



±10,750 SF Available | For Sublease

Airport Industrial Park

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

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Accelerating success.

Airport Industrial Park



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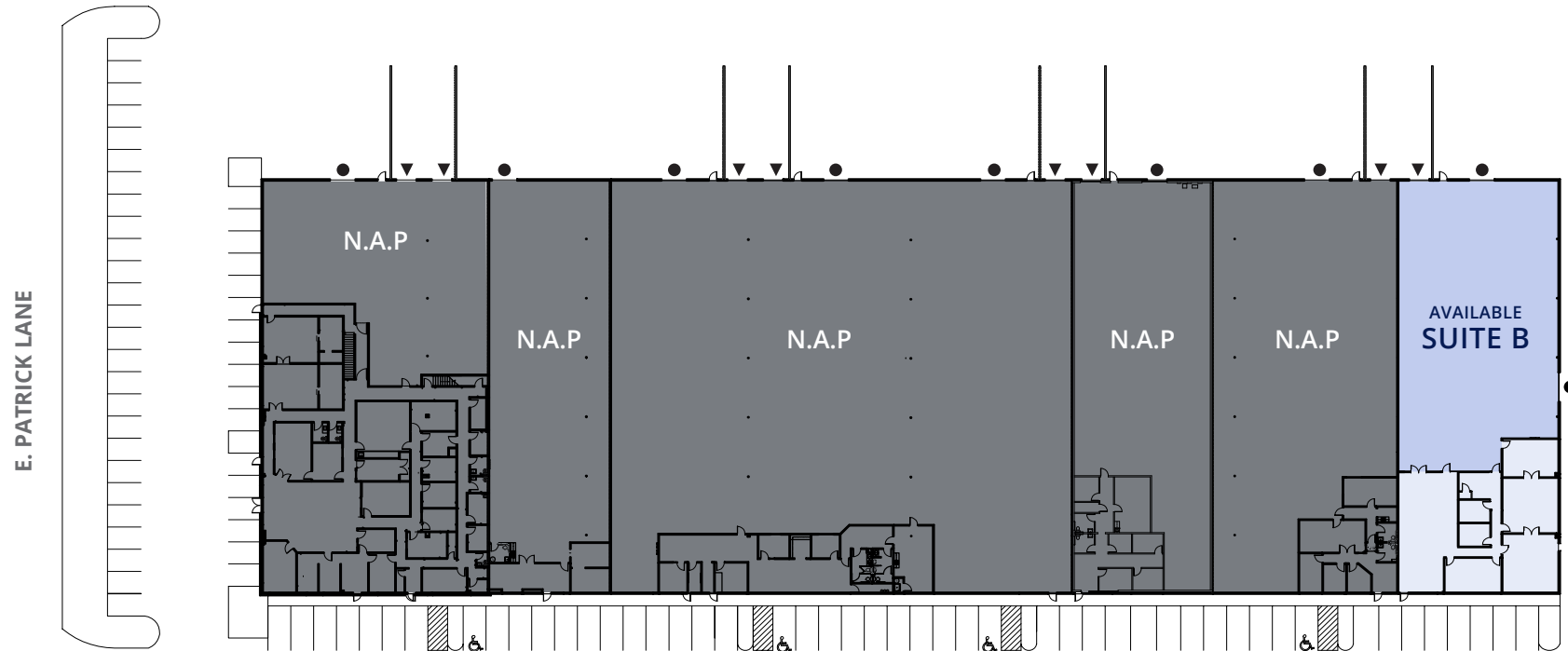
3245 E. Patrick Lane, Suite H, Las Vegas, NV 89120

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	\$0.19 PSF	\$1.05 PSF

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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

\$1.05 PSF

NNN Fees

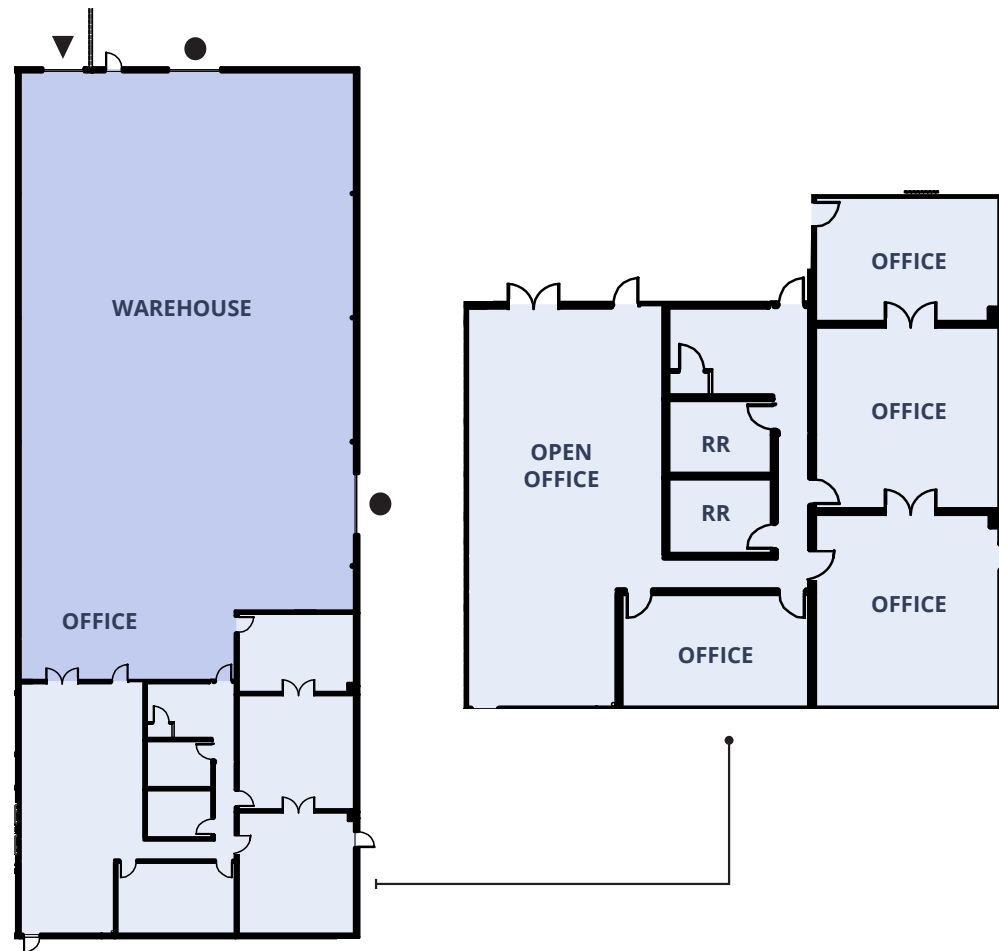
\$0.19 PSF

Sublease Expires - November 30, 2028

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DISTANCES TO:

- Harry Reid International Airport 2.0 Miles
- I-11 Freeway 3.5 Miles
- CC-215 Freeway 4.0 Miles
- Las Vegas Strip 6.0 Miles

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.

\$5.5B+ Annual revenue
70 Countries we operate in
2B Square feet managed
46,000 Lease/Sale transactions
\$108B+ Assets under management
24,000 Professionals

Exclusive Listing Agents:

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ABOUT COLLIERS

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