



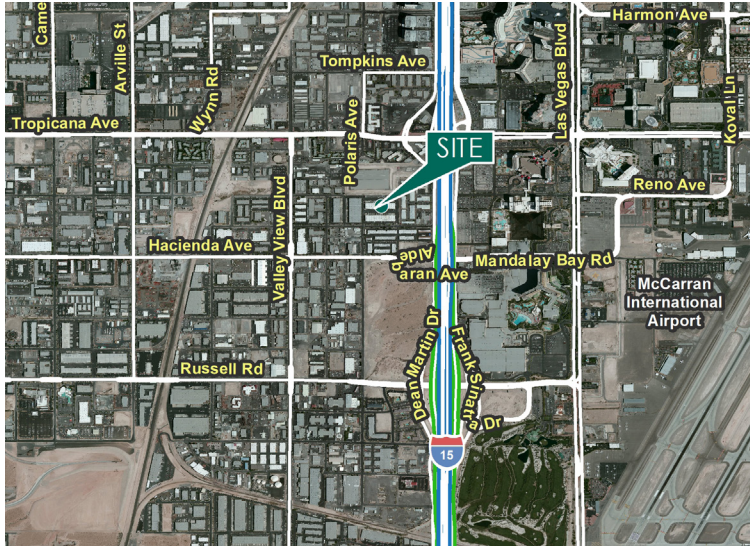
# West One Business Center - Building 4

3350 W. Ali Baba Lane, Suite C | Las Vegas, NV 89118

5,200 Square Feet Available  
Industrial Space For Lease

# West One Business Center - Building 4

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±5,200

square feet available

Less than 1 mile

To the I-15 Freeway and Allegiant Stadium

Under 3 miles

From Harry Reid International Airport

Major Distribution Hub

Can service 8 different markets within a one day truck drive

## Property Description

- Total Building Square Footage - ±62,130 SF
- Available Square Footage - ±5,200 SF
- ±1,730 SF of Existing Office Space
- Two (2) Dock High Loading Doors
- One (1) Drive-In Door
- Fire Sprinkler System (0.28 gpm/2,000 sf)
- 20' Minimum Clear Height
- Rear Loading
- 200 Amps, 120/208 Volts, 3-Phase Power
- Ample Parking Spaces
- Concrete Tilt-Up Construction

## Highway Access

- Immediate access to the entrance/exit ramps off of the I-15 freeway via Tropicana Avenue

## Location

- Conveniently located in the heart of the Las Vegas Southwest submarket adjacent to Allegiant Stadium, Harry Reid International Airport, Town Square and the Las Vegas Strip
- Near an abundance of restaurants, shopping venues, and industrial owners/users and manufacturing/distribution facilities.

## Zoning

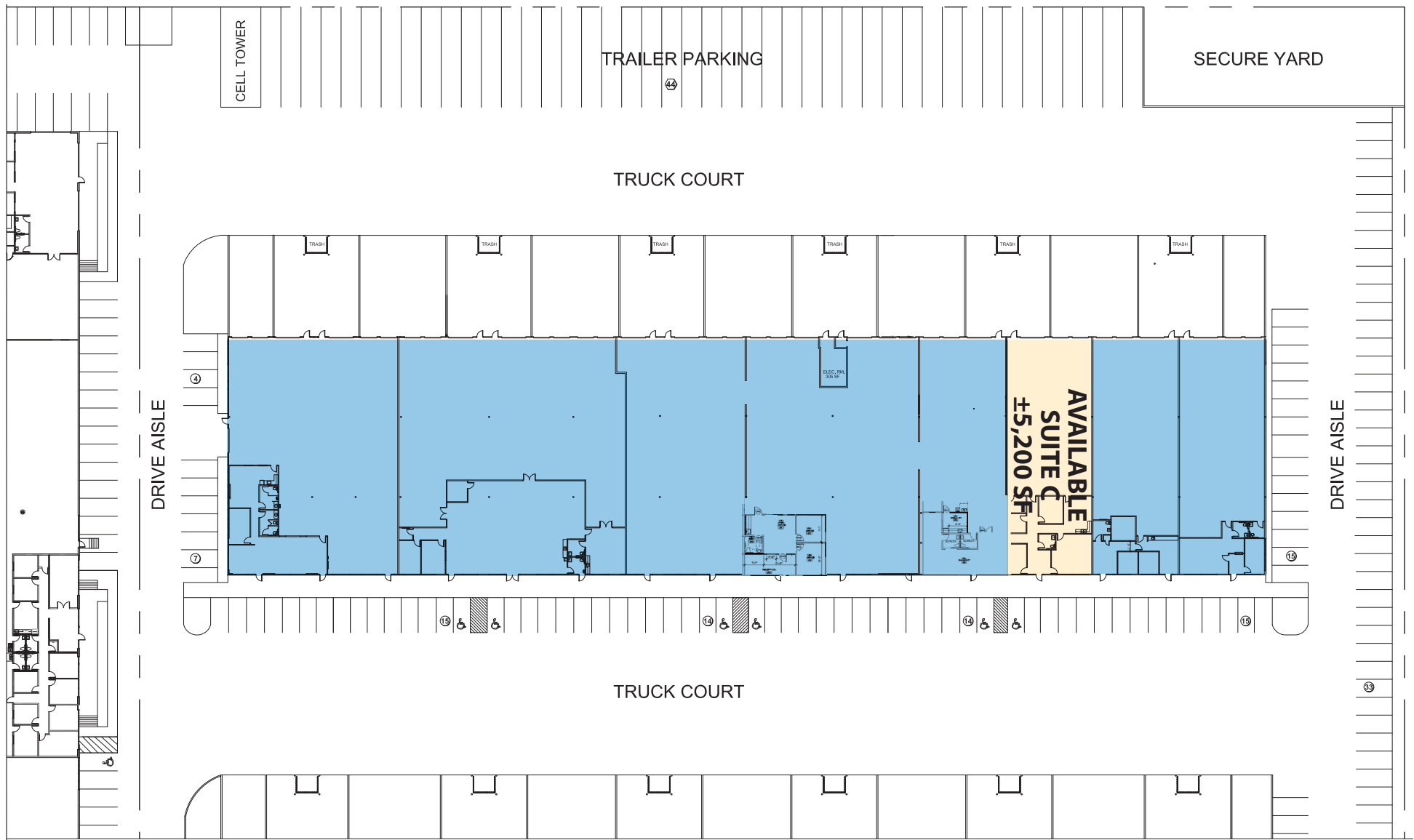
- M-1, Light Manufacturing
- Clark County Jurisdiction

## Lease Type

- Prologis Clear Lease
- Operating Expense Cost Certainty

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**C&W - Nick Abraham**

Senior Associate  
nick.abraham@cushwake.com  
ph +1 702 605 1620  
Lic. S.0176348  
6725 Via Austi Parkway, Suite 275  
Las Vegas, NV 89119 USA

**Prologis - Lisa Brady**

VP - Market Officer  
lbrady@prologis.com  
Main: +1 702 891 9141  
Lic. B.1002217  
3800 Howard Hughes Parkway, Suite 1250  
Las Vegas, NV 89169 USA

**C&W - Greg Tassi, SIOR**

Executive Managing Director  
greg.tassi@cushwake.com  
ph +1 702 605 1713  
Lic. S.0056472  
6725 Via Austi Parkway, Suite 275  
Las Vegas, NV 89119 USA

www.prologis.com | NYSE: PLD  
Twitter: @Prologis

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