

WAREHOUSE/ OFFICE SPACE

AIRPORT INDUSTRIAL PARK

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



Excellent access to I-215

FOR LEASE

±8,116 SF

\$1.00 PSF Broker Bonus

Lease to be signed on or before December 31, 2025 | Minimum 3-Year Deal



LEASED BY





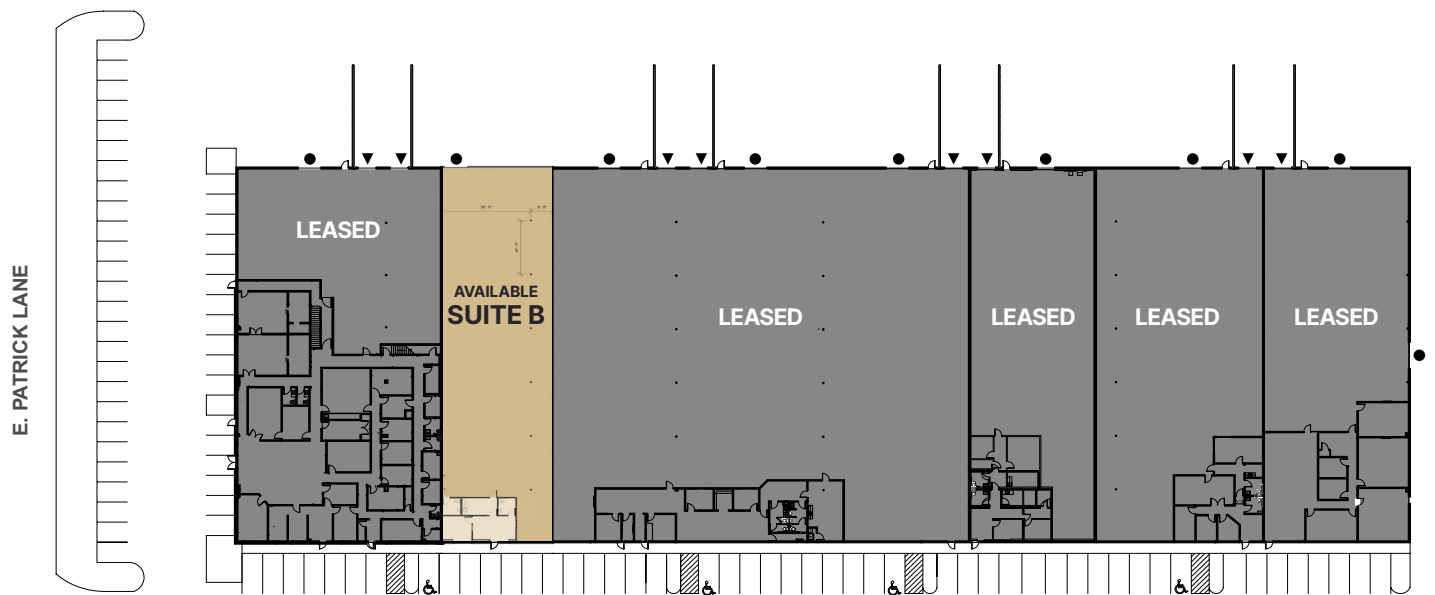
Drawings not to scale. For illustration purposes only.

● = GRADE LOADING DOOR

▲ = DOCK LOADING DOOR

■ = AVAILABLE

■ = LEASED



FOR LEASE

LOCATED IN CLARK COUNTY

Airport Industrial Park is a concrete tilt-up distribution building totaling ±86,016 square feet. Located on Patrick Lane between Eastern Avenue and Pecos Road and offers immediate access to Harry Reid International Airport. The property also offers convenient proximity to I-215, I-15 and the Las Vegas "Strip" via both Russell and Sunset Roads. Warehouse features include 24' clear height, dock high loading doors, grade level loading doors, 1% warehouse skylights, evaporative cooling, and ±100' truck court depth.

PROPERTY HIGHLIGHTS

Cross Streets E. Patrick Lane and S. Pecos Road

County Clark

Zoning I-P (Clark County)

APN 162-36-702-003

Year Built 1990

Clear Height ±24'

Lot Size ±4.83 Acres

Total Building SF ±86,016 SF

Power 277/480 Volt, 3-Phase
(Tenant's electrician to confirm power)

Cooling Evaporative Coolers

Sprinklers .33 GPM/3,000 SF

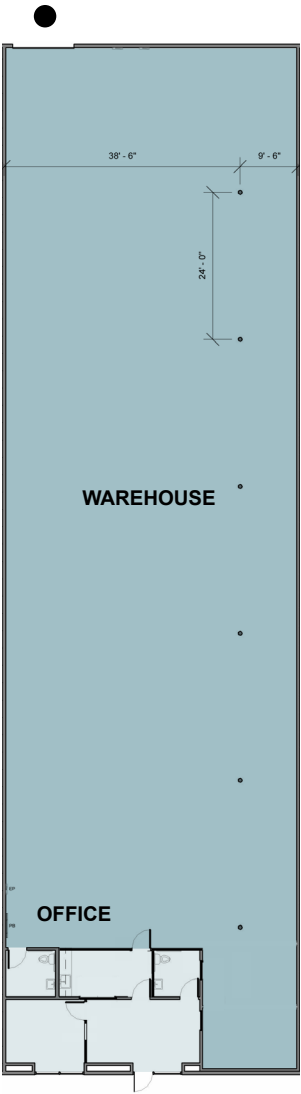
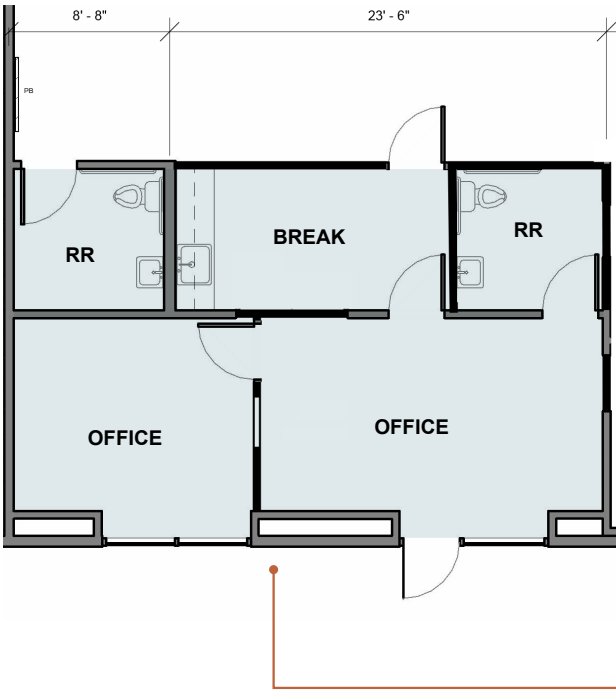


3245 E. Patrick Lane, Suite B, Las Vegas, NV 89120

SUITE B

±8,116 SF

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FOR LEASE

AVAILABLE NOW

Suite	B	Clear Height	±24'
Total SF	±8,116 SF	Grade Loading	One (1) Grade Level Loading Door
Office SF	±697 SF	Power	±200 Amps, 277/480 Volt, 3-Phase (Tenant's electrician to confirm power)
Warehouse SF	±7,419 SF	NNN Fees (PSF)	\$0.19

SUITE B

INTERIOR IMAGES



HIGHLY DESIRABLE AIRPORT SUBMARKET



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CONTACT INFORMATION

3245 E. Patrick Lane
Las Vegas, NV 89120

Jerry Doty, SIOR

jerry.doty@colliers.com

(702) 836 3735

License # NV-S.0172045

Morgan Elson

morgan.elson@colliers.com

(702) 836 3710

License # NV-S.0184877

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



LEASED BY

