

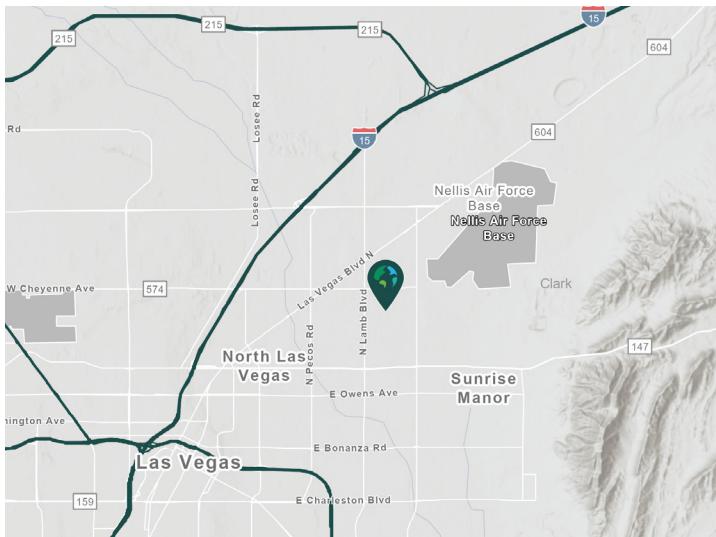
INDUSTRIAL SPACE FOR LEASE

±124,526 SF



**2821 N. Marion Drive, Suite 111
Las Vegas, NV 89115 USA**

Prologis Sunrise Industrial Park 6



- 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	±124,526 SF
Office SF	±4,360 SF
Clear Height	30'
Dock Doors	16
Drive-in Doors	5
Edge of Dock Levelers	3
Pit Levelers	5
Vehicle Restraints	16
Electrical Service	1,200 amps
Sprinkler	ESFR
Lighting	LED Motion Sensor

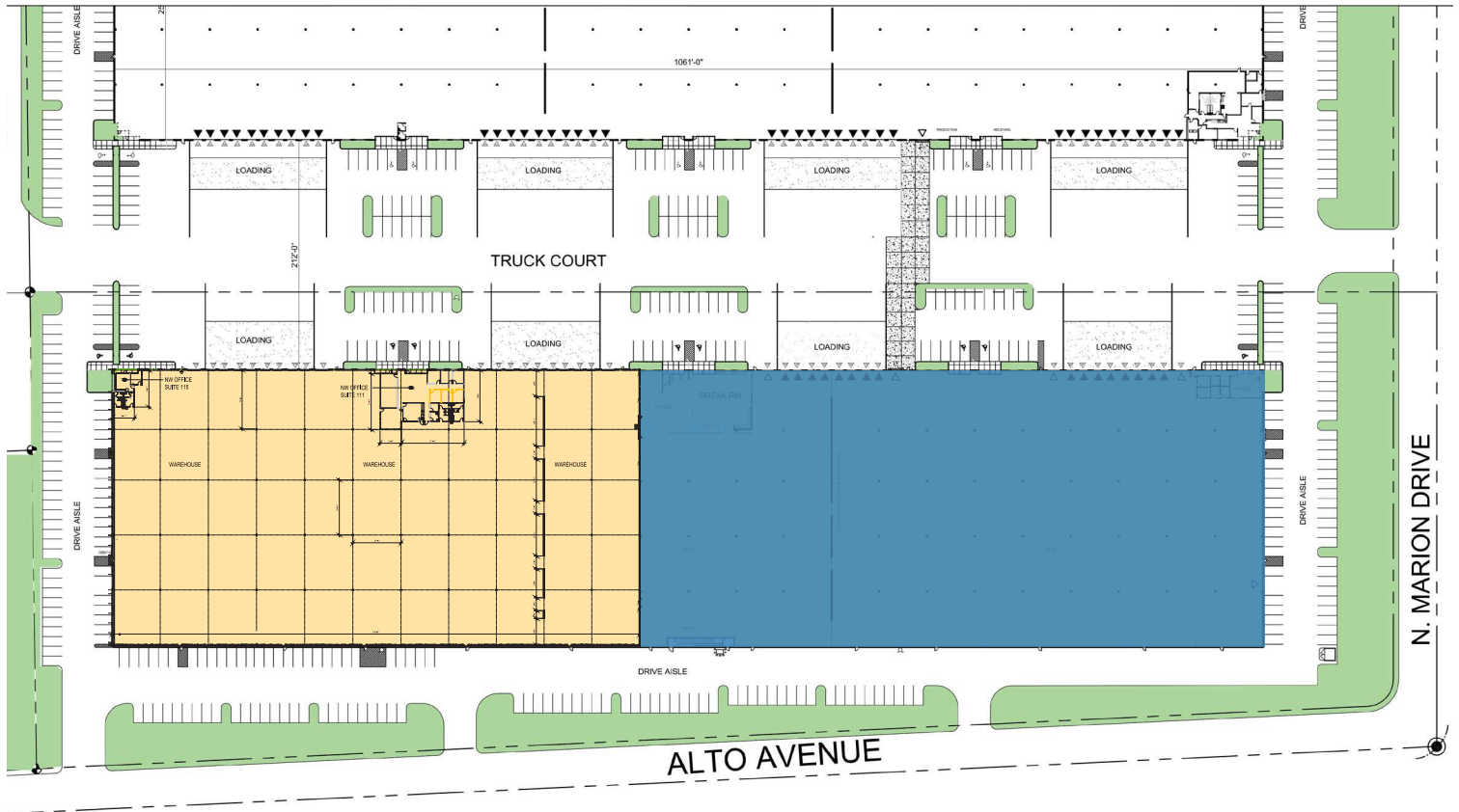


Unlock the full potential of your warehouse with one strategic, single-source partner.



= Leased = Available

For illustration purposes only. Not to scale.



▲ = Dock High Door ◆ = Grade Level Door



Colliers
Chris Lane, SIOR, CCIM
 Executive Vice President
chris.lane@colliers.com
 ph +1 702 836 3728
 License # NV-S.0166896

Colliers
Jerry Doty, SIOR
 Vice Chair
jerry.doty@colliers.com
 ph +1 702 836 3735
 License # NV-S.0172045

Colliers
Paul Sweetland, SIOR
 Vice Chair
paul.sweetland@colliers.com
 ph +1 702 836 3750
 License # NV-S.0043604

Prologis
Renee Carroll
 Senior Leasing Manager
rcarroll@prologis.com
 ph +1 702 891 9503
 License # NV-S.0202501

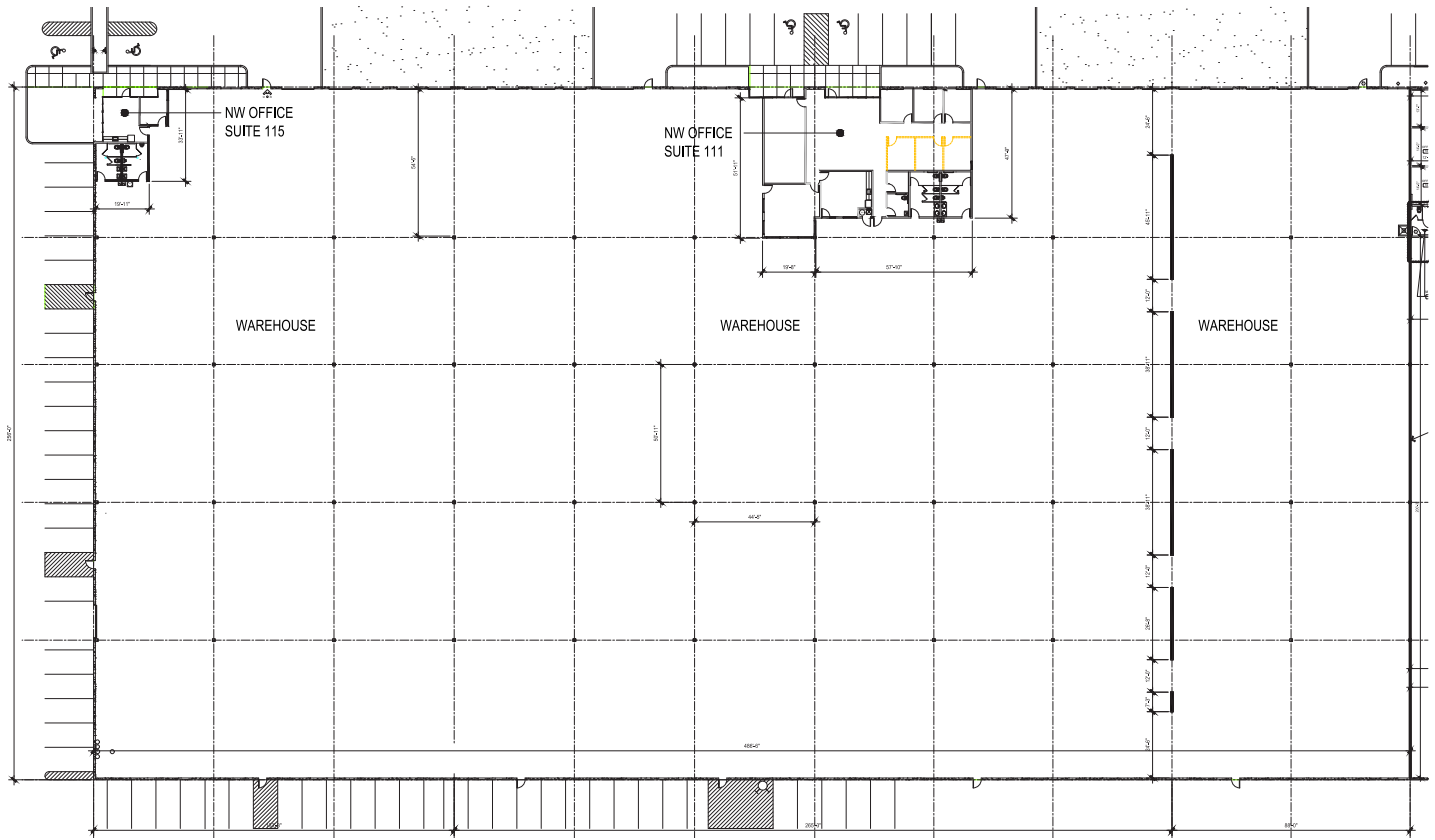


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— = Potential Office

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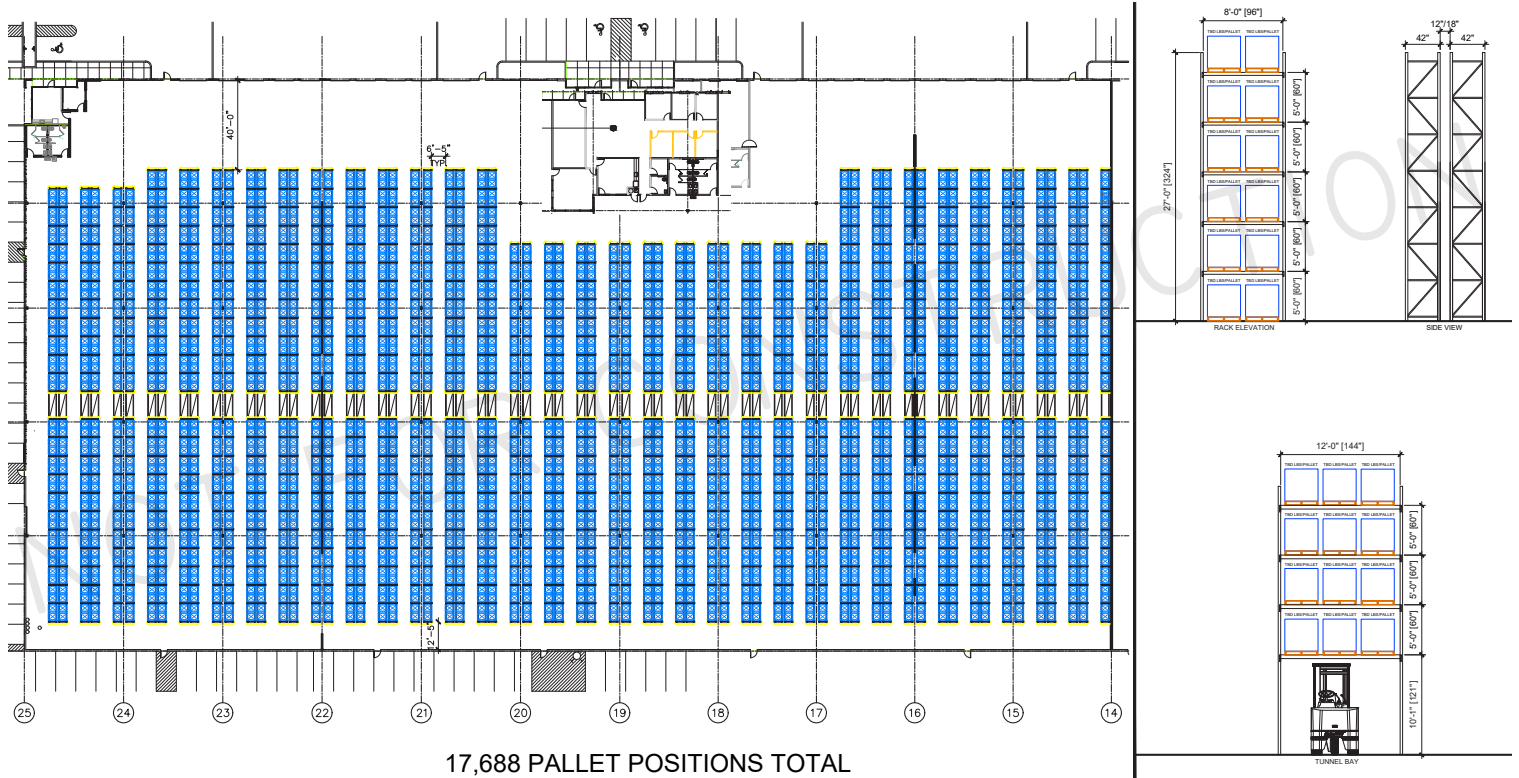
Prologis
Renee Carroll
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rcarroll@prologis.com
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SAMPLE RACKING PLAN



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ADDITIONAL IMAGES



Colliers
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ph +1 702 836 3728
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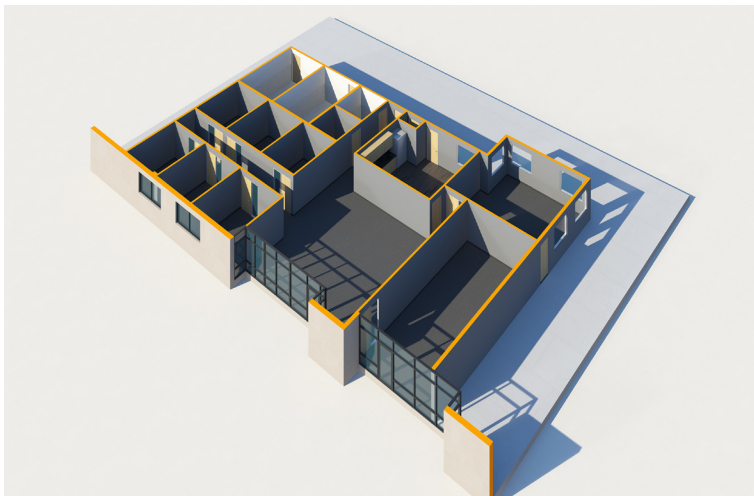
Prologis
Renee Carroll
Senior Leasing Manager
rcarroll@prologis.com
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POTENTIAL OFFICE IMAGES

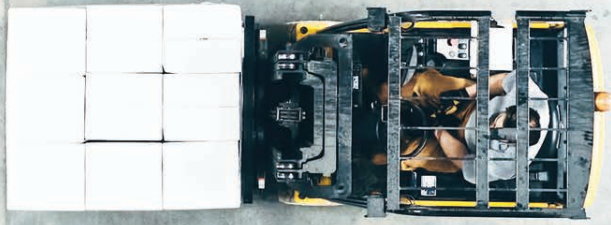


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Worry less about
your real estate
expenses and focus
more on your business.

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