

±10,750 SF Available | For Sublease

**\$5,000
Broker
Bonus**

**Call for details*

SPECIAL PRICING! \$0.89* PSF

Airport Industrial Park

3245 E. Patrick Lane, Suite H, Las Vegas, NV 89120

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Colliers

Accelerating success.

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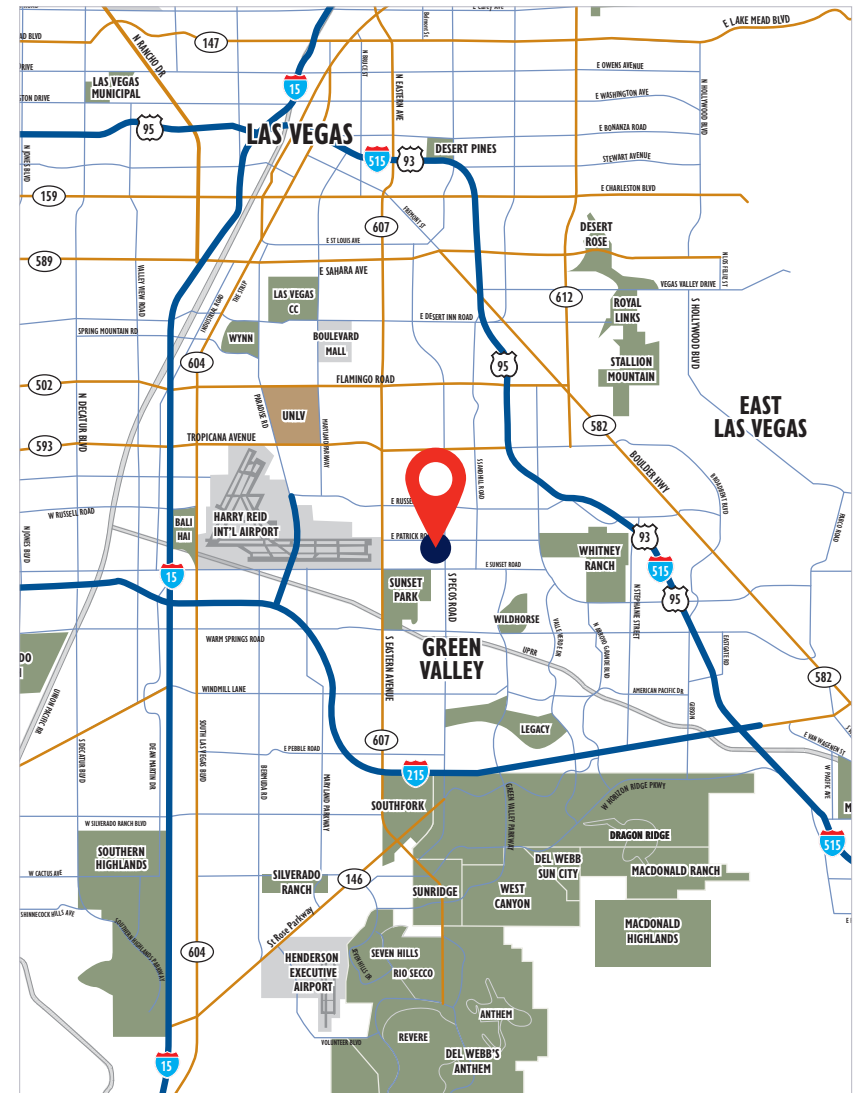
3245 E. Patrick Lane, Suite H, Las Vegas, NV 89120

Located on Patrick Lane between Eastern Avenue and Pecos Road and offers immediate access to Harry Reid International Airport.

The property also offers convenient proximity to I-215, I-15 and the Las Vegas "Strip" via both Russell and Sunset Roads. Warehouse features include 24' clear height, dock high loading doors, grade level loading doors, 1% warehouse skylights, evaporative cooling, and ±100' truck court depth.

HIGHLIGHTS

Cross Streets	E. Patrick Lane and S. Pecos Road
County	Clark
Zoning	M-D (Clark County)
APN	162-36-702-003
Year Built	1990
Clear Height	±24'
Cooling	Evaporative Coolers
Power	277/480V, 3-Phase Power (Tenant to confirm all power)
Sprinklers	.33 GPM/3,000 SF



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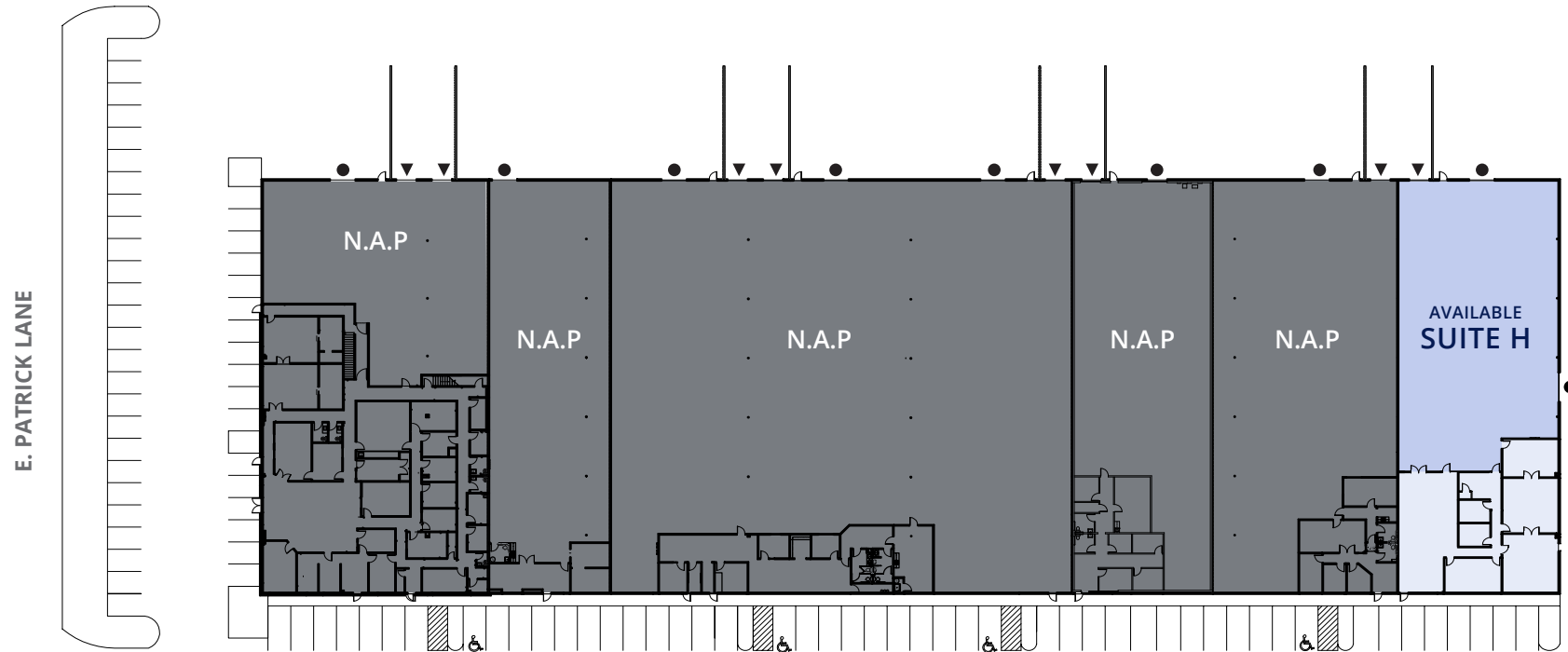
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Site Plan

▲ = Dock High Loading Door

● = Grade Level Loading Door

Drawings not to scale. For illustration purposes only.



Suite	Total SF	Office SF	Warehouse SF	Dock Loading	Grade Loading	NNN Fees (PSF)	Lease Rate
H	±10,750 SF	±3,445 SF	±7,305 SF	One (1) ±8' x ±9' Dock Loading Door	Two (2) Grade Level Loading Doors	\$0.16 PSF	\$0.89 PSF*

*First 3 Months

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.

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Suite H

Property Features

- ±10,750 Total SF
- ±3,445 SF Office
- ±7,305 SF Warehouse
- One (1) ±8' x ±9' Dock Loading Door
- Two (2) Grade Level Loading Doors
 - One (1) ±10' x ±12'
 - One (1) ±12' x ±14'
- ±600 Amps, 277/480V, 3-Phase Power
(Tenant to confirm all power)



Lease Rate

\$0.89* PSF

NNN Fees

\$0.16 PSF

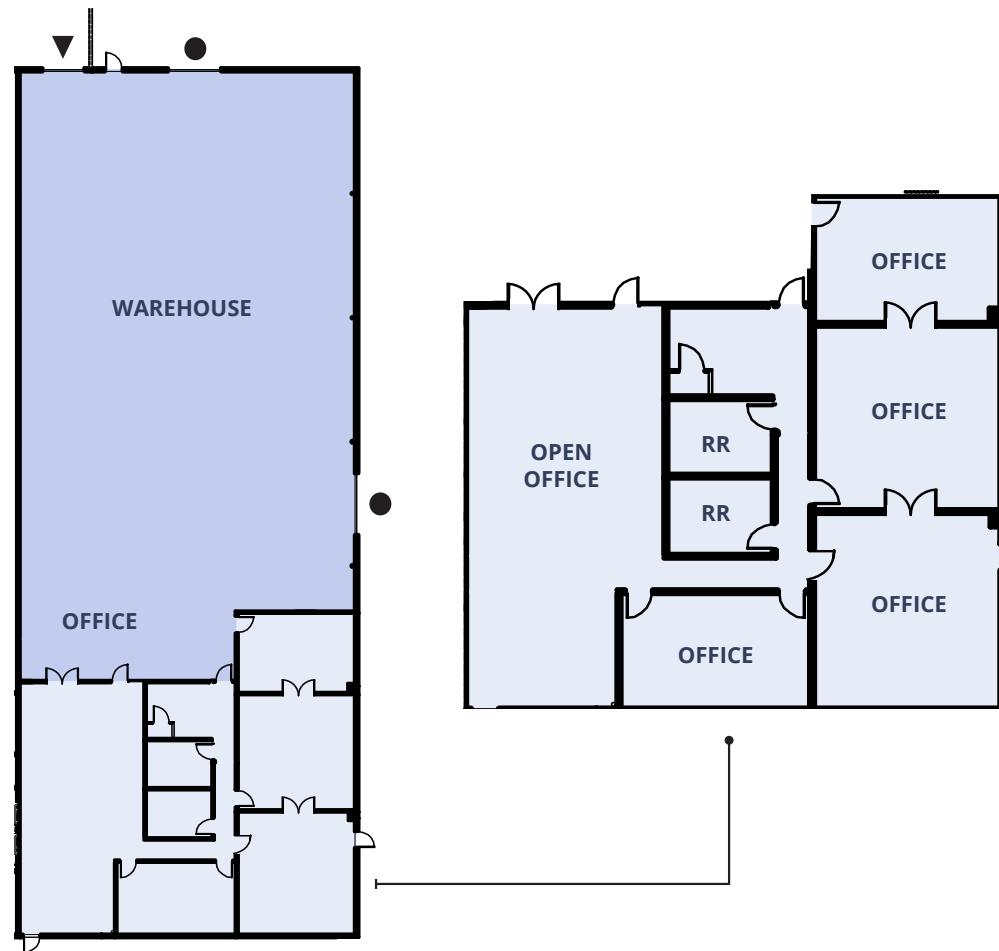
*First 3 Months

Sublease Expires - November 30, 2028

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Aerial Map



\$5.7B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$109B Assets under management

24,000 Professionals



ABOUT COLLIERS

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.7 billion in annual revenues, 24,000 professionals, and \$109 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com.

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