

FOR LEASE

±43,648 SF Available

3101 Marion Drive, Suite 111, Las Vegas, NV 89115

Sunrise Industrial Park #2

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OWNED BY:

mdh

LEASED BY:



Accelerating success.

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Colliers

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Property Highlights

Cross Streets	E. Cheyenne Avenue & Marion Drive
County	Clark
Zoning	M-1 (Clark County)
APN	140-17-102-004
Year Built	1997
Clear Height	±30'
Total Building SF	± 271,616 SF
Cooling	Evaporative Coolers
Power	277/480 Volt, 3-Phase Power
Sprinklers	ESFR
Column Spacing	±48' x ±48' Typical Column Spacing
Parking	1:1,000



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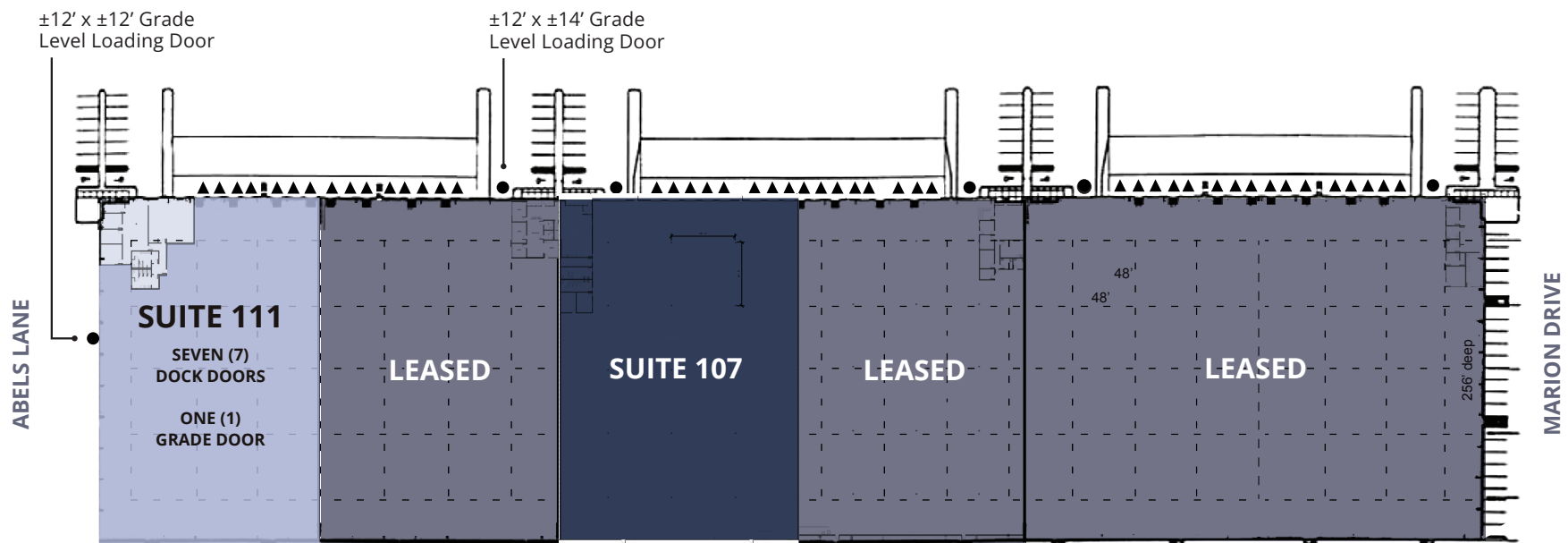
3101 Marion Drive, Suite 111, Las Vegas, NV 89115

▲ = Dock Loading Door

● = Grade Loading Door

For illustration purposes only. Not to scale. ▲

Site Plan



■ = Available ■ = Also Available

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Property Details

Suite 111

Total SF

±43,648 SF

Office SF

±4,208 SF

Warehouse SF

±39,440 SF

Dock Loading

Seven (7) ±8' x ±10'

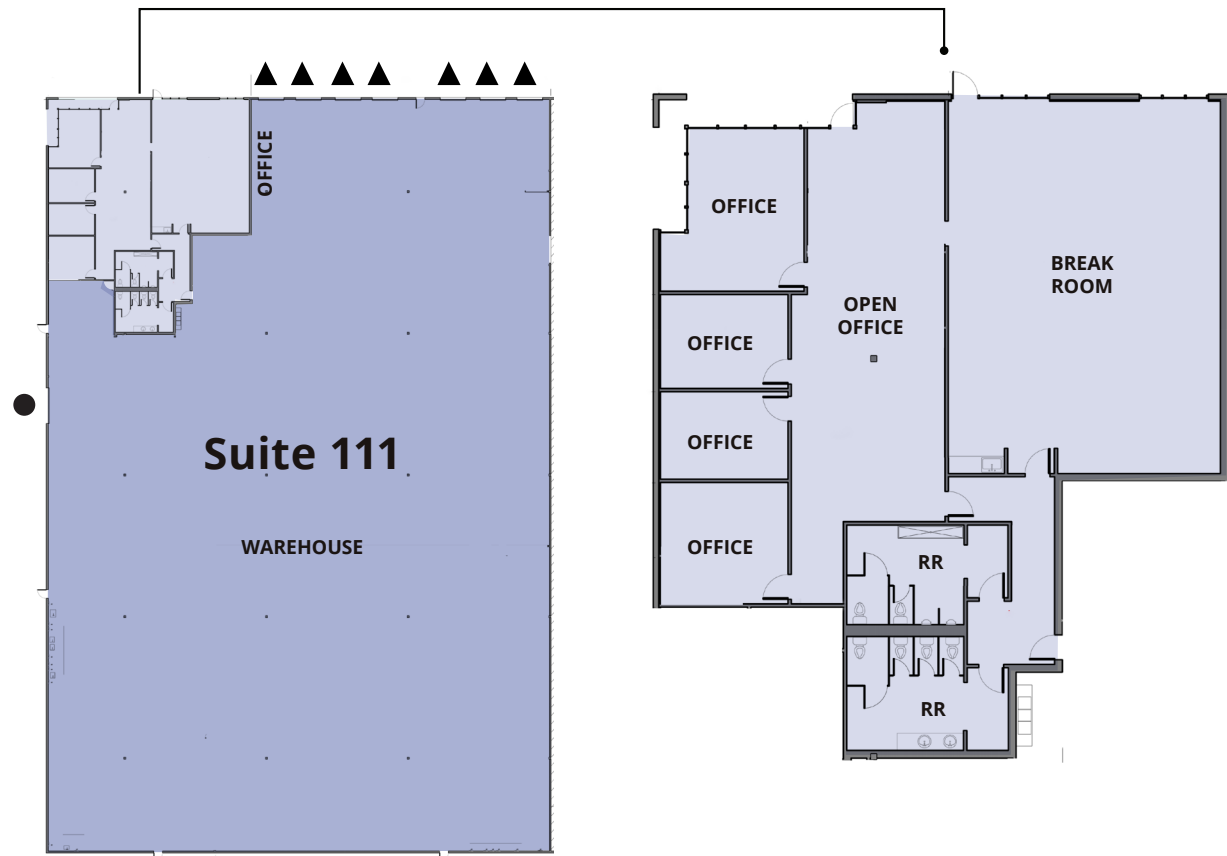
Grade Loading

One (1) ±12' x ±12'

Power

±400 Amps, 277/480V,
3-Phase Power

*Tenant to confirm power



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Aerial Map 



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