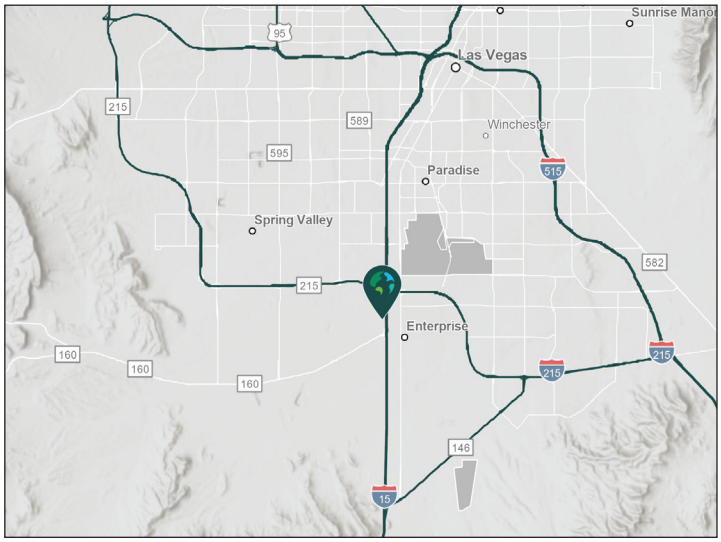
INDUSTRIAL SPACE FOR LEASE

±7,530 SF

PROLOGIS®

7470 Dean Martin Drive, Suite 104
Las Vegas, NV 89139 USA

Prologis Warm Springs Distribution Center 4



- Immediately west of Interstate 15
- Convenient access to I-15 via Blue Diamond Rd Interchange
- Zoned: Industrial Park (IP)

Property Features

Available Space	±7,530 SF
Office SF	±4,780 SF
Warehouse SF	±2,750 SF
Clear Height	20′
Dock Doors	3
Drive-in Door	1
Electrical Service	200 amps
Sprinkler	(.33 GPM/3,000)
Lighting	LED Motion Sensor
Construction	Concrete Tilt-up

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

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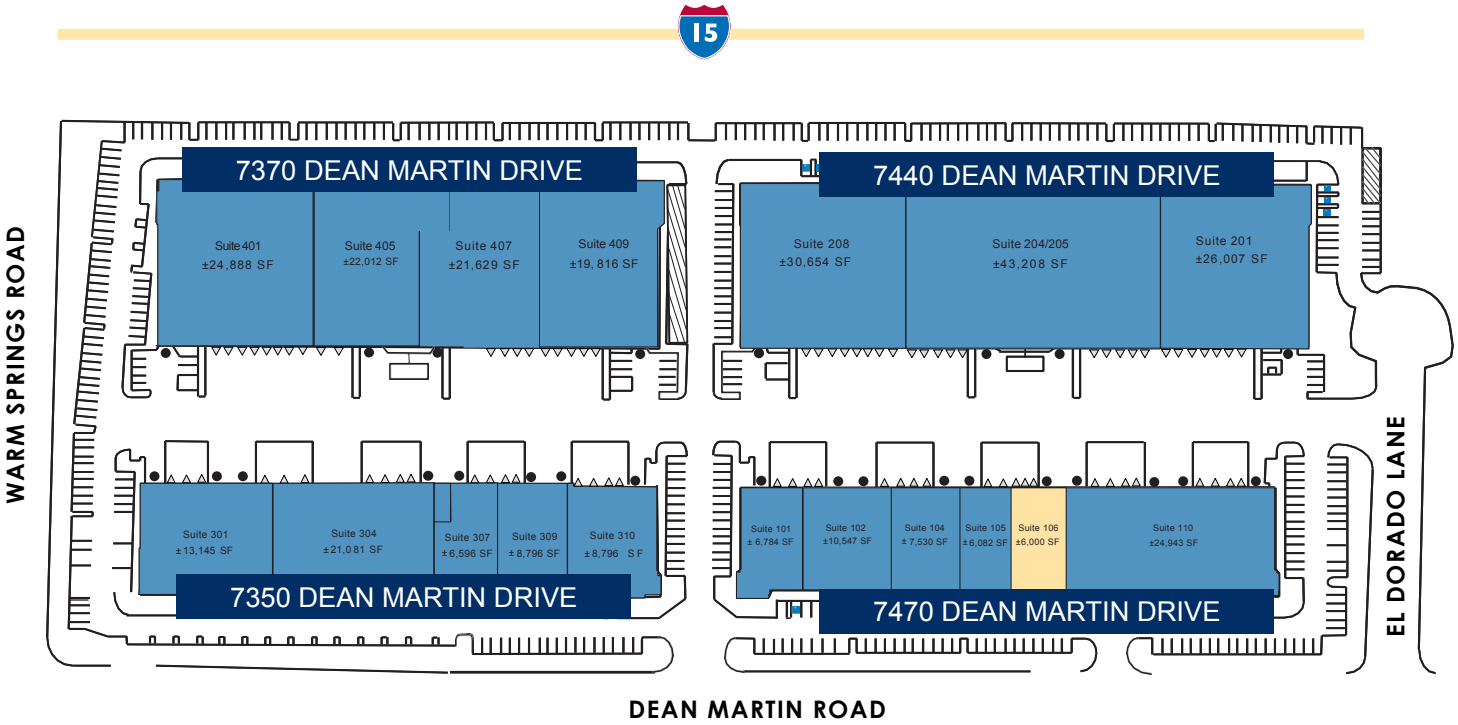
= Leased = Available

For illustration purposes only. Not to scale.



△ = Dock High Door ● = Grade Level Door

Colliers

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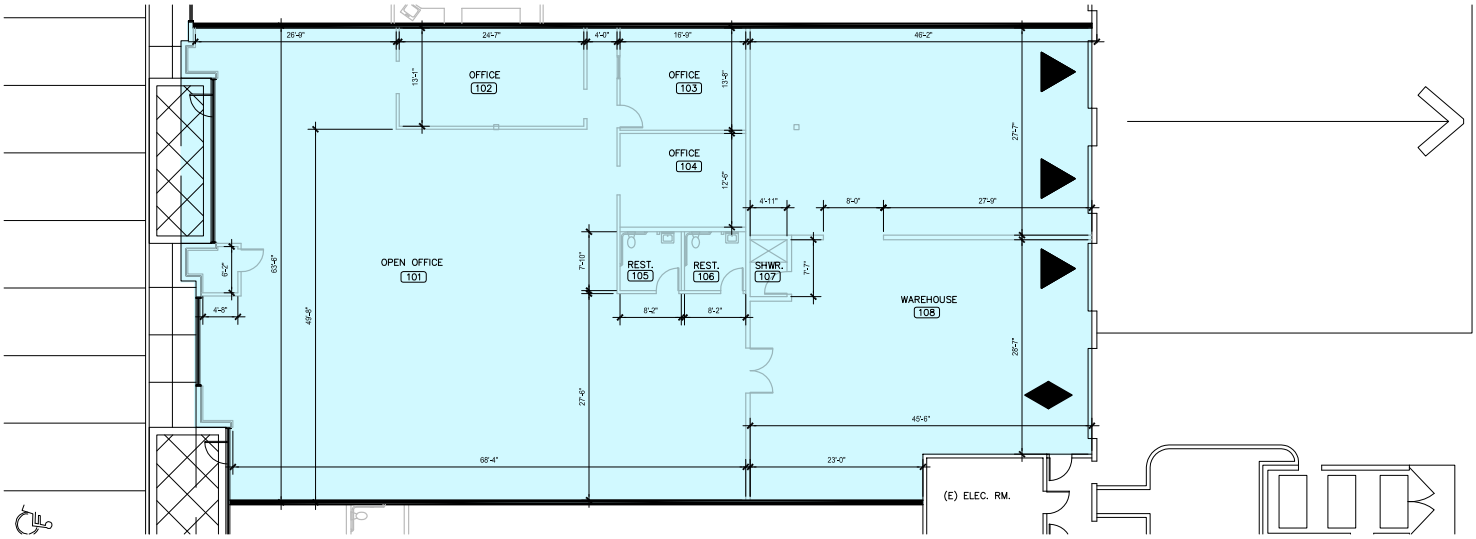
SUITE 104

±7,530 SF



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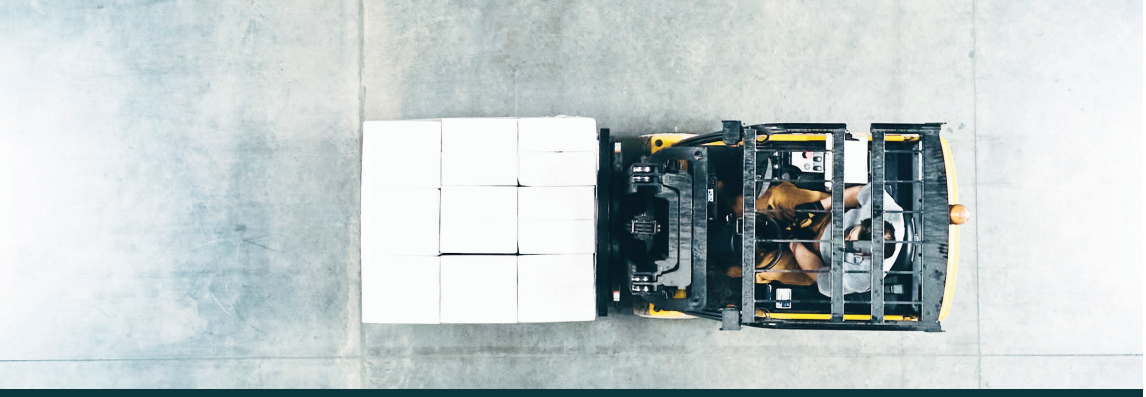

PROLOGIS®

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
✓ Fixed and no unexpected costs or surprises	**Dock Doors** Bi-annual maintenance	✕ Tenant contracts and pays directly

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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