

52,800 SF

Industrial Space For Lease



Prologis Sunrise Industrial Park #4

2951 N. Marion Drive, Suite 109-113
Las Vegas, NV 89115 USA

LOCATION

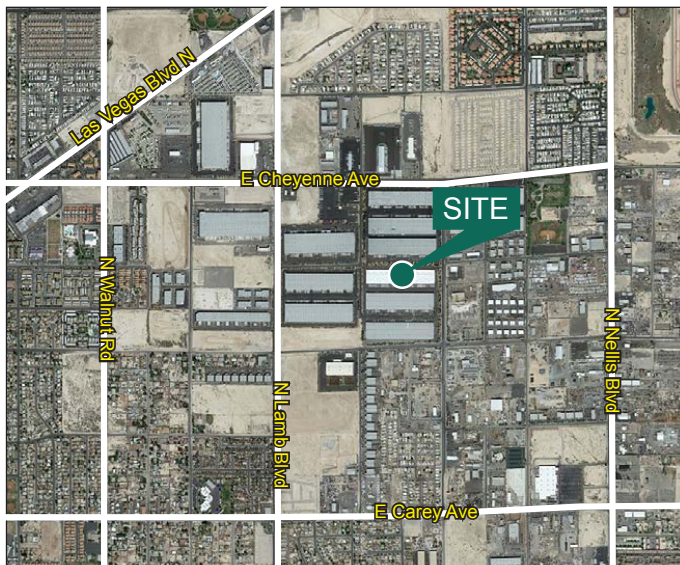
- Marion Drive Just South of Cheyenne Avenue
- Zoned M-1 (Clark County)
- North Las Vegas Submarket

FACILITY

- 237,600 Total Building SF
- Suite 109-113 52,800 SF with Build to Suit Office
- Eight (8) dock high loading doors
- Three (3) grade level loading doors
- 24' Minimum Clear Height
- 1% Skylights
- T-5 Energy Efficient Lighting with Motion Sensors
- 220' Building Depth
- 48' x 52' Column Spacing
- Power: 1,200A/3PH/277/480V
- Evaporative Cooled Warehouse
- ESFR Fire Sprinkler System

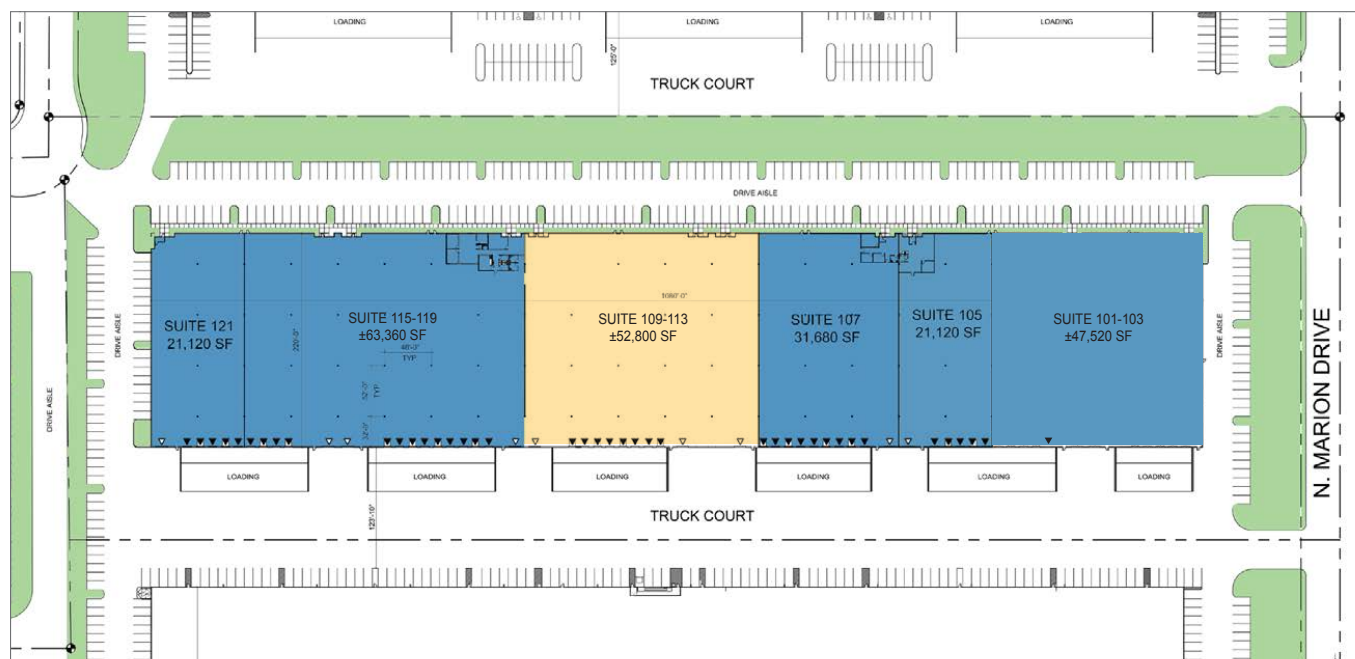
ADVANTAGES AND AMENITIES

- Convenient I-15 Access via Cheyenne Avenue Interchange



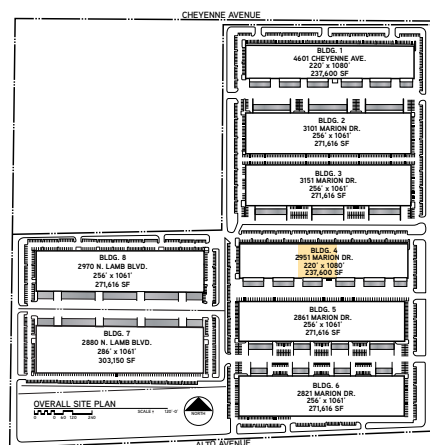
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Leased Space

Available Space



Colliers International
Dan Doherty, SIOR
 dan.doherty@colliers.com
 ph +1 702 836 3707
 cell +1 702 809 1000
 3960 Howard Hughes Pkwy.
 Suite 150
 Las Vegas, NV 89169 USA
 License # NV-S.0024287

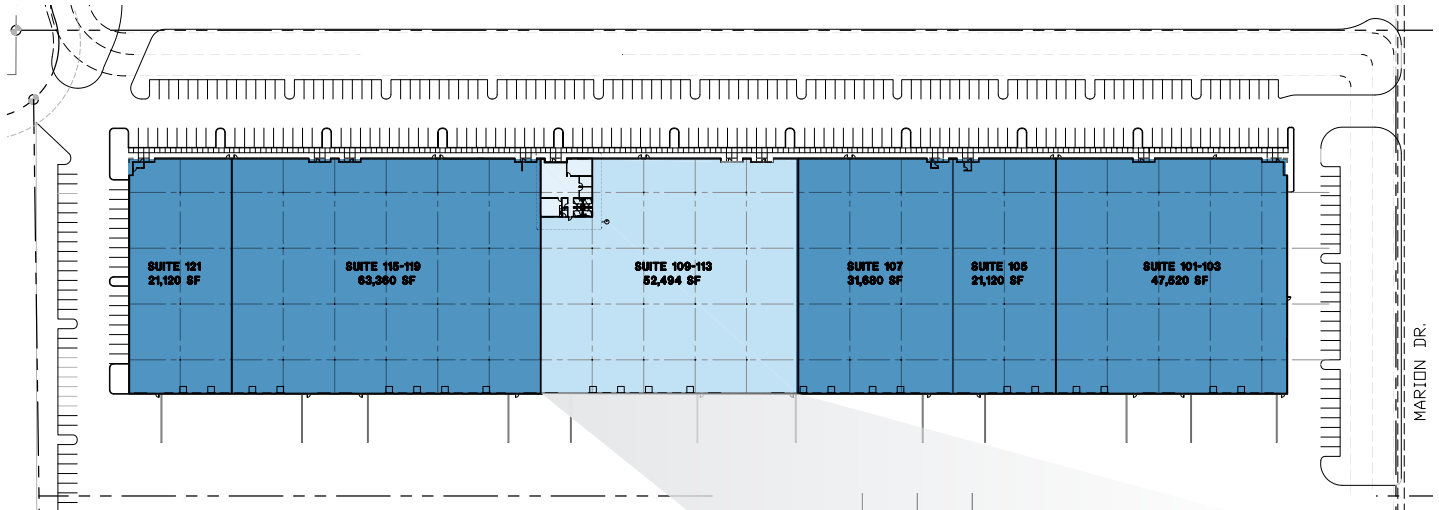
Colliers International
Chris Lane
 chris.lane@colliers.com
 ph +1 702 836 3728
 cell +1 702 808 4956
 3960 Howard Hughes Pkwy.
 Suite 150
 Las Vegas, NV 89169 USA
 License # NV-S.0166896

Colliers International
Jerry Doty
 jerry.doty@colliers.com
 ph +1 702 836 3735
 cell +1 702 408 5876
 3960 Howard Hughes Pkwy.
 Suite 150
 Las Vegas, NV 89169 USA
 License # NV-S.0172045

Prologis
Renee Carroll
 rcarroll@prologis.com
 ph +1 702 891 9503
 3800 Howard Hughes Parkway
 Suite 1250
 Las Vegas, NV 89169 USA

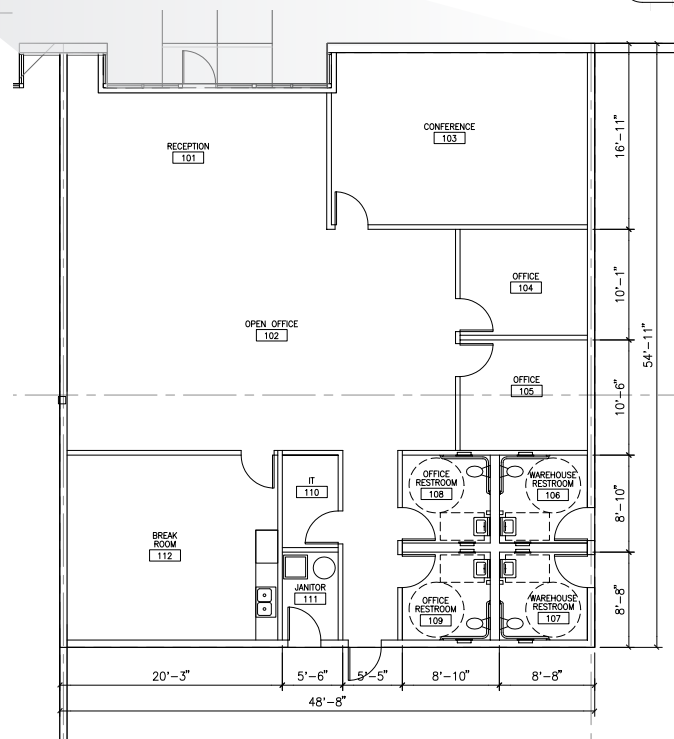
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Potential Spec Office

Leased Space Available Space



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