INDUSTRIAL SPACE FOR LEASE

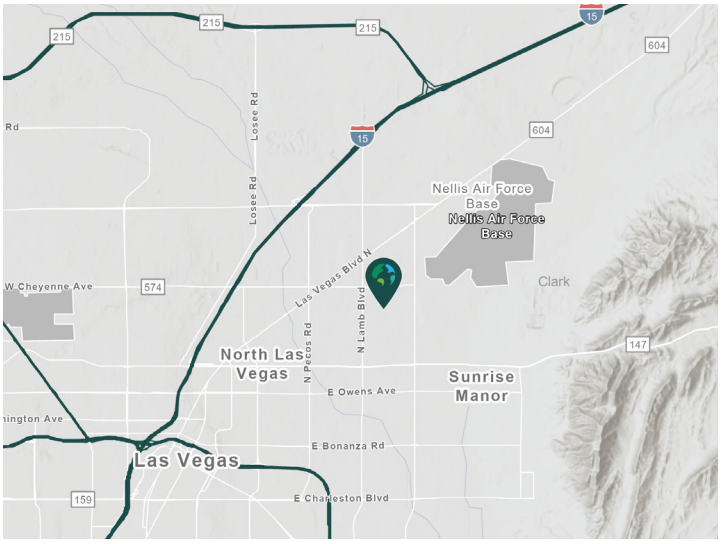
# ±124,526 SF

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## 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

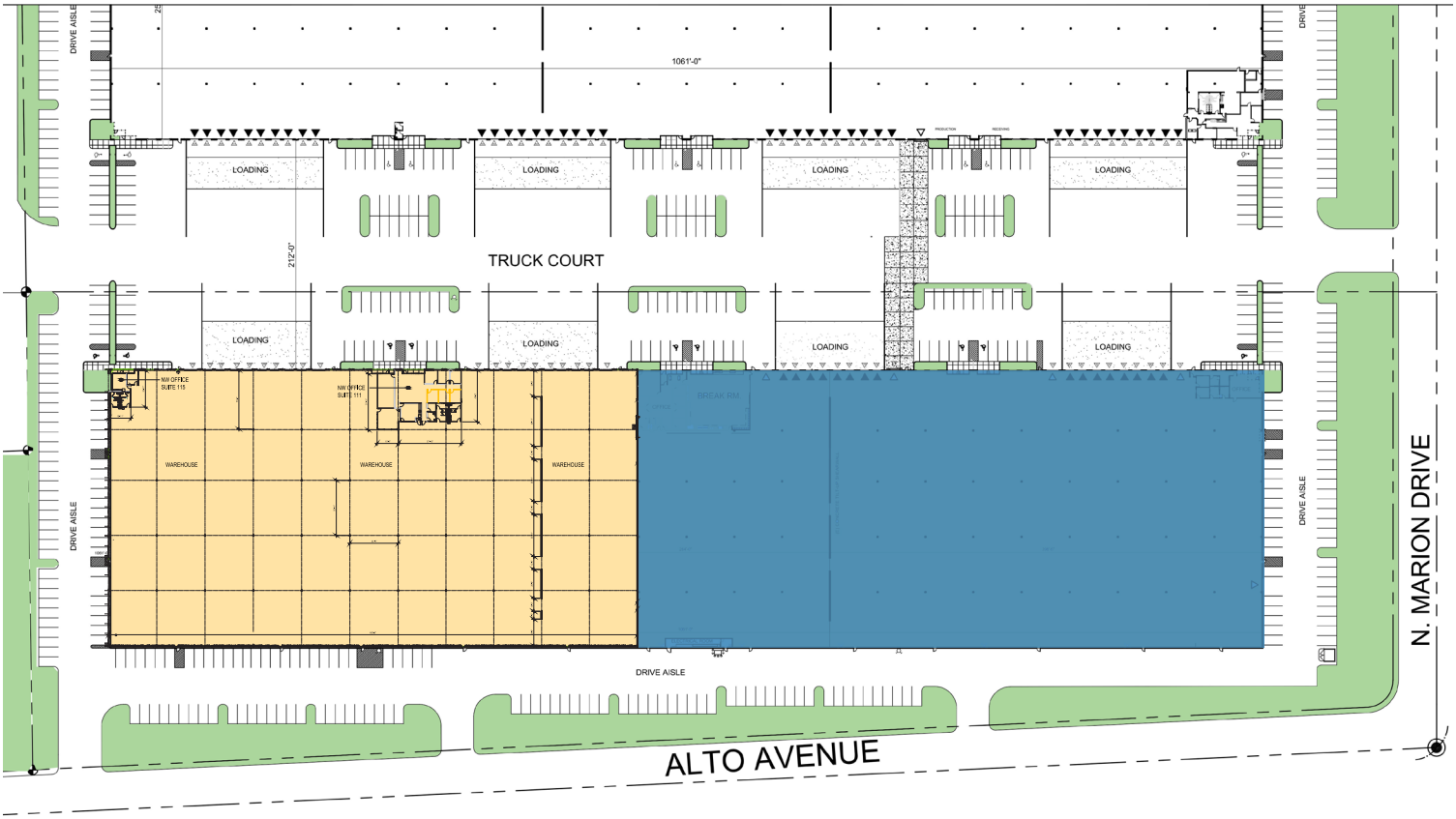
| | |
|---|---|
| Available Space | ±124,526 SF |
| Office SF | ±4,360 SF |
| Clear Height | 30′ |
| Dock Doors | 16 |
| Drive-in Doors | 5 |
| Edge of Dock Levelers | 3 |
| Pit Levelers | 5 |
| Vehicle Restraints | 16 |
| Electrical Service | 1,200 amps |
| Sprinkler | ESFR |
| Lighting | LED Motion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

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

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= Leased = Available

For illustration purposes only. Not to scale.




▲ = Dock High Door ♦ = Grade Level Door

N

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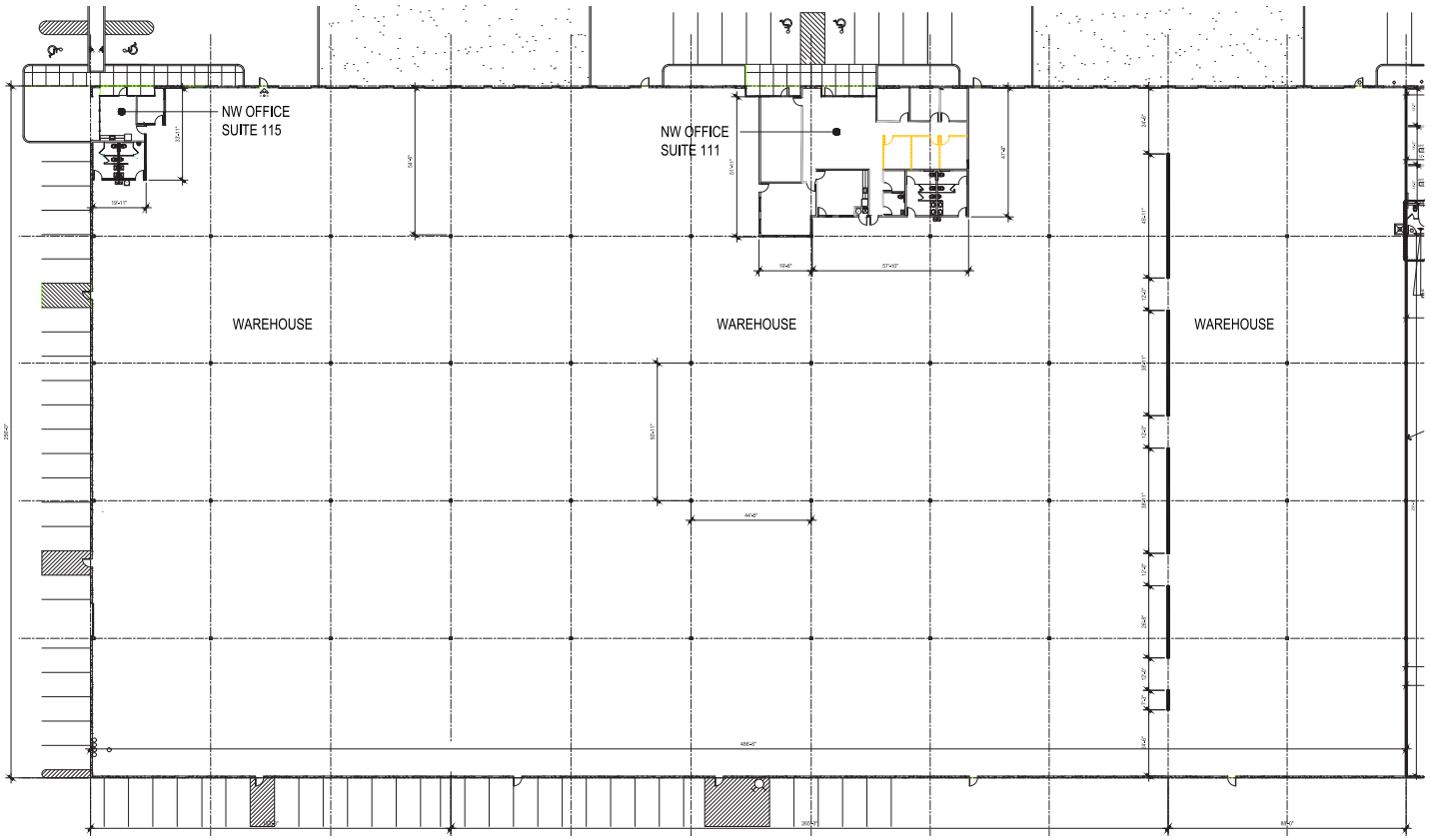

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= Potential Office

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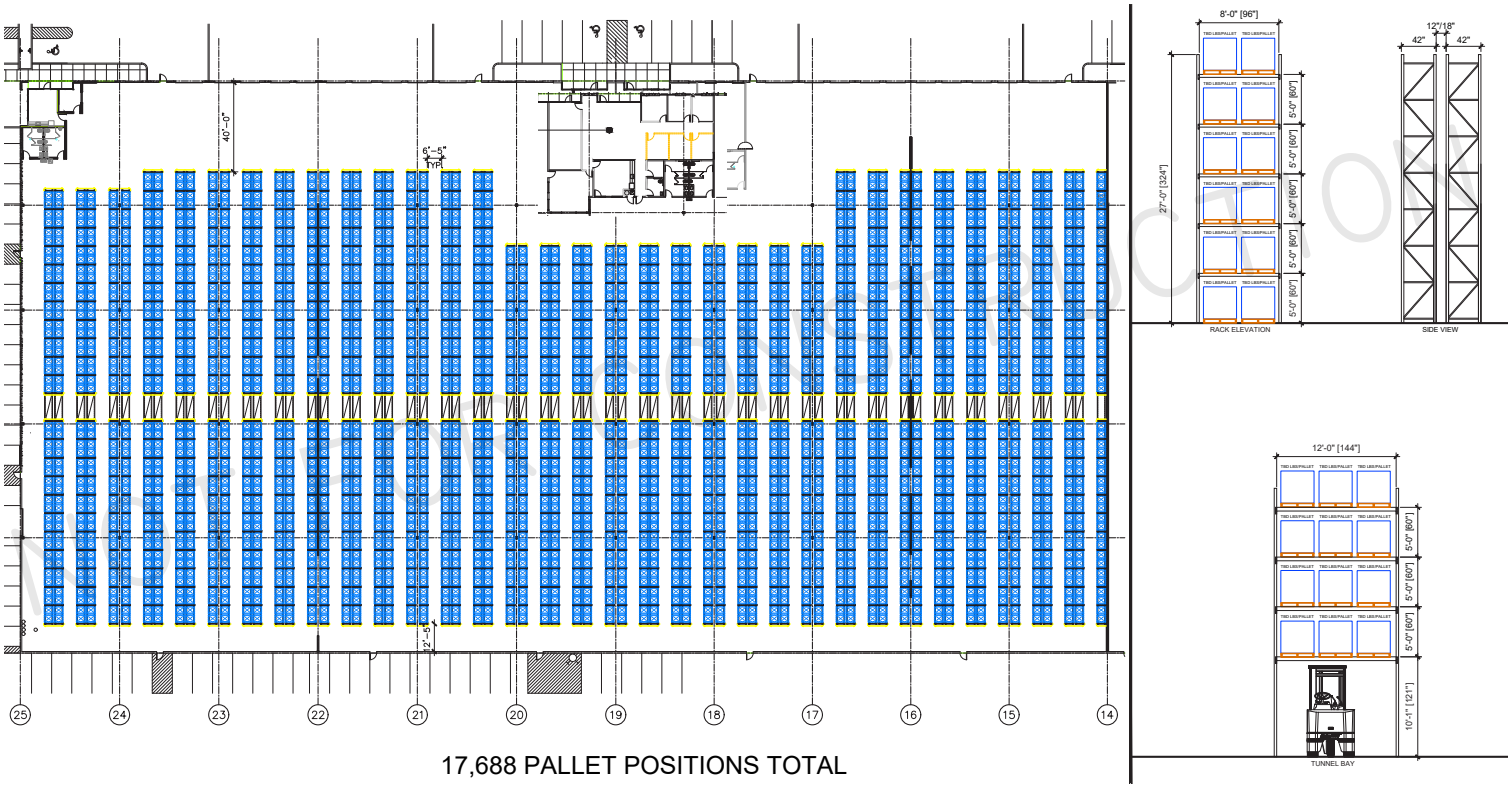
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# SAMPLE RACKING PLAN




17,688 PALLET POSITIONS TOTAL

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## ADDITIONAL IMAGES

Virtual Tour 360°










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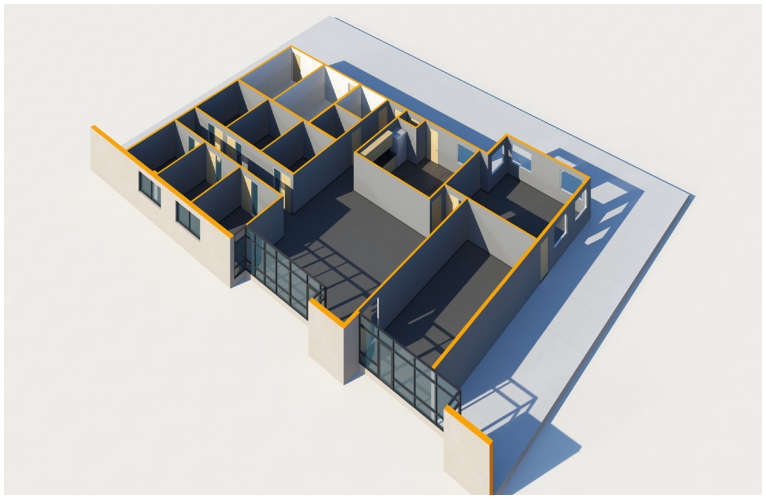
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## POTENTIAL OFFICE IMAGES









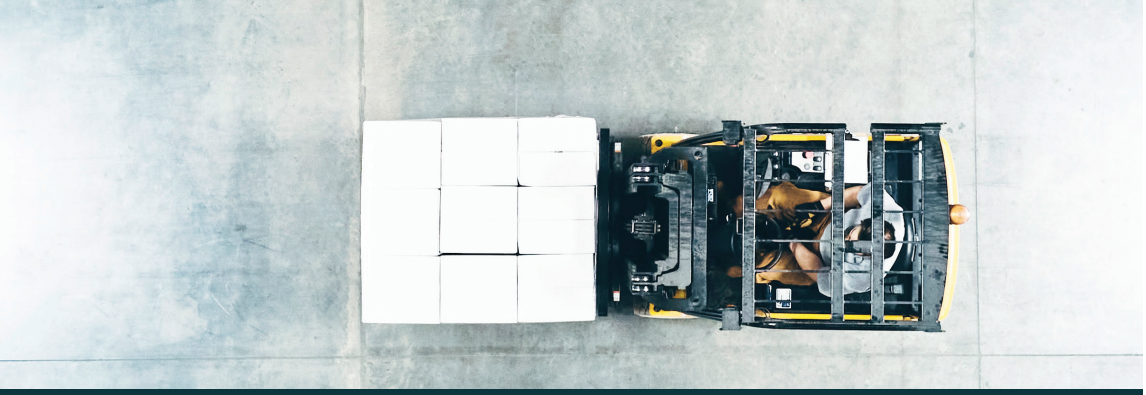

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# Simplify Your Lease, Simplify Your Life

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<br>Triple Net (NNN) |
|---|---|---|
| ✓ Fixed and no unexpected costs or surprises | **Common Area Maintenance (CAM)**<br>Landscaping<br>Fire protection<br>Snow removal<br>Common utilities<br>Roof repair | ✕ Variable and reconciled |
| ✓ Fixed and no unexpected costs or surprises | **Capital Repairs and Replacements**<br>Parking lot repair and replacement<br>Exterior building paint<br>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**<br>Maintenance<br>Repair and replacement | ✕ Tenant contracts and pays directly |
| ✓ Fixed and no unexpected costs or surprises | **Dock Doors**<br>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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