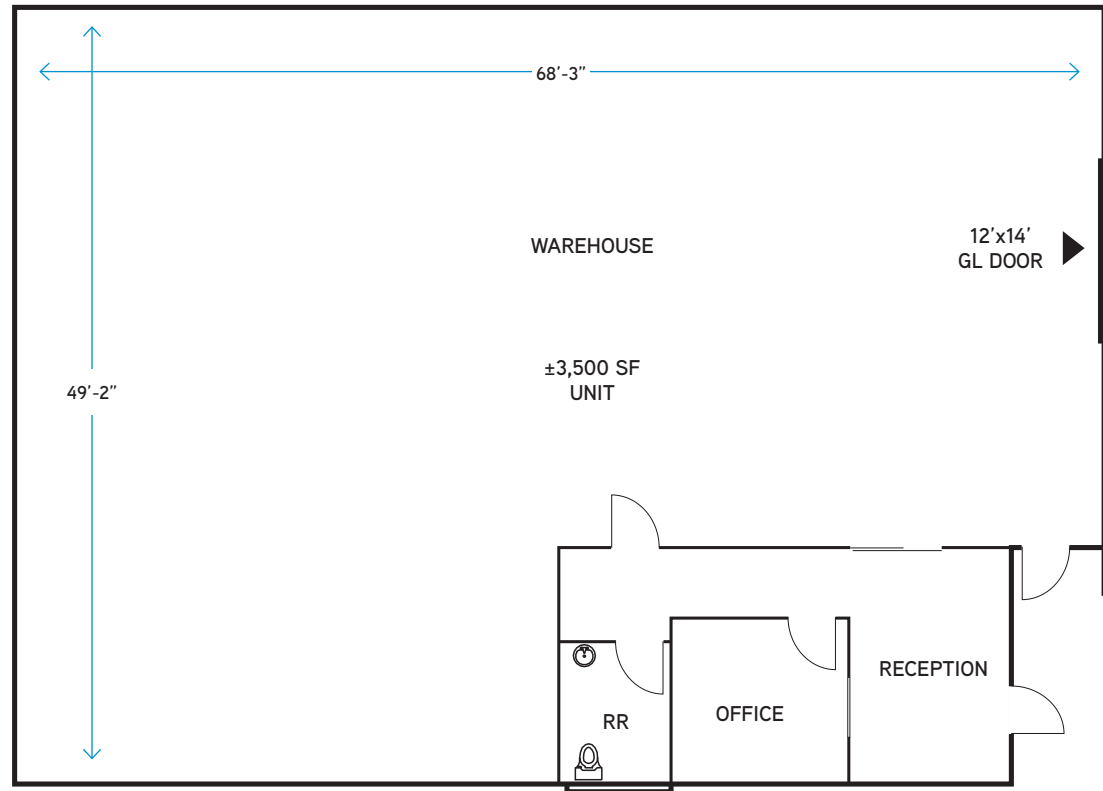
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AVAILABILITIES

BUILDING	SUITE	TOTAL SF	OFFICE %	COMMENTS
6045	3/4	5,732	-%	Move-in ready!
6045	5	2,866	1.7%	Available!



PATRICK AIRPORT CENTER

BLDG. 6045 // SUITE 3/4 // FLOOR PLAN

6045 HARRISON DRIVE SUITE 3/4 – ±5,732 TOTAL SF

- ±5,232 SF of Evap-Cooled Warehouse
- ±500 SF of HVAC office
- One (1) Bathroom
- One (1) Office
- Two (2) 12'x15' Grade Level Roll Up Doors
- \$0.85/SF (NNN) Per month
- \$0.25/SF CAM Per month

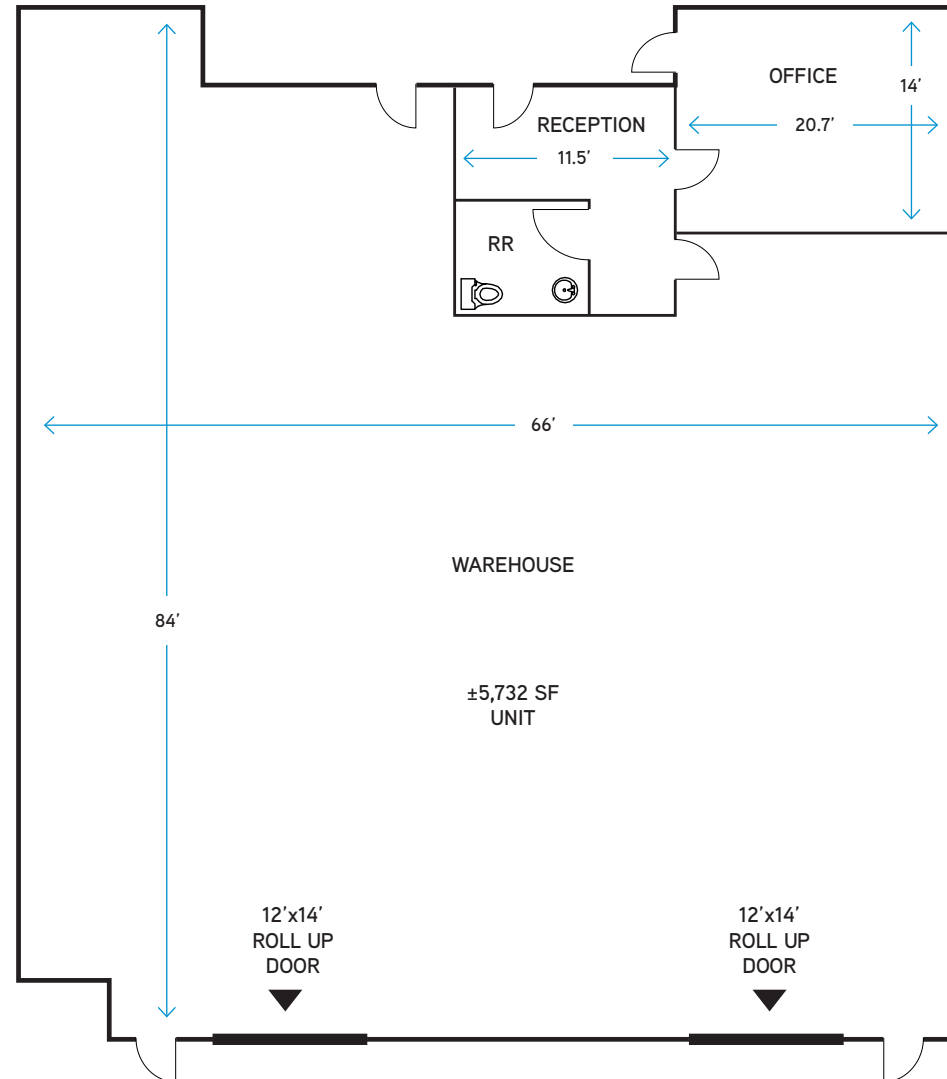
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PATRICK AIRPORT CENTER

BLDG. 6045 // SUITE 5 // FLOOR PLAN

6045 HARRISON DRIVE SUITE 5 – ±2,866 TOTAL SF

- ±2,366 SF of Evap-Cooled Warehouse
- ±500 SF of HVAC office
- One (1) Private Office
- One (1) Bathroom
- One (1) 12'x14' Grade Level Roll Up Door
- \$0.85/SF (NNN) Per month
- \$0.25/SF CAM Per month

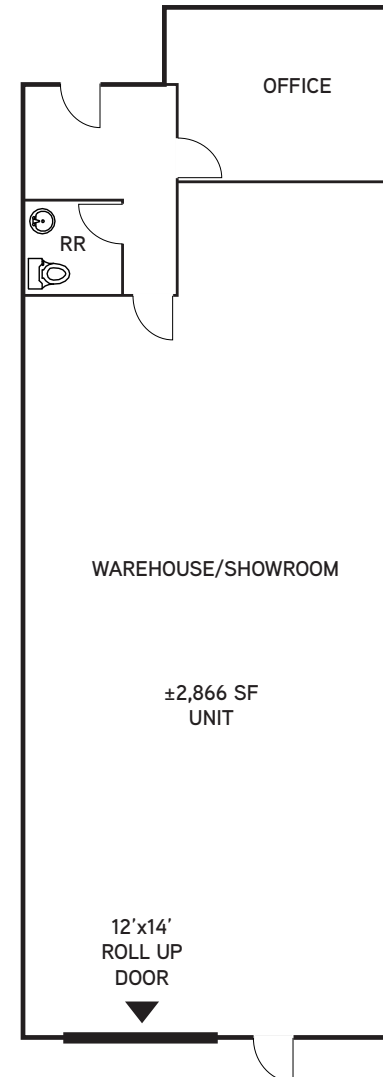
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AMENITIES & IMPROVEMENTS



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