

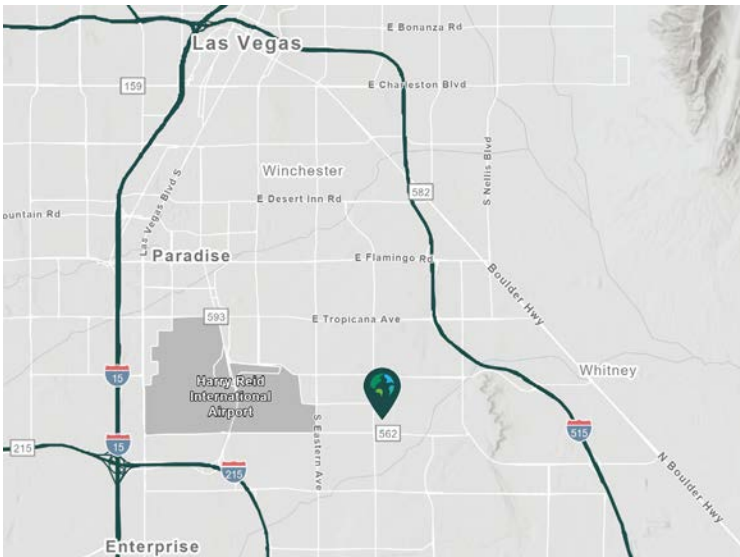
INDUSTRIAL SPACE FOR LEASE

±4,000 SF



3550 E. Post Road, Suite 400
Las Vegas, NV 89120 USA

Prologis Arrowhead
Commerce Center 3



- Post Road, just east of Pecos Road
- Freeway access via Sunset Road and the Airport Connector
- Zoned M-D (Clark County)
- Airport Submarket

Property Features

Available Space	±4,000 SF
Office SF	±725 SF
Building SF	±33,973 SF
Clear Height	19'
Drive-in Doors	1
Cooling	Evaporative cooled warehouse
Lighting	LED Motion Sensor
Sprinkler	(.33 gpm/3,000 SF)
Electrical Service	200 amp, 277/480 volt, 3-phase power

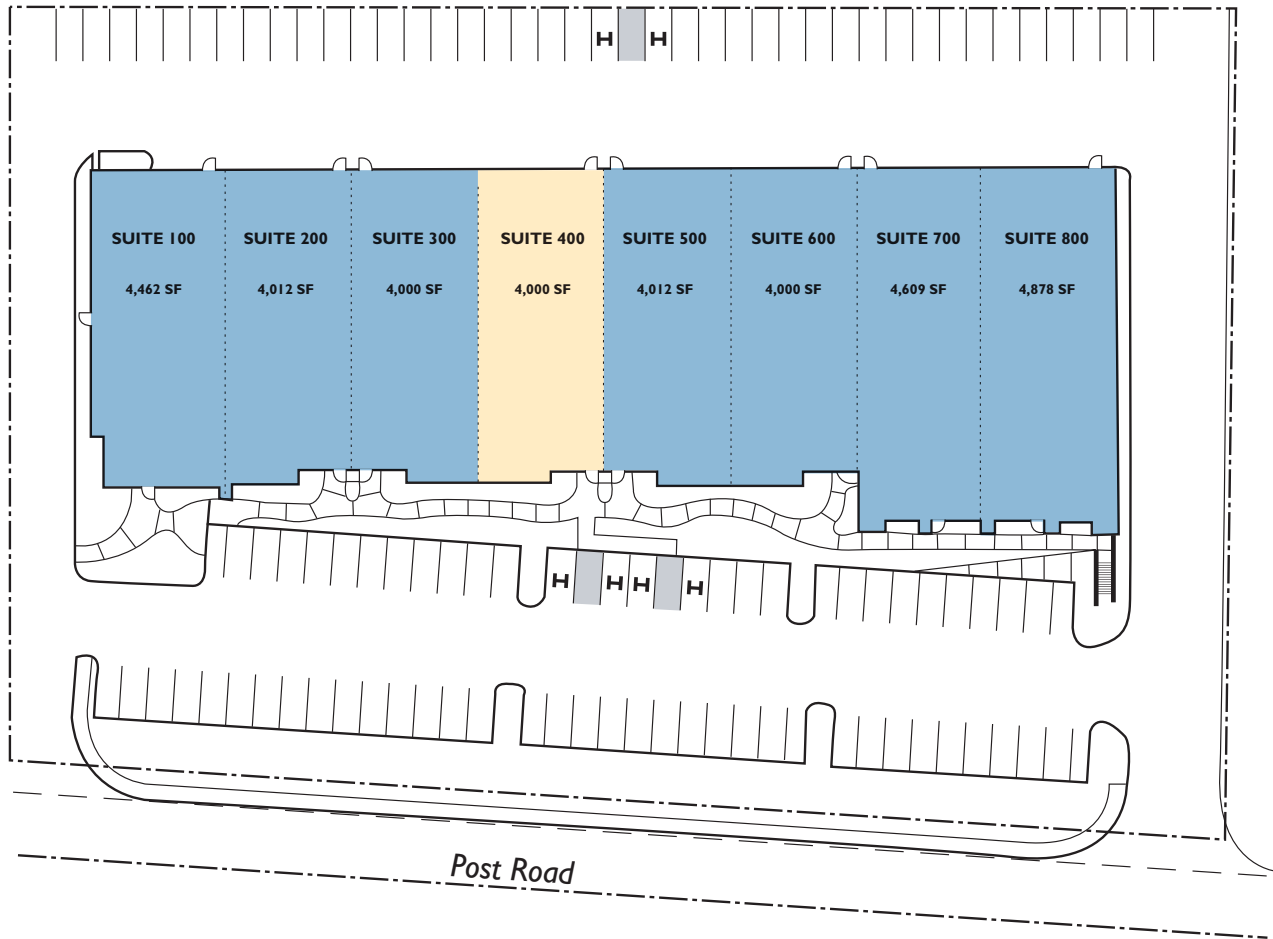


Unlock the full potential of your
warehouse with one strategic,
single-source partner.



= Leased = Available

For illustration purposes only. Not to scale.



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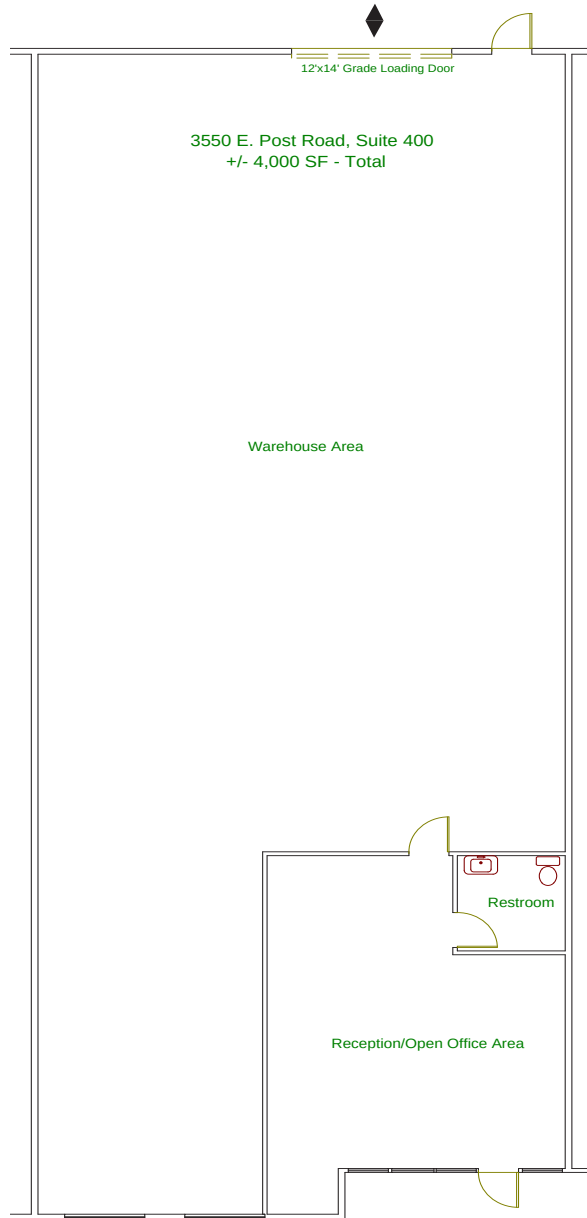
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◆ = Grade Level Door



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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