

47,520 and 52,800 SF

Industrial Space For Lease



Prologis Sunrise Industrial Park #4

2951 N. Marion Drive, Suite 101-103 and Suite 109-113
Las Vegas, NV 89115 USA

LOCATION

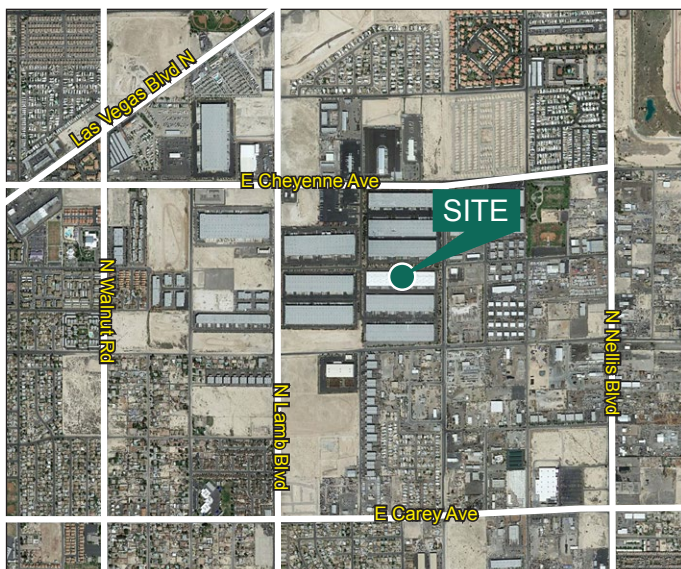
- Marion Drive Just South of Cheyenne Avenue
- Zoned M-1 (Clark County)
- North Las Vegas Submarket

FACILITY

- 237,600 Total Building SF
- Suite 101-103 47,520 SF with 1,993 SF Office
- Suite 109-113 52,800 SF with Build to Suit Office
- 24' Minimum Clear Height
- 1% Skylights
- T-5 Energy Efficient Lighting with Motion Sensors
- 220' Building Depth
- 48' x 52' Column Spacing
- Power: 1,200A/3PH/277/480V
- Evaporative Cooled Warehouse
- ESFR Fire Sprinkler System

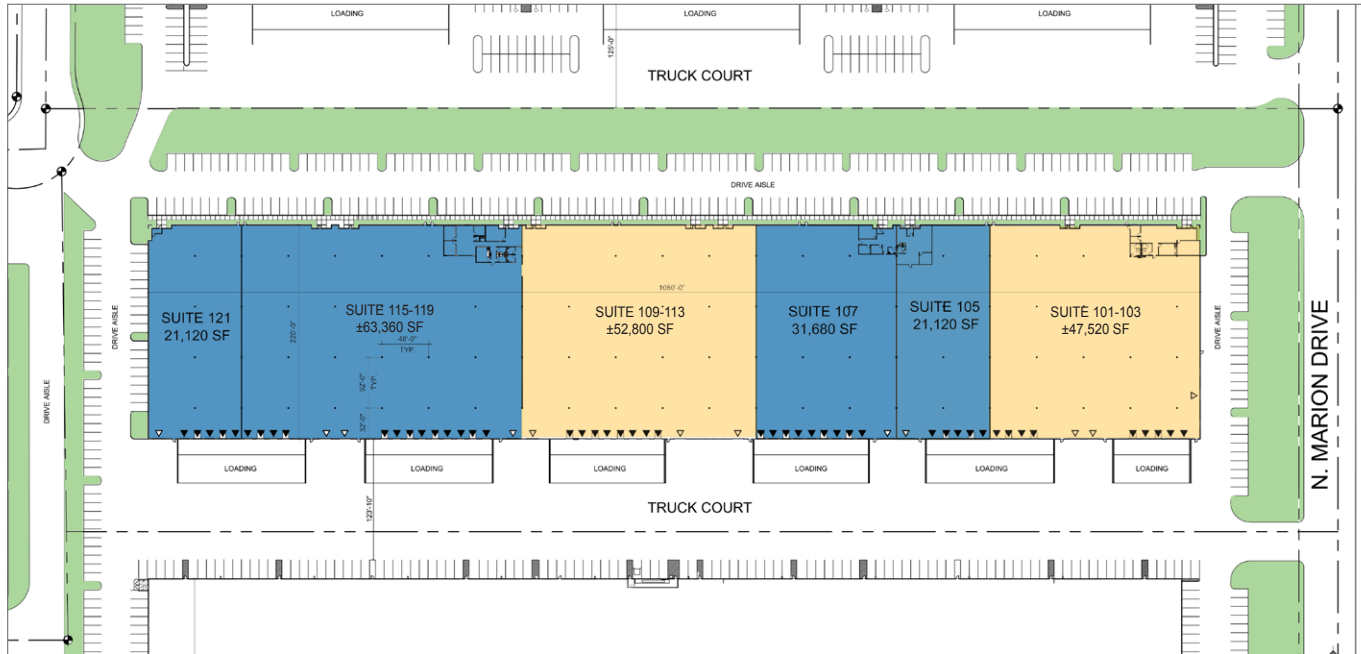
ADVANTAGES AND AMENITIES

- Convenient I-15 Access via Cheyenne Avenue Interchange



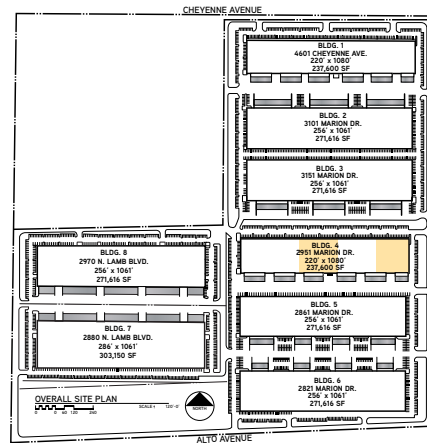
47,520 and 52,800 SF

Industrial Space For Lease



 Leased Space

 Available Space



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FOR LEASE
LISTING DETAIL WORKSHEET
Industrial Building

Listing Agent(s): Dan Doherty, SIOR
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Chris Lane
Jerry Doty

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Address: 3960 Howard Hughes Parkway
Las Vegas, NV 89169

Last Updated: February 19, 2018

Property Name: **SUNRISE INDUSTRIAL PARK #4**
2951 North Marion Drive
Las Vegas, NV 89115

County: Clark

Zoning: M-1 (Clark County)

Lot Size: ±11.72 Acres

Project Size: ±237,600 SF

Year Built: 1997

APN: 140-17-201-005

LEASABLE PREMISE DETAIL

Total Area: ±47,520 and ±52,800 SF

Sprinklers: ESFR

Dock High: See Below

Grade Level: See Below

Clear Height: ±24'

Column Spacing: ±48 x ±52 Typical, 220' Deep

Power: 277/480 Volt, 3 Phase

Sunrise Industrial Park #4 is a concrete tilt-up distribution building totaling ±237,600 square feet. Suites 101-103 consists of ±47,520 SF and ±1,993 SF of office. Suites 109-113 consists of ±52,800 SF of space with build to suit office. The building features 1% skylights, ESFR Fire Suppression System, evaporative cooling and ±125' truck court.

Suite 101-103 Available April 1, 2018
Suite 109-113 Available Now

UTILITIES

Las Vegas Sewer and Water, Southwest Gas, Nevada Power Electric, Embarq/Centurylink telephone.

Suite	Available SF	Office SF	Dock High Loading	Grade Level Loading	Rate (NNN)	NNN Fee's	Available
Suite 101 - 103	±47,520 SF	±1,993	Nine (9)	Three (3)	\$0.48	\$0.08 - \$0.10	04/01/18
Suite 109 - 113	±52,800 SF	Build to Suit	Eight (8)	Three (3)	\$0.48	\$0.08 - \$0.10	Now

AREA DESCRIPTION

Sunrise Industrial Park is conveniently located adjacent to the I-15 with access via both Craig Road and Cheyenne Avenue interchanges.

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.