

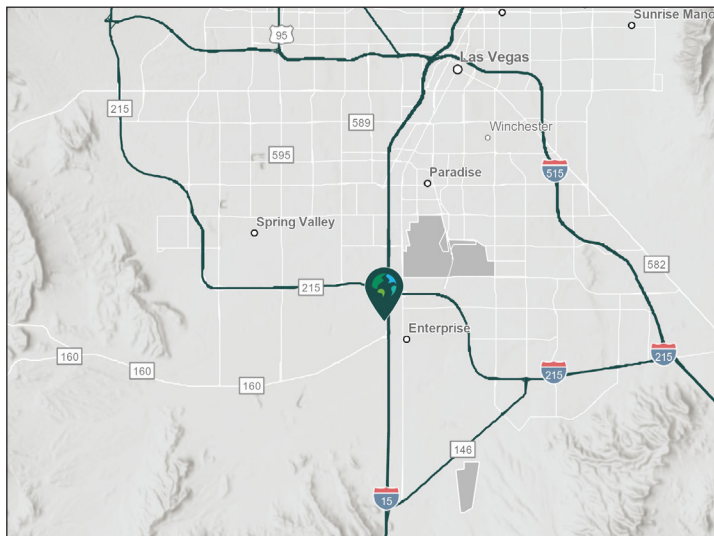
INDUSTRIAL SPACE FOR LEASE

±7,530 SF



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



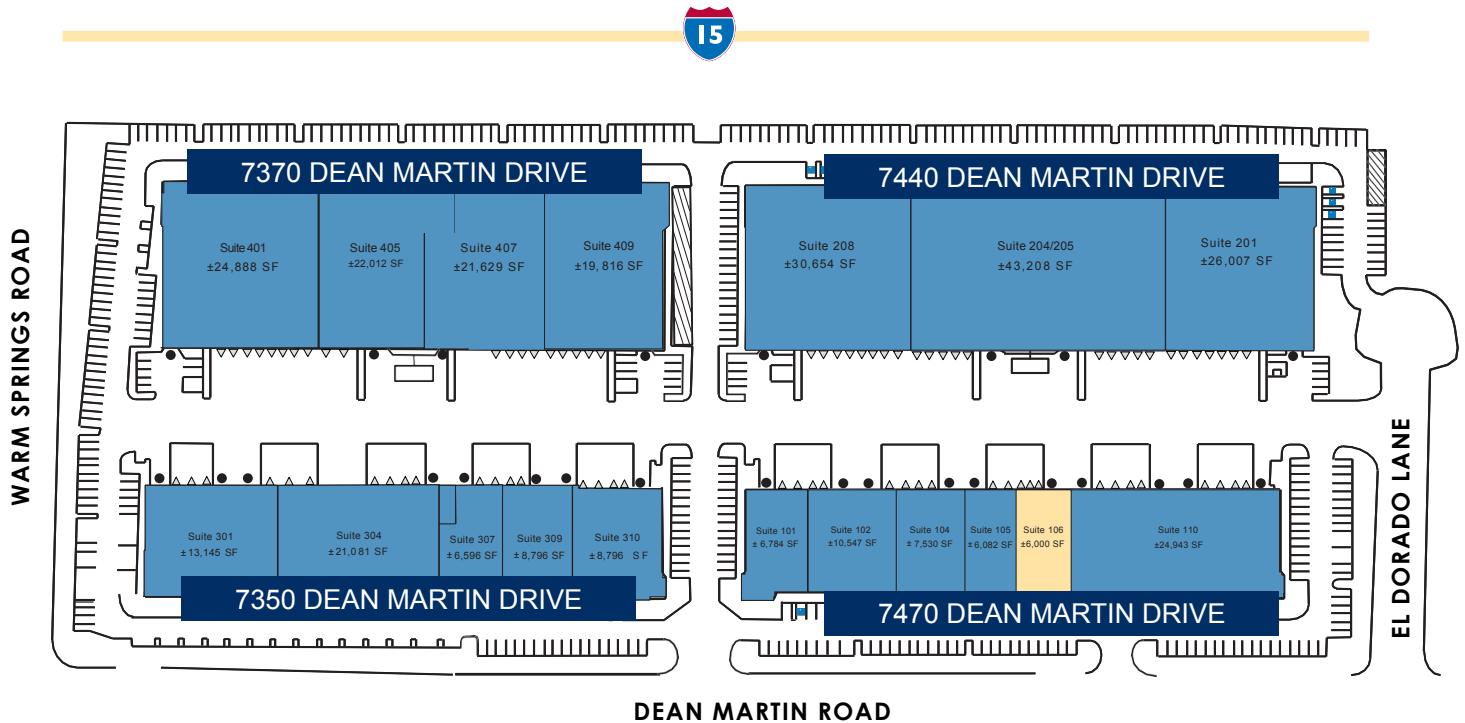
Unlock the full potential of your warehouse with one strategic, single-source partner.



■ = Leased

■ = Available

For illustration purposes only. Not to scale.



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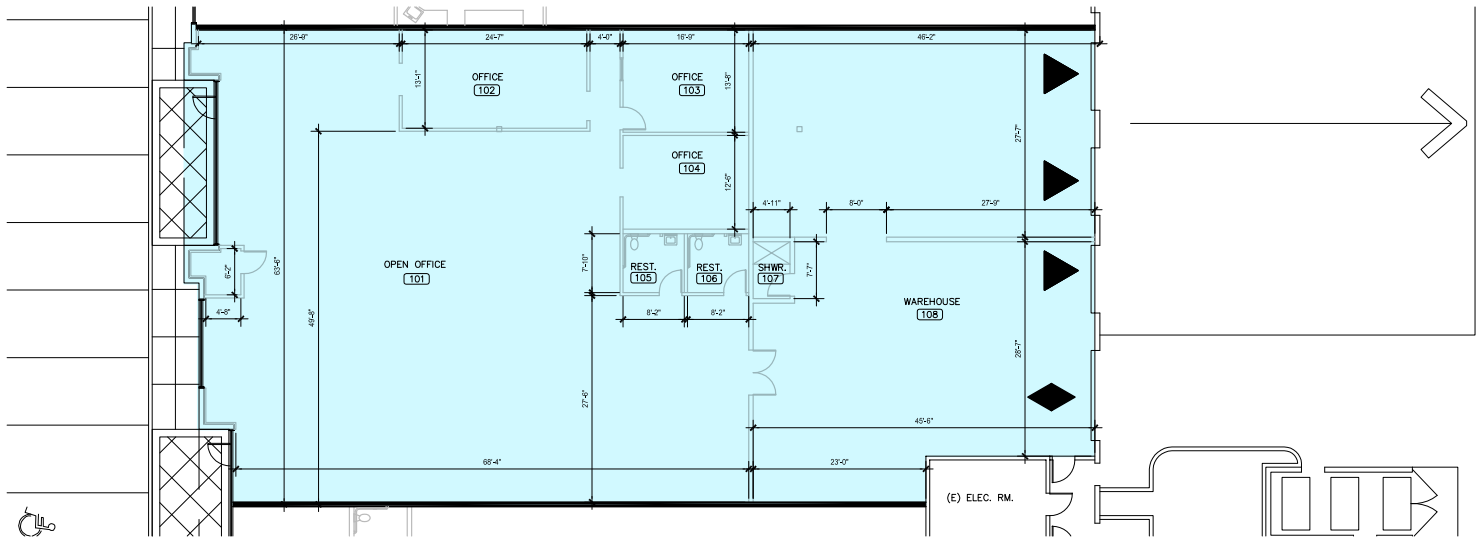


Unlock the full potential of your
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SUITE 104 - EXISTING FLOOR PLAN

±7,530 SF



▲ = Dock High Door

◆ = Grade Level Door

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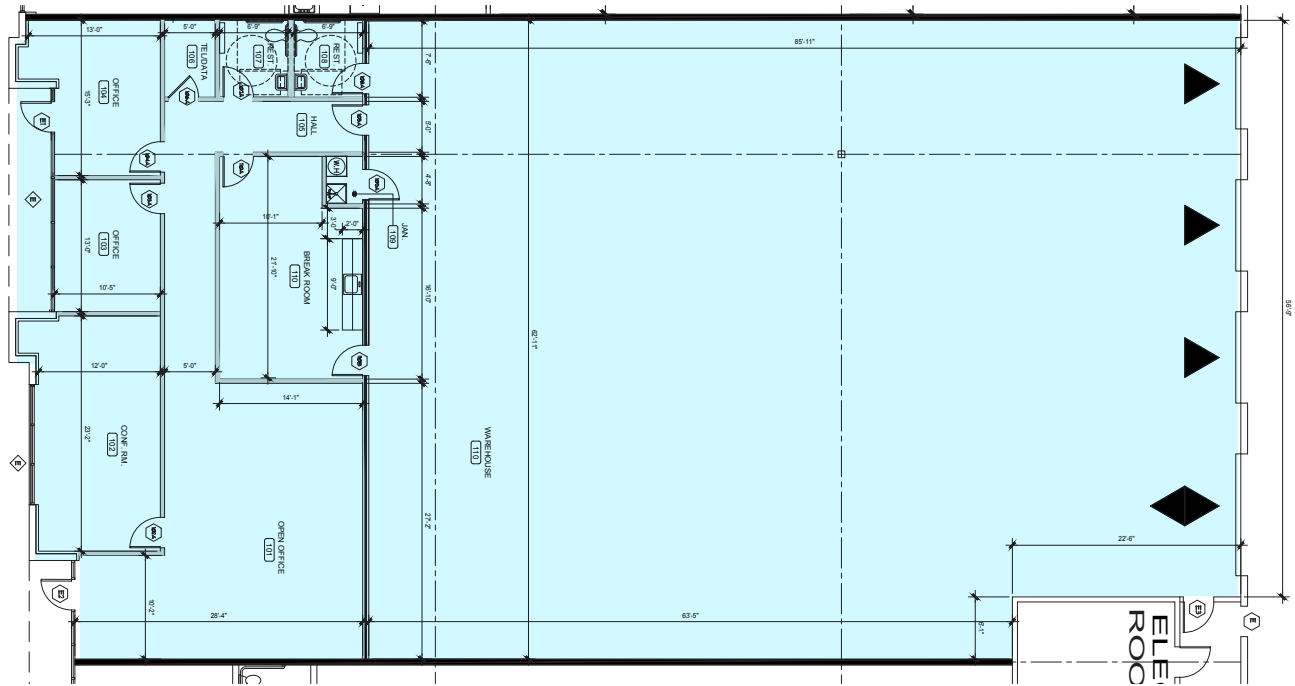


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SUITE 104 - CONCEPTUAL FLOOR PLAN

±7,530 Total SF | ±2,043 SF Office | ±5,488 SF Warehouse



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◆ = Grade Level Door

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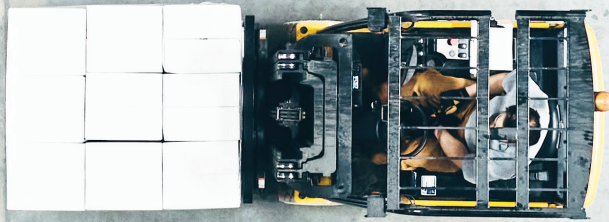
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Worry less about
your real estate
expenses and focus
more on your business.

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**

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