INDUSTRIAL SPACE FOR LEASE

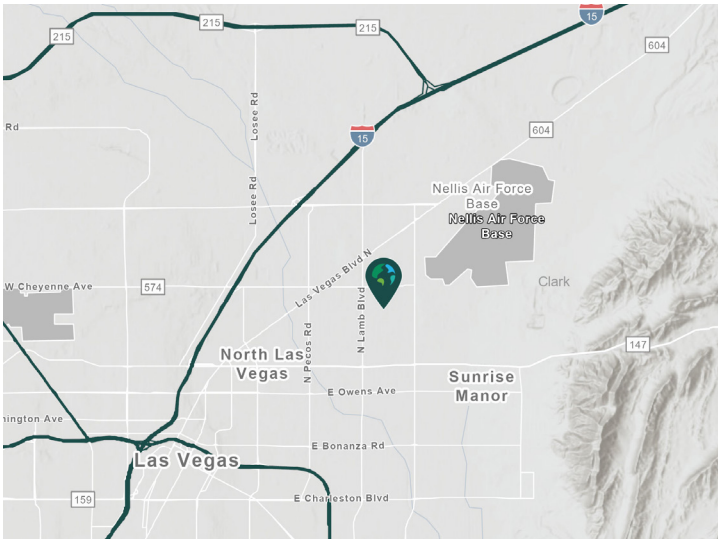
±124,526 SF

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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

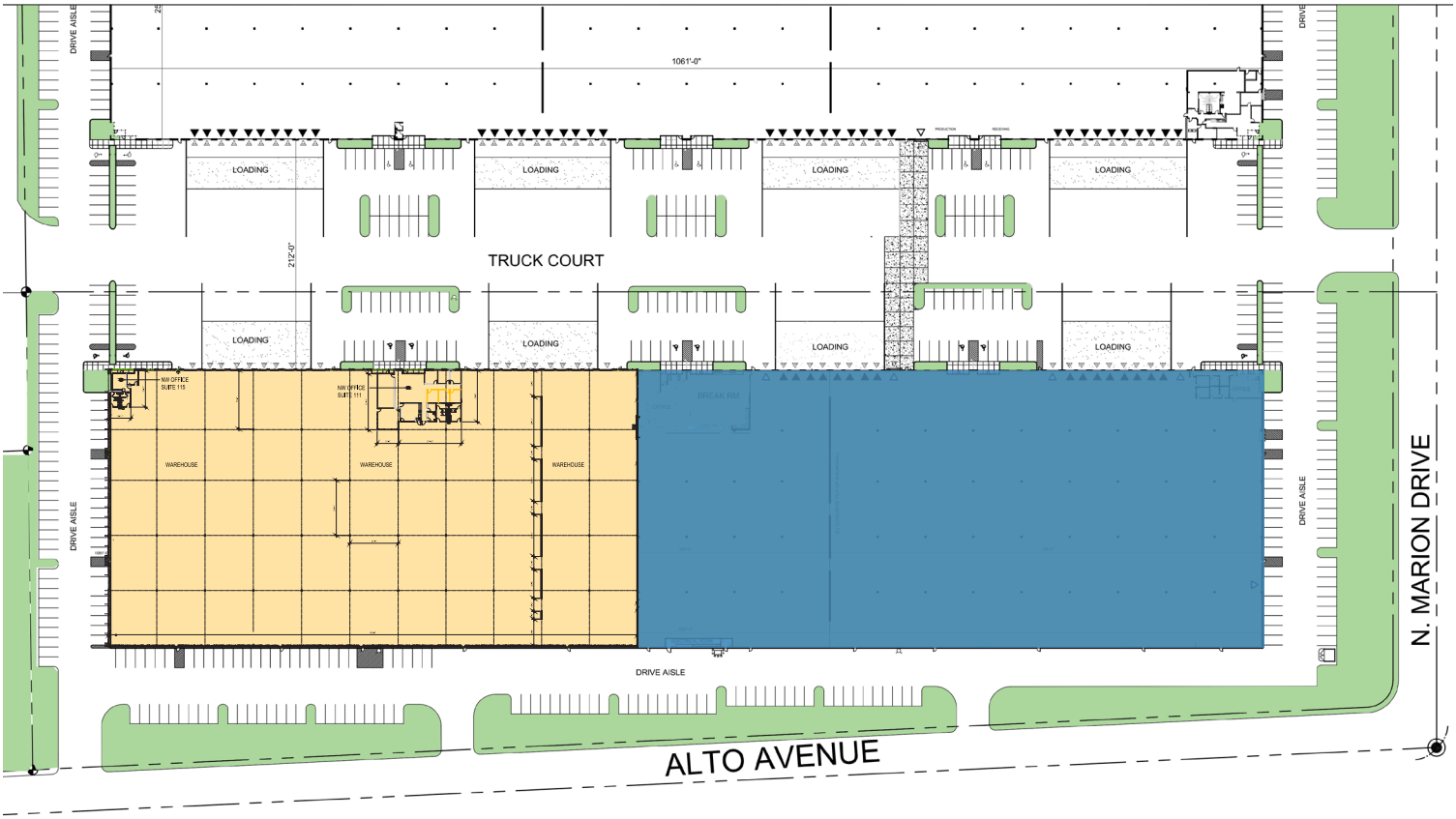
Available Space	±124,526 SF
Office SF	±4,360 SF
Clear Height	±30′
Dock Doors	16
Drive-in Doors	5
Edge of Dock Levelers	3
Pit Levelers	5
Vehicle Restraints	16
Electrical Service	±1,200 Amps
Sprinkler	ESFR
Lighting	LED Motion Sensor

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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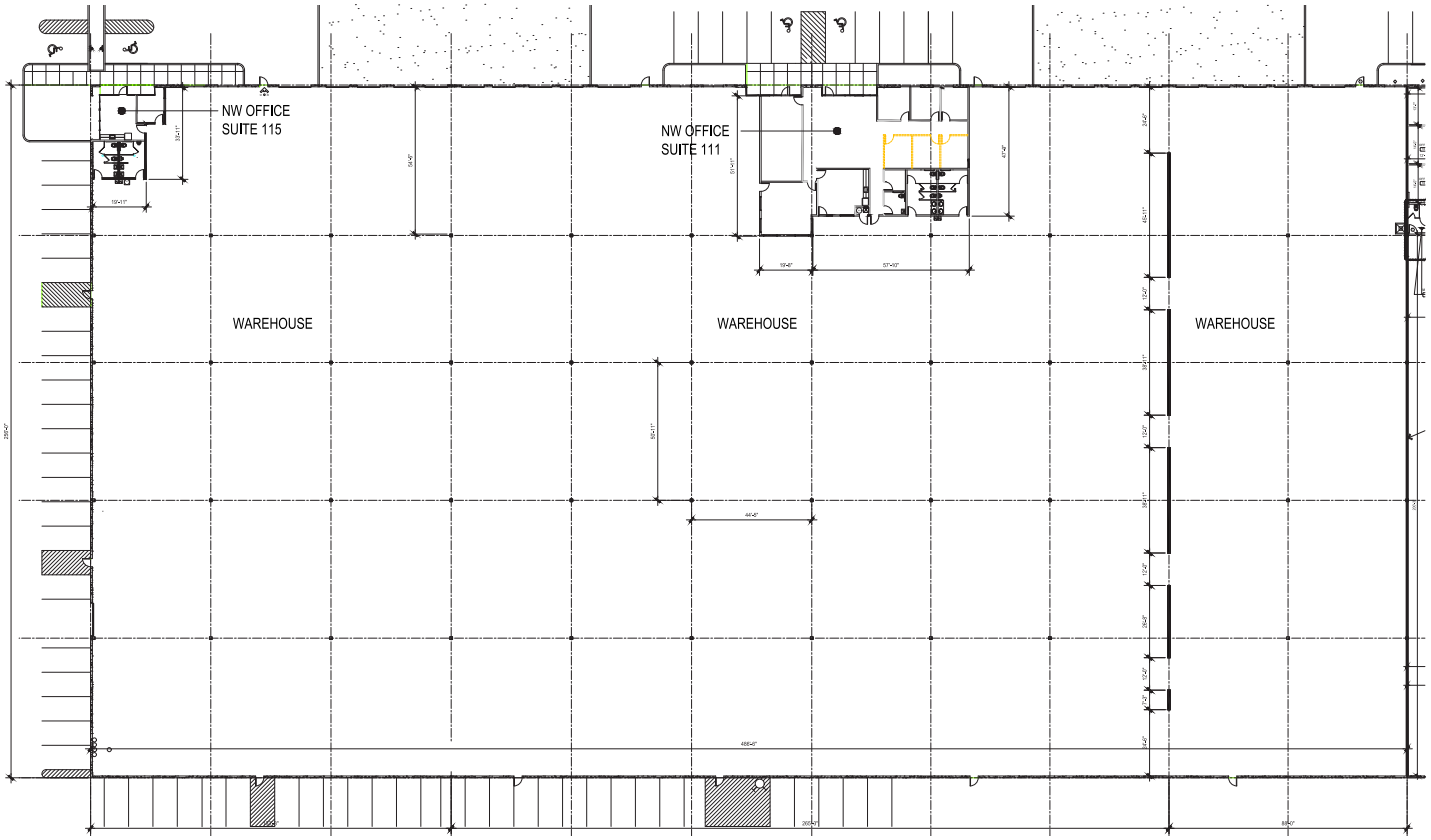
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= Potential Office

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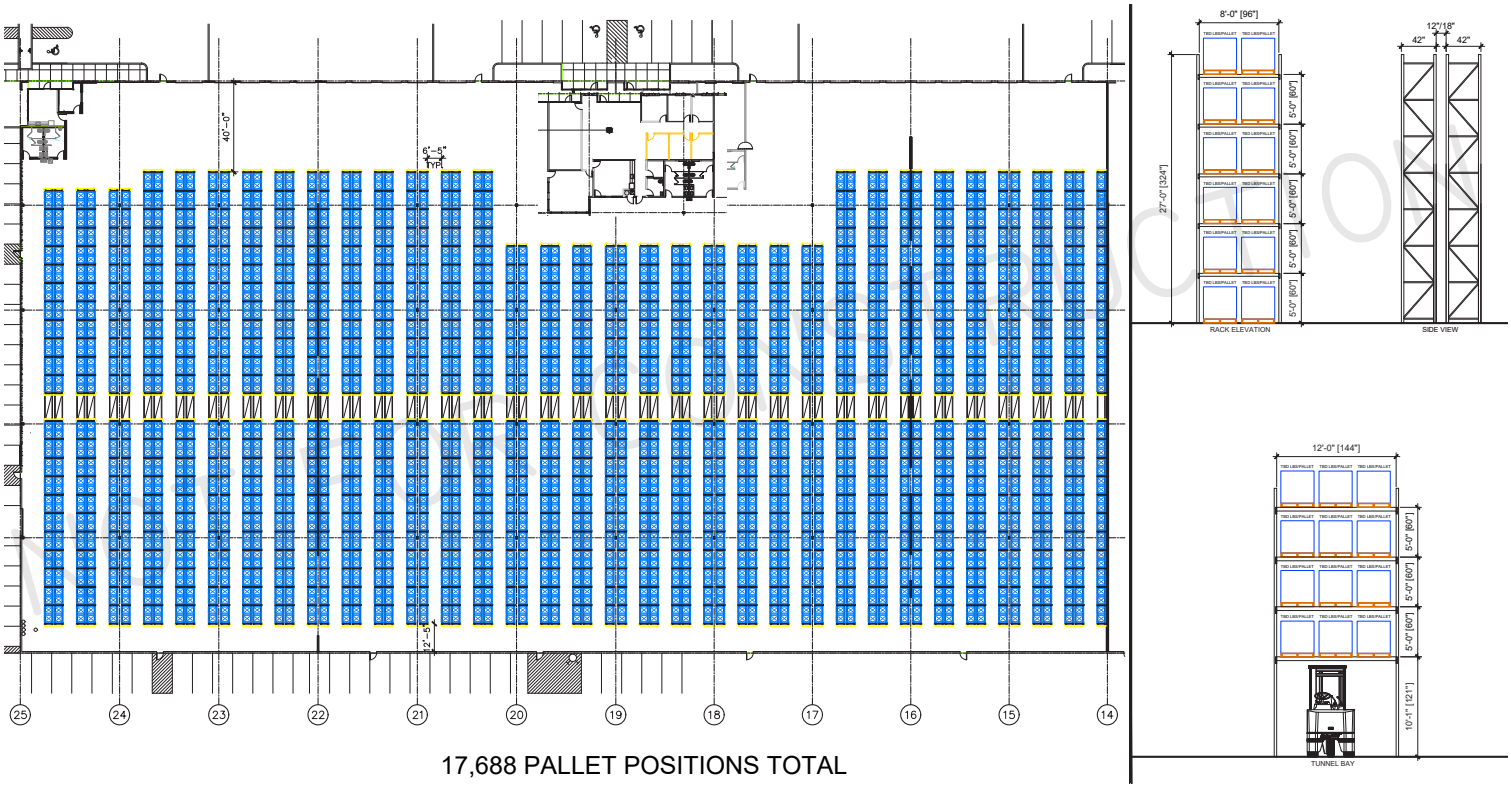
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SAMPLE RACKING PLAN



17,688 PALLET POSITIONS TOTAL

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ADDITIONAL IMAGES

Virtual Tour 360°









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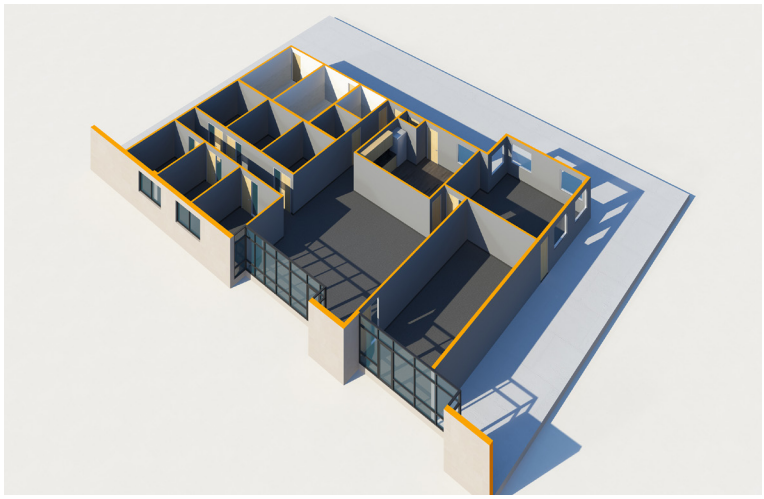
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POTENTIAL OFFICE IMAGES









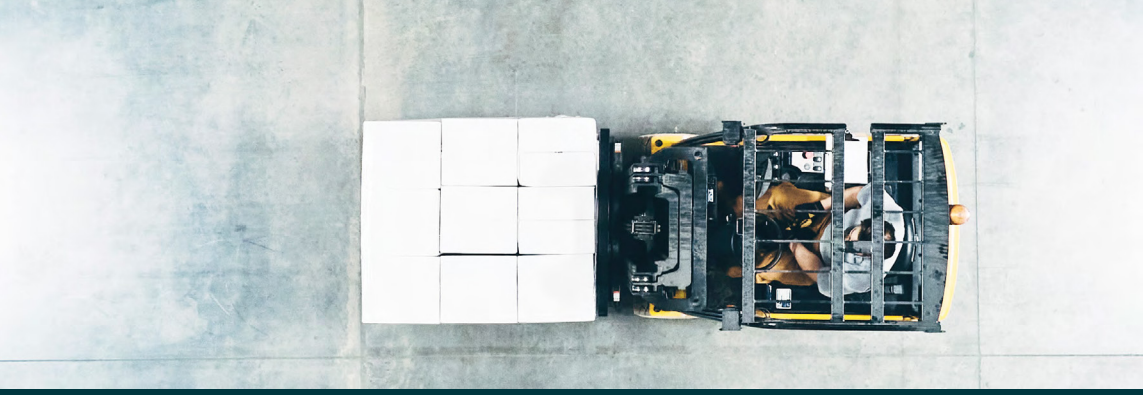
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Simplify Your Lease, Simplify Your Life

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 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

PROLOGIS®

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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