

±10,750 SF Available | For Sublease



SPECIAL PRICING! \$0.89* PSF

Airport Industrial Park

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

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Accelerating success.

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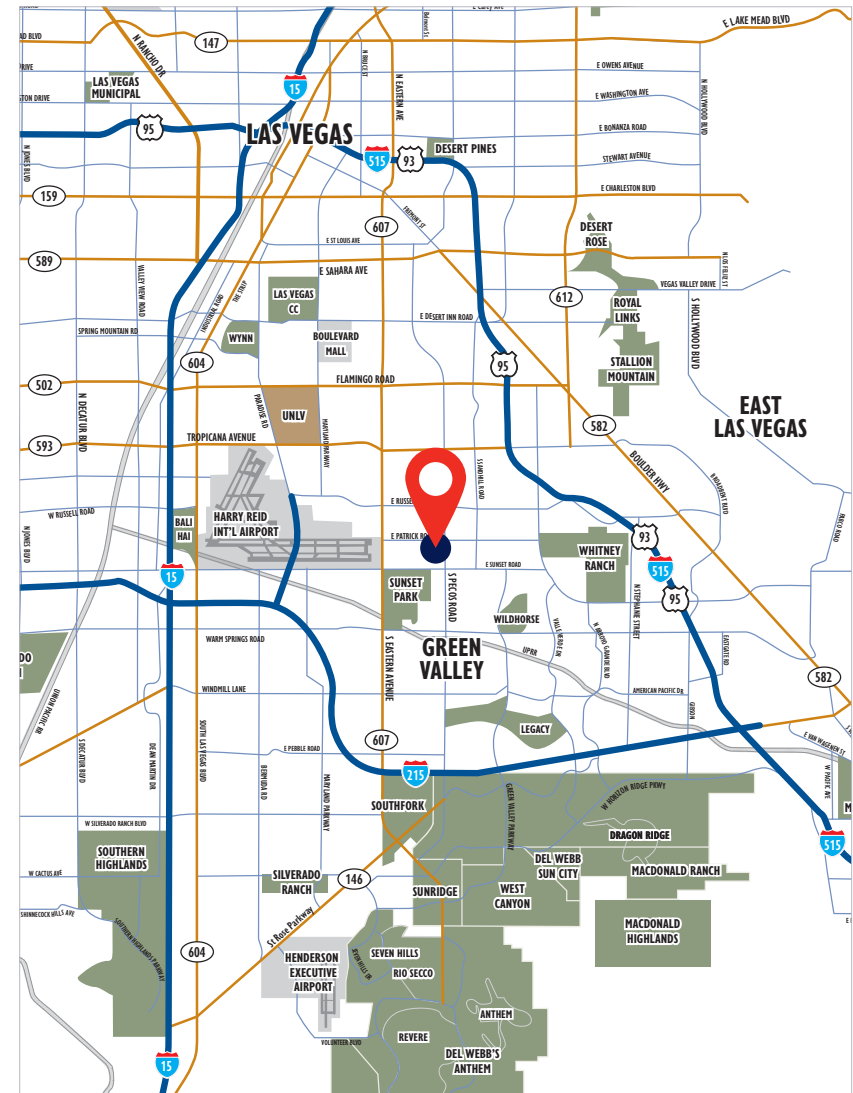
3245 E. Patrick Lane, Suite H, Las Vegas, NV 89120

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.

HIGHLIGHTS

Cross Streets	E. Patrick Lane and S. Pecos Road
County	Clark
Zoning	M-D (Clark County)
APN	162-36-702-003
Year Built	1990
Clear Height	±24'
Cooling	Evaporative Coolers
Power	277/480V, 3-Phase Power (Tenant to confirm all power)
Sprinklers	.33 GPM/3,000 SF



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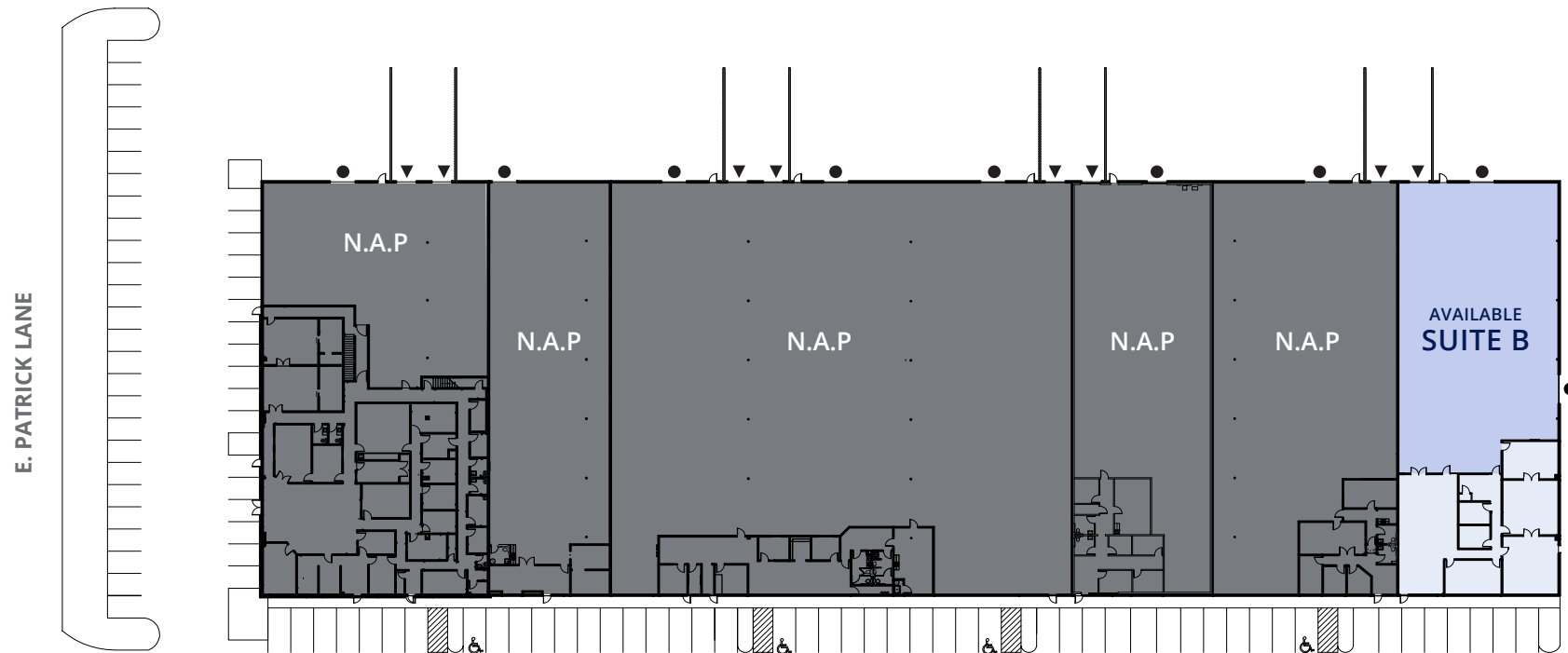
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Site Plan

▲ = Dock High Loading Door

● = Grade Level Loading Door

Drawings not to scale. For illustration purposes only.



Suite	Total SF	Office SF	Warehouse SF	Dock Loading	Grade Loading	NNN Fees (PSF)	Lease Rate
H	±10,750 SF	±3,445 SF	±7,305 SF	One (1) ±8' x ±9' Dock Loading Door	Two (2) Grade Level Loading Doors	\$0.19 PSF	\$0.89 PSF*

*First 3 Months

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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Suite H

Property Features

- ±10,750 Total SF
- ±3,445 SF Office
- ±7,305 SF Warehouse
- One (1) ±8' x ±9' Dock Loading Door
- Two (2) Grade Level Loading Doors
 - One (1) ±10' x ±12'
 - One (1) ±12' x ±14'
- ±600 Amps, 277/480V, 3-Phase Power
(Tenant to confirm all power)



Lease Rate

\$0.89* PSF

NNN Fees

\$0.19 PSF

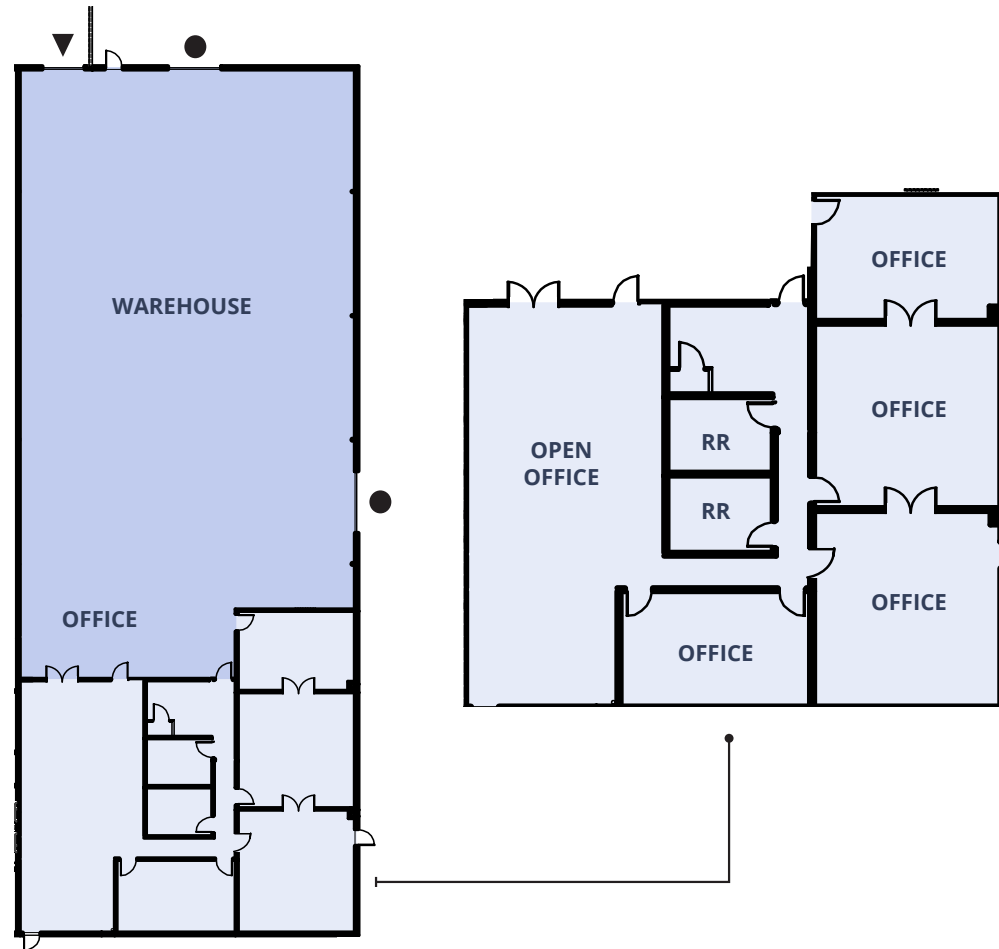
*First 3 Months

Sublease Expires - November 30, 2028

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UNLV
±33,000 STUDENTS

T-Mobile Arena

W. Tropicana Ave. // ±55,500 VPD

STADIUM DISTRICT

RAIDERS

TOWN SQUARE

WHOLE FOODS

Apple

AMC

EXPRESS

Fri's

OLD MARY

Bali Hai GOLF CLUB

HARRY REID INTERNATIONAL AIRPORT

E. Sunset Rd. // ±35,500 VPD

CC 215 BELTWAY // 225,000 VPD

Warm Springs Rd. // ±34,000 VPD

WARM SPRINGS & 215 BELTWAY INTERCHANGE

WINDMILL LN. // ±20,800 VPD

W. Russell Rd. // ±21,800 VPD

S. Pecos Rd. // ±20,500 VPD

S. Las Vegas Blvd. // ±41,500 VPD

I-15 FREEWAY // 180,000 VPD

I-215

REID MARKETPLACE

Walmart

Lowe's

ROSS

Panera BREAD

SUBWAY

E. Patrick Lane

SITE

SUNSET PARK

GREEN VALLEY TOWN & COUNTRY

La Bionda

Dolci's

metro

TERRIBLE HERBST

WHITNEY RANCH SHOPPING CENTER

Target

ROSS

McDonald's

HOBBY LOBBY

PECOS SUNSET PLAZA

Papa John's

Starbucks

AutoZone

CROSSROADS AT SUNSET PLAZA

MARIANA'S SUPERMARKETS

Starbucks

EGG FITNESS

golden's

SUNSET STATION

(±448 ROOMS)

STEPHANIE STREET SHOPPING CENTER

HomeGoods

rack

Total Wine

WORLD MARKET

BARNES & NOBLE

Michaels

GALLERIA COMMONS

TJ-maxx

FIVE BELOW

DOLLAR TREE

Burlington

Arby's

DISTANCES TO:

Harry Reid International Airport 2.0 Miles

I-11 Freeway 3.5 Miles

CC-215 Freeway 4.0 Miles

Las Vegas Strip 6.0 Miles

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\$5.6B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$108B Assets under management

24,000 Professionals

Exclusive Listing Agents:

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