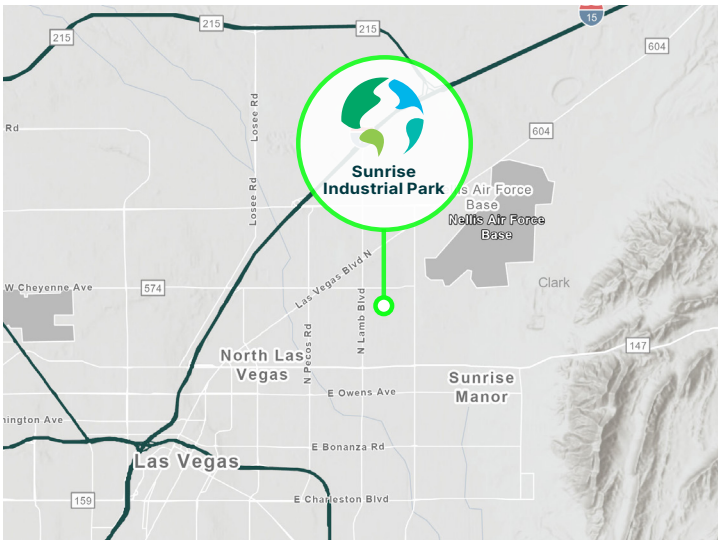
INDUSTRIAL SPACE FOR LEASE

±102,016 SF

2970 N. Lamb Boulevard, Suite 111–115
Las Vegas, NV 89115 USA

Prologis Sunrise Industrial Park 8





- Marion Drive just south of Cheyenne Avenue
- Convenient access to I-15 via Cheyenne Avenue Interchange
- Zoned: Industrial Light (IL)
- North Las Vegas submarket
- After-hours roaming security

Property Features

Available Space	±102,016 SF
Office SF	±3,189 SF
Clear Height	31′
Dock Doors	18
Drive-in Doors	4
Pit Levelers	8
Truck Court	Secured
Skylights	In Warehouse
Electrical Service	277/480v 3-Phase
Sprinkler	ESFR
Lighting	LED Motion Sensor

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

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= Leased = Available

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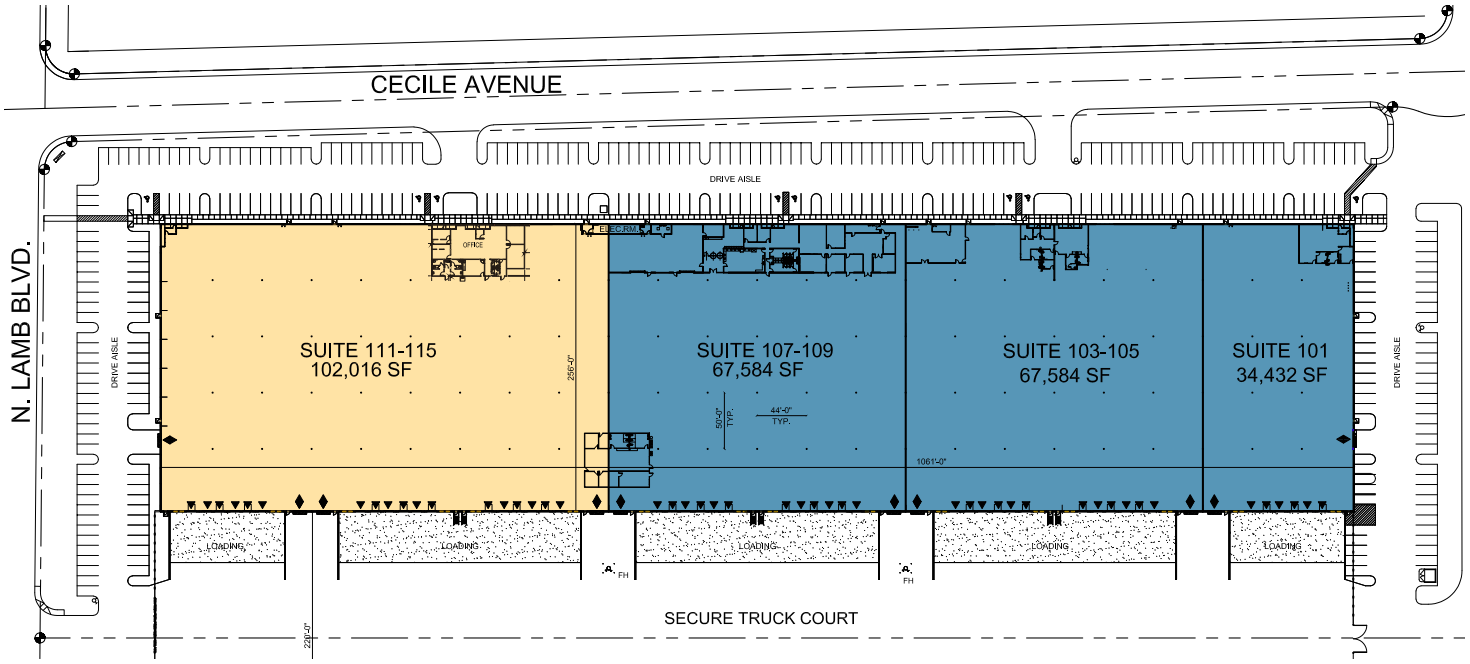

▲ = Dock High Door ♦ = Grade Level Door

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SUITE 111–115

±102,016 SF

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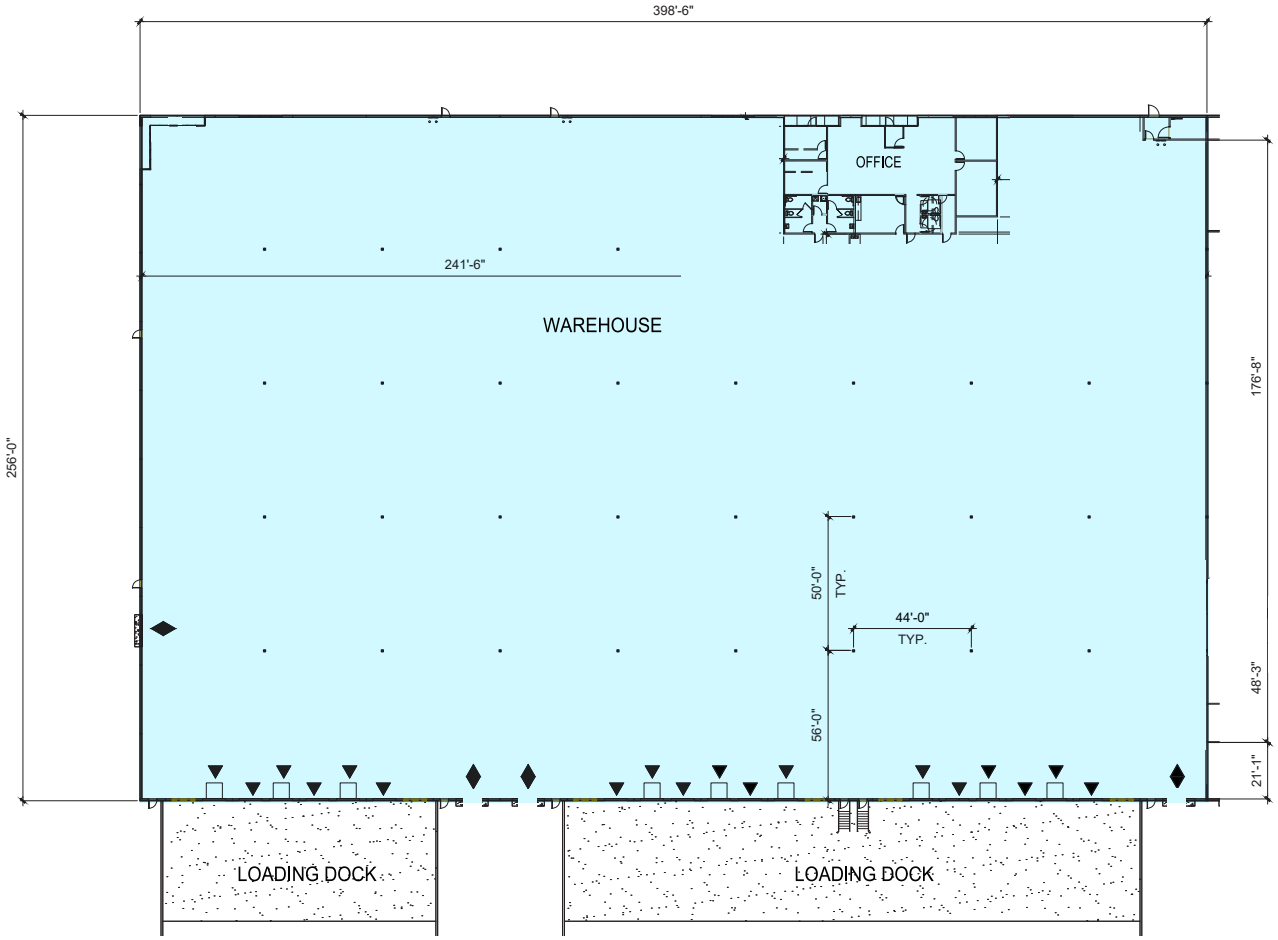

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DETAILED OFFICE

±3,189 SF

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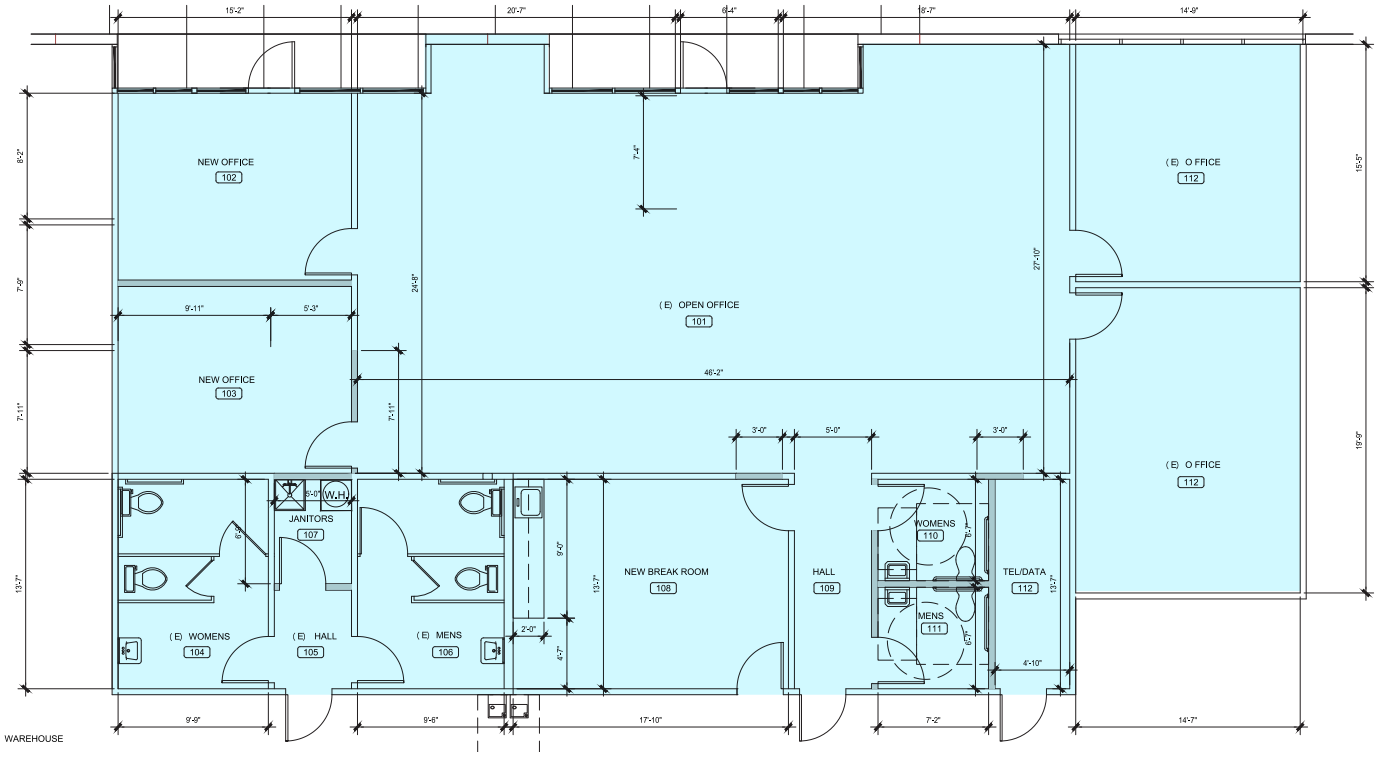

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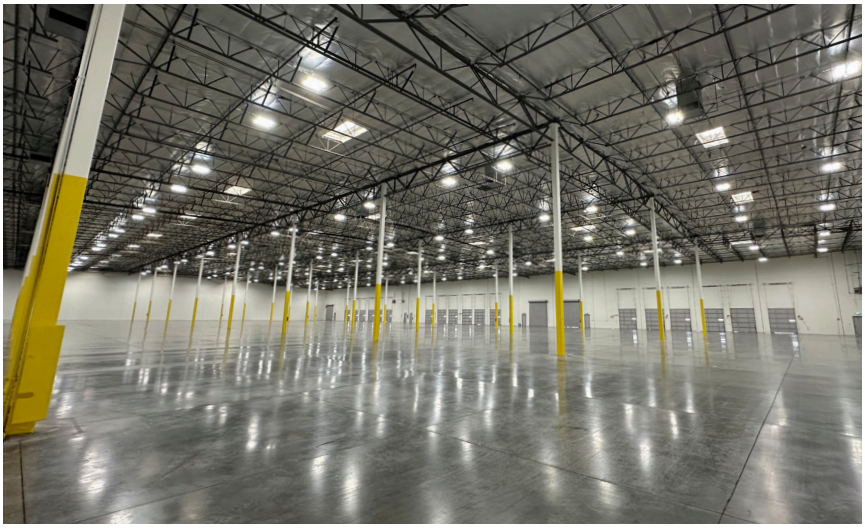
ADDITIONAL IMAGES

Virtual Tour 360°









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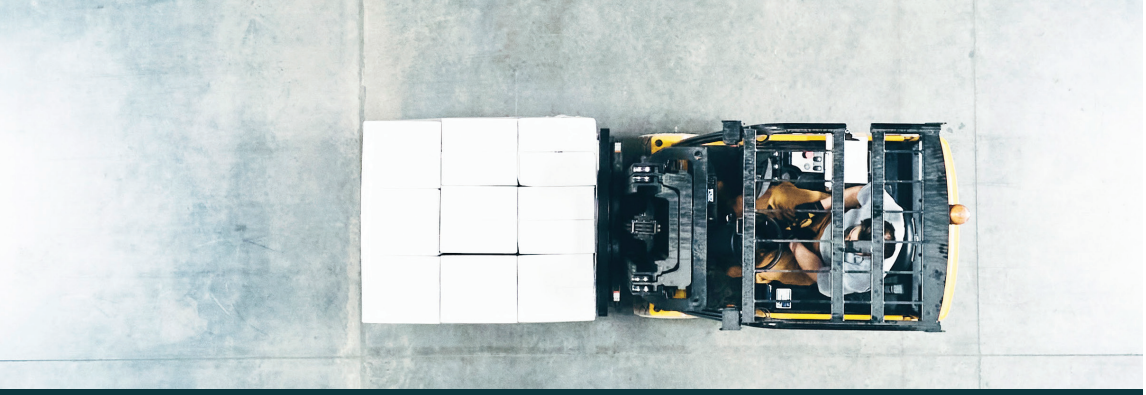

Simplify Your Lease, Simplify Your Life

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

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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**

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