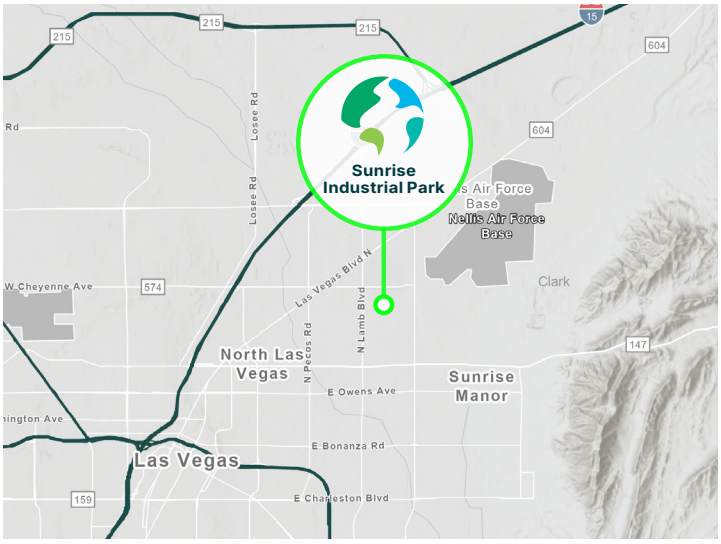
INDUSTRIAL SPACE FOR LEASE

±21,120 SF

2951 N. Marion Drive, Suite 105
Las Vegas, NV 89115 USA

Prologis Sunrise Industrial Park 4





- Marion Drive just south of Cheyenne Avenue
- Convenient access to I-15 via Cheyenne Avenue Interchange
- Zoned: Industrial Light (IL)
- North Las Vegas submarket
- After-hours roaming security

Property Features

Available Space	±21,120 SF
Office SF	±1,412 SF
Clear Height	±25
Dock Doors	4
Grade Door	1
Pit Levelers	2
Skylights	1%
Building Depth	220′
Column Spacing	48′ x 52′
Power	±200 Amps, 277/480v 3-Phase
Sprinkler	ESFR

Unlock the full potential of your **warehouse with one strategic, single-source partner.**

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= Leased = Available

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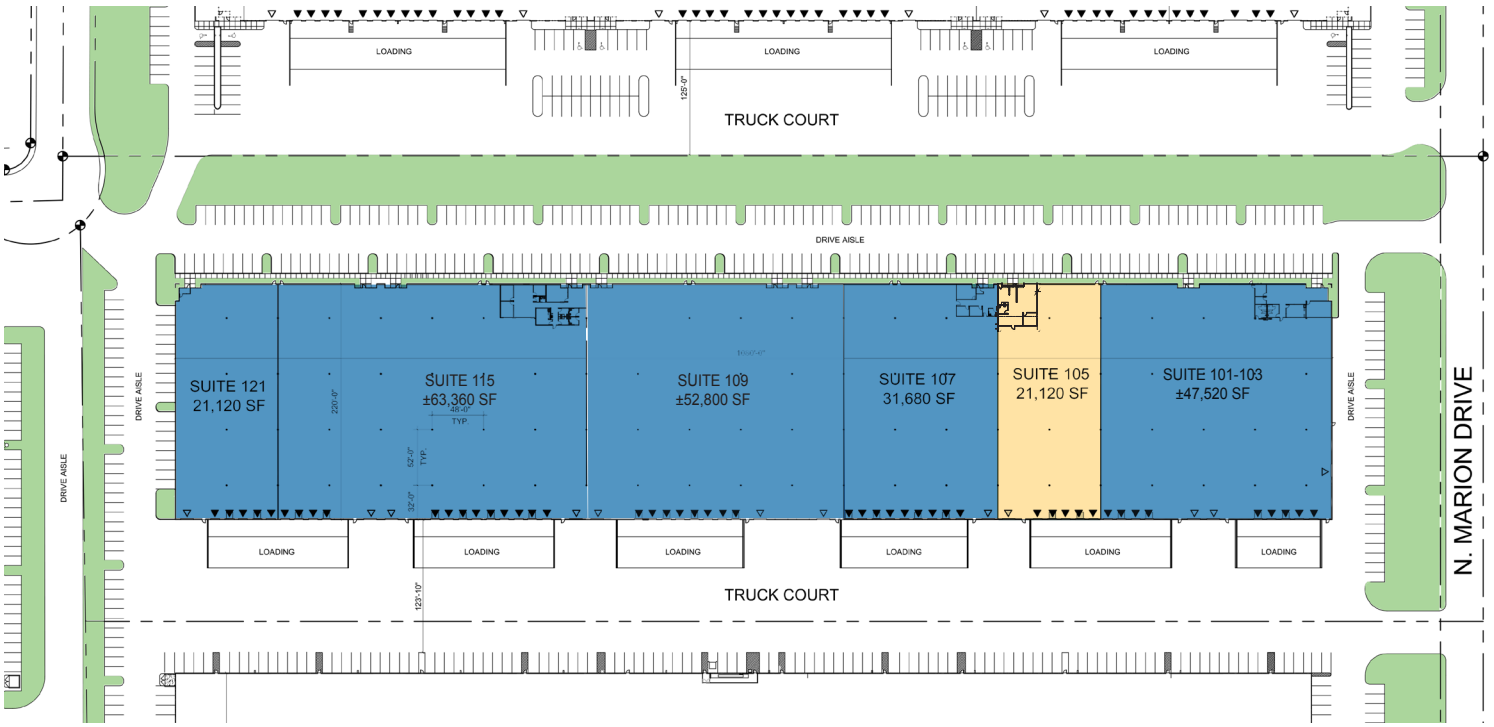

▲ = Dock High Door △= Grade Level Door

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SUITE 105 CURRENT PLAN

±21,120 SF

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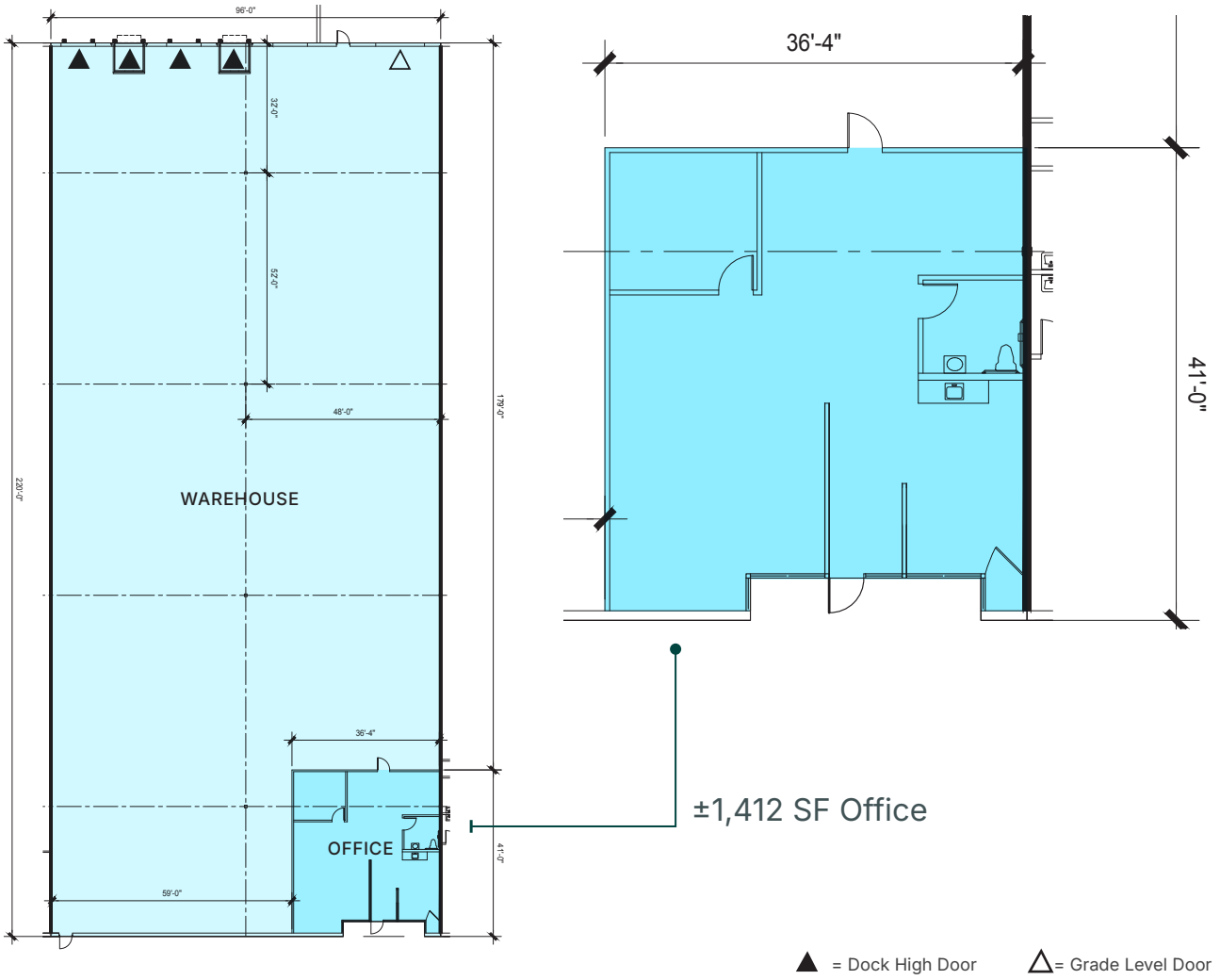

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SUITE 105 CONCEPTUAL OFFICE PLAN

±1,412 SF

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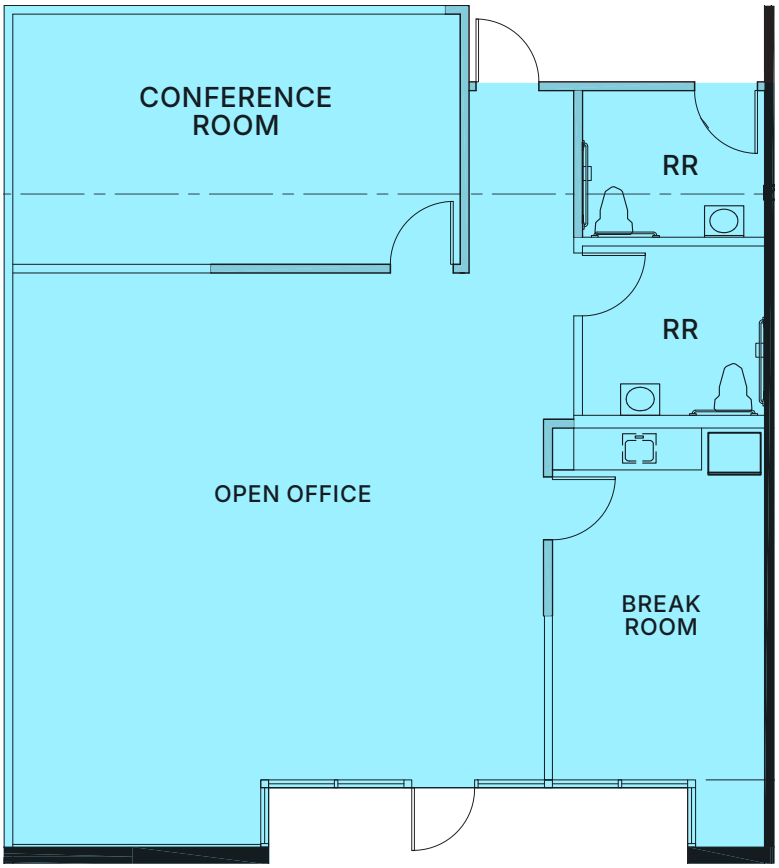

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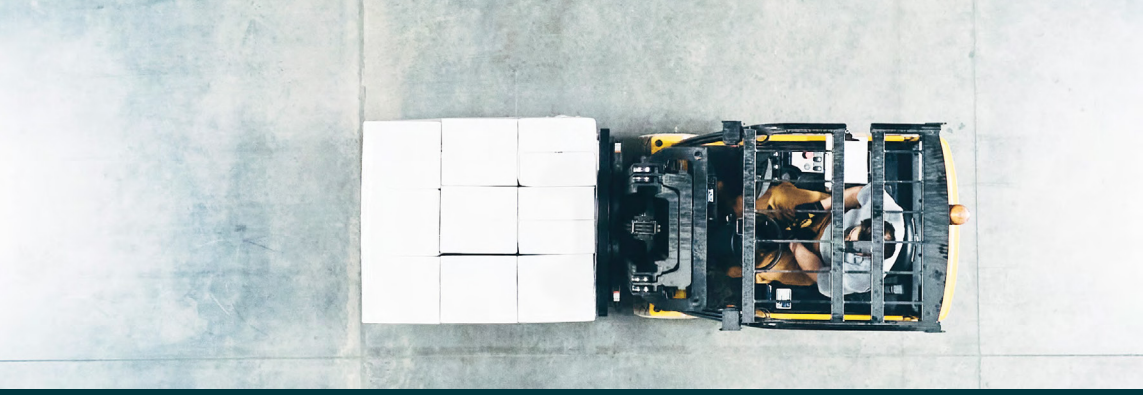

Simplify Your Lease, Simplify Your Life

Prologis' Clear Lease® includes fixed base rent as well as fixed operating expenses,* including both capital and non-capital expenses, throughout the initial lease term. We make your lease easier allowing for you to focus on streamlining your operations.

Clear Lease®		Typical Lease Triple Net (NNN)
✓ Fixed and no unexpected costs or surprises	**Common Area Maintenance (CAM)** Landscaping Fire protection Snow removal Common utilities Roof repair	✕ Variable and reconciled
✓ Fixed and no unexpected costs or surprises	**Capital Repairs and Replacements** Parking lot repair and replacement Exterior building paint Roof replacement	✕ Variable and reconciled
✓ Fixed and no unexpected costs or surprises	**Management Fee**	✕ Variable
✓ Fixed and no unexpected costs or surprises	**Property Insurance and Liability Insurance Fees**	✕ Variable and estimated annually
✓ Fixed and no unexpected costs or surprises	**Office HVAC and Warehouse Heating** Maintenance Repair and replacement	✕ Tenant contracts and pays directly

PROLOGIS®

Worry less about your real estate expenses and focus more on your business.

Don't be blindsided by unexpected costs or a surprise bill at year-end. Get greater cost certainty through the term of your lease. There is NO annual reconciliation with the exception of property taxes.

Simplified leasing process

Greater cost certainty

Trusted property maintenance

No operating or capital expense surprises

No reconciliation for common area maintenance

Shortened 11-page lease with no complex legal jargon

***property taxes excluded**

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