INDUSTRIAL SPACE FOR LEASE

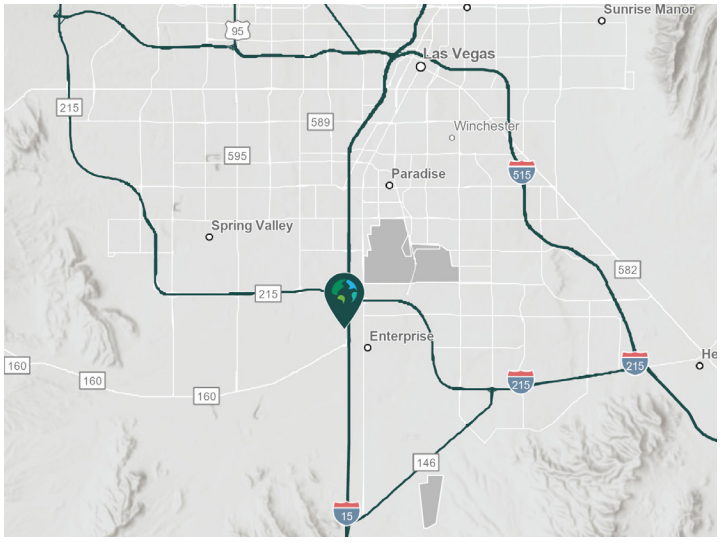
±8,014 SF

PROLOGIS®

7540 Dean Martin Drive, Suite 501
Las Vegas, NV 89139 USA

Prologis Warm Springs Distribution Center 5





- Immediately west of Interstate 15
- Convenient access to I-15 via Blue Diamond Rd Interchange
- Zoned: Industrial Park (IP)
- Planned Use: Designed Manufacturing District
- After-hours roaming security

Property Features

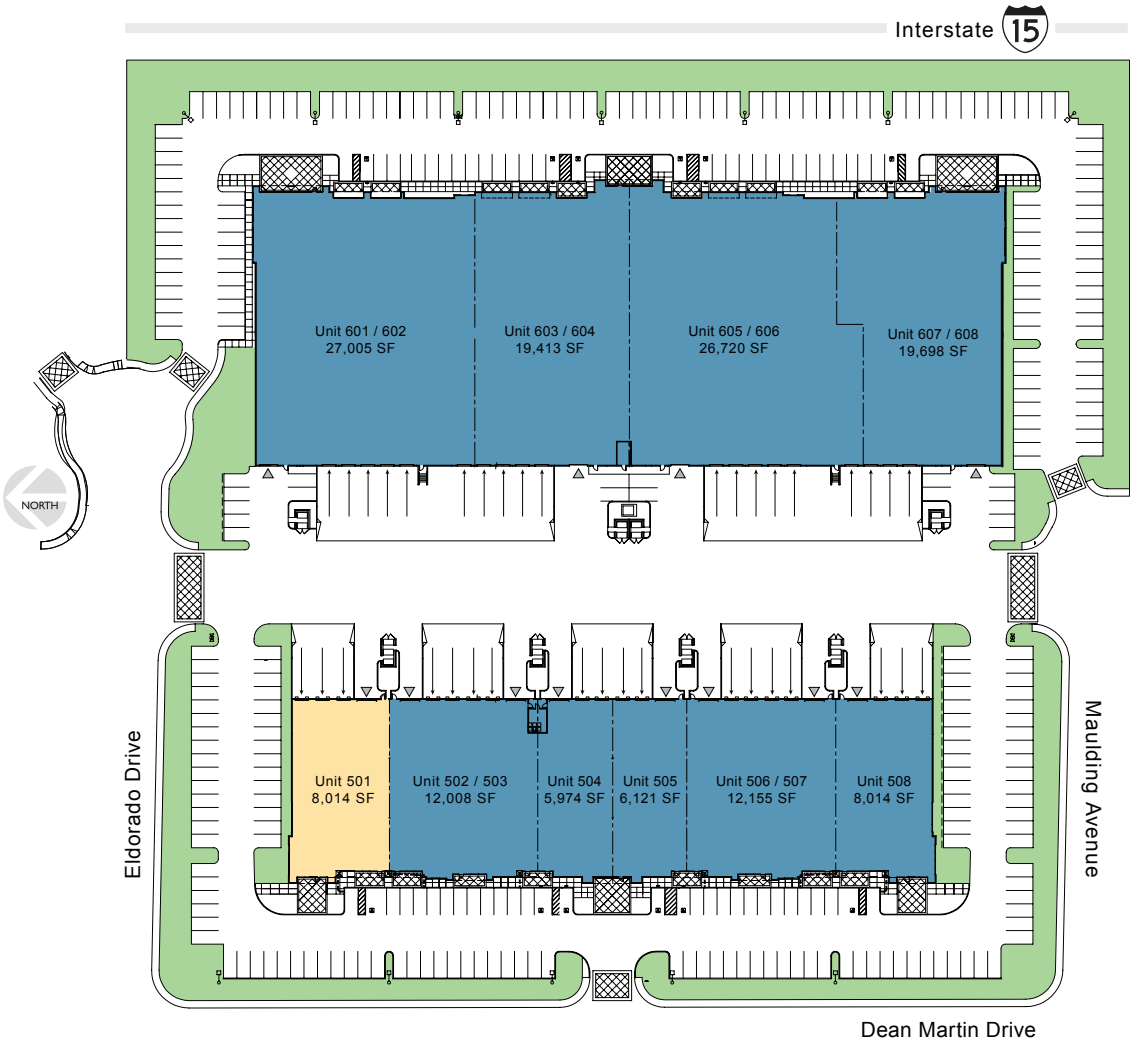
Available Space	±8,014 SF
Office SF	±1,502 SF
Clear Height	±16′
Dock Doors	3
Drive-in Doors	1
Construction	Concrete Tilt-Up
Skylights	In Warehouse
Power	3-Phase Power, 277/480 V, ±200 Amps
Electricity	NV Energy
Sprinkler	.33 GPM/3,000
Telephone	Cox Communications and Century Link

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

PROLOGIS®

= Leased = Available = Grade Level Door → = Dock High Door

For illustration purposes only. Not to scale.



Colliers
Chris Lane, SIOR, CCIM
Executive Vice President
chris.lane@colliers.com
ph +1 702 836 3728
License # NV-S.0166896

Colliers
Spencer Pinter
Executive Vice President
spencer.pinter@colliers.com
ph +1 702 836 3776
License # NV-S.0039013

Colliers
Paul Sweetland, SIOR
Vice Chair
paul.sweetland@colliers.com
ph +1 702 836 3750
License # NV-S.0043604

Prologis
Renee Carroll
Leasing Director
rcarroll@prologis.com
ph +1 702 891 9503
License # NV-S.0202501

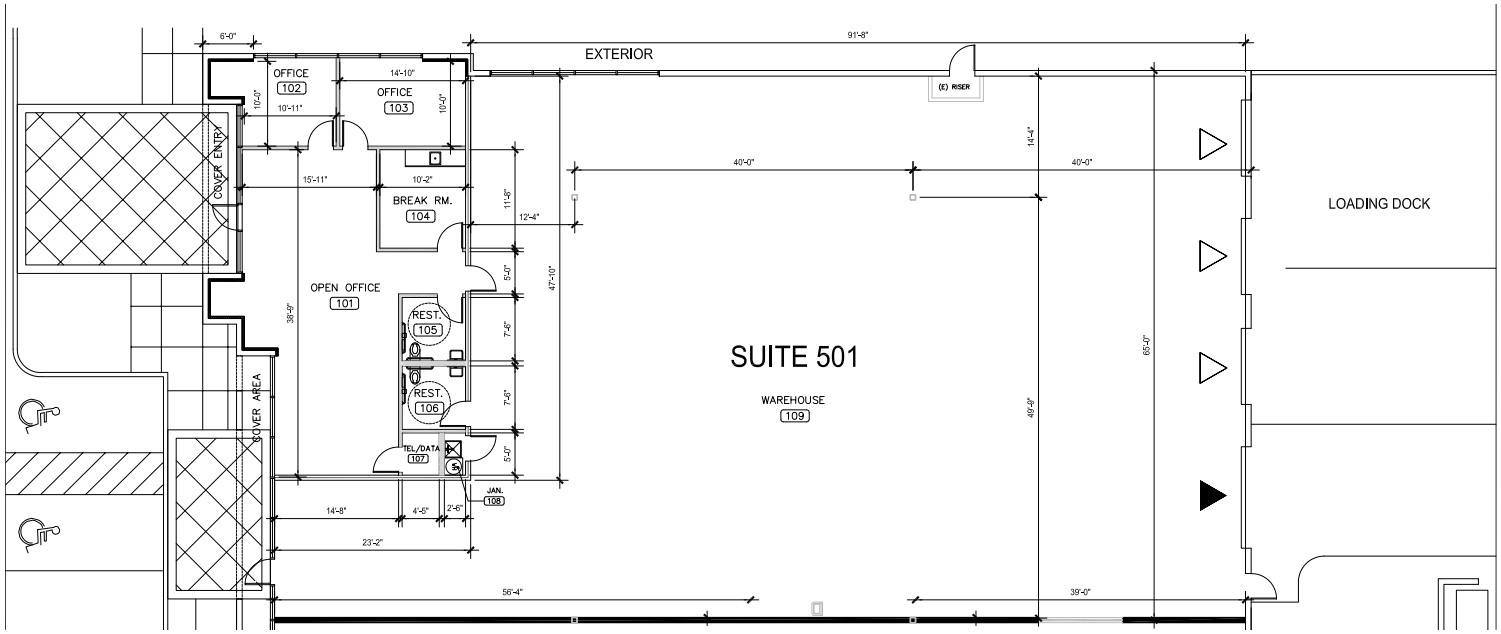
All rights reserved. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.

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

PROLOGIS®

SUITE 501 DETAILED PLAN

N



△ = Dock Doors ▲ = Grade Doors

For illustration purposes only. Not to scale.

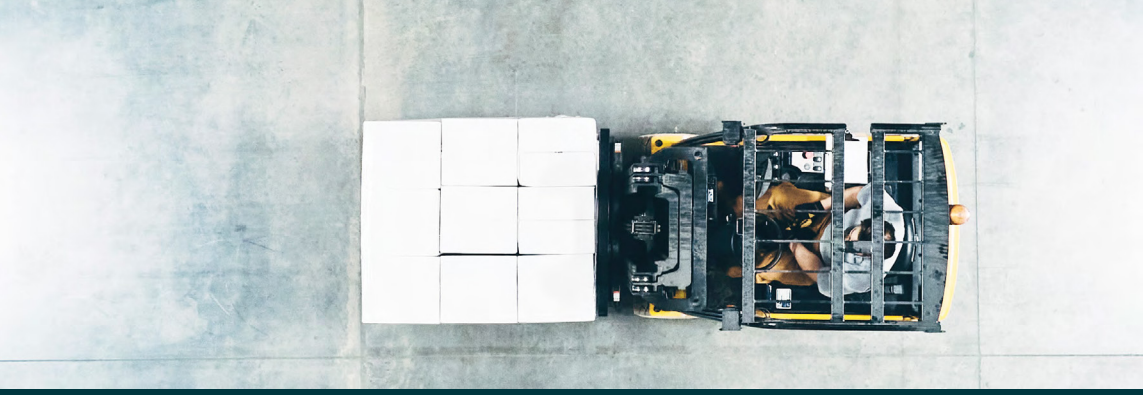
Colliers
Chris Lane, SIOR, CCIM
Executive Vice President
chris.lane@colliers.com
ph +1 702 836 3728
License # NV-S.0166896

Colliers
Spencer Pinter
Executive Vice President
spencer.pinter@colliers.com
ph +1 702 836 3776
License # NV-S.0039013

Colliers
Paul Sweetland, SIOR
Vice Chair
paul.sweetland@colliers.com
ph +1 702 836 3750
License # NV-S.0043604

Prologis
Renee Carroll
Leasing Director
rcarroll@prologis.com
ph +1 702 891 9503
License # NV-S.0202501

All rights reserved. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.



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**

©2026 Prologis, Inc. All Rights Reserved.