



WestOne Business Center - Building 4

3350 W. Ali Baba Lane, Suite D-F | Las Vegas, NV 89118

5,200 – 15,600 Square Feet Available
Great Southwest Location

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Up to $\pm 15,600$

square feet available

Less than 1 mile

To the I-15 Freeway and Allegiant Stadium

Under 3 miles

From McCarran International Airport

Major Distribution Hub

Can service 8 different markets within a one day truck drive

Property Description

- Total Building Square Footage - $\pm 62,130$ SF
- Available Square Footage - $\pm 15,600$ SF
- $\pm 2,025$ SF of Existing Office Space
- Six (6) Dock High Loading Doors
- Three (3) Drive-In Doors
- Fire Sprinkler System (0.33 gpm/3,000 sf)
- 21' Minimum Clear Height
- Rear Loading
- 200 Amps, 120/208 Volts, 3-Phase Power
- Ample Parking Spaces
- Concrete Tilt-Up Construction

Highway Access

- Easy 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 with easy access to the I-15 and I-215 Freeways, Allegiant Stadium, McCarran International Airport, Towne 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

SUITE D

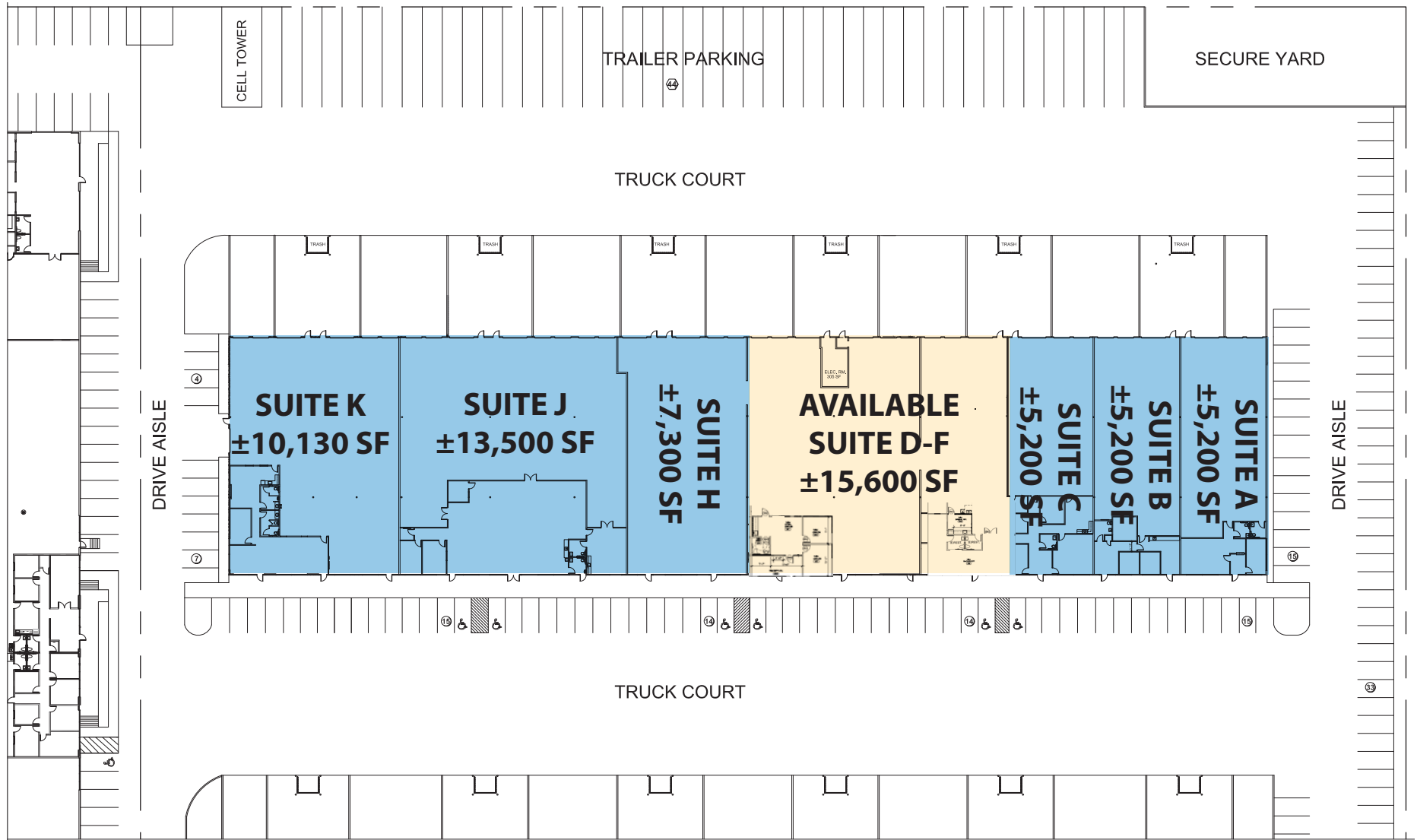
- ±5,000 SF Available
- ±1,173 SF Existing Office
- Two (2) Dock High Loading Doors
- One (1) Grade Level Doors

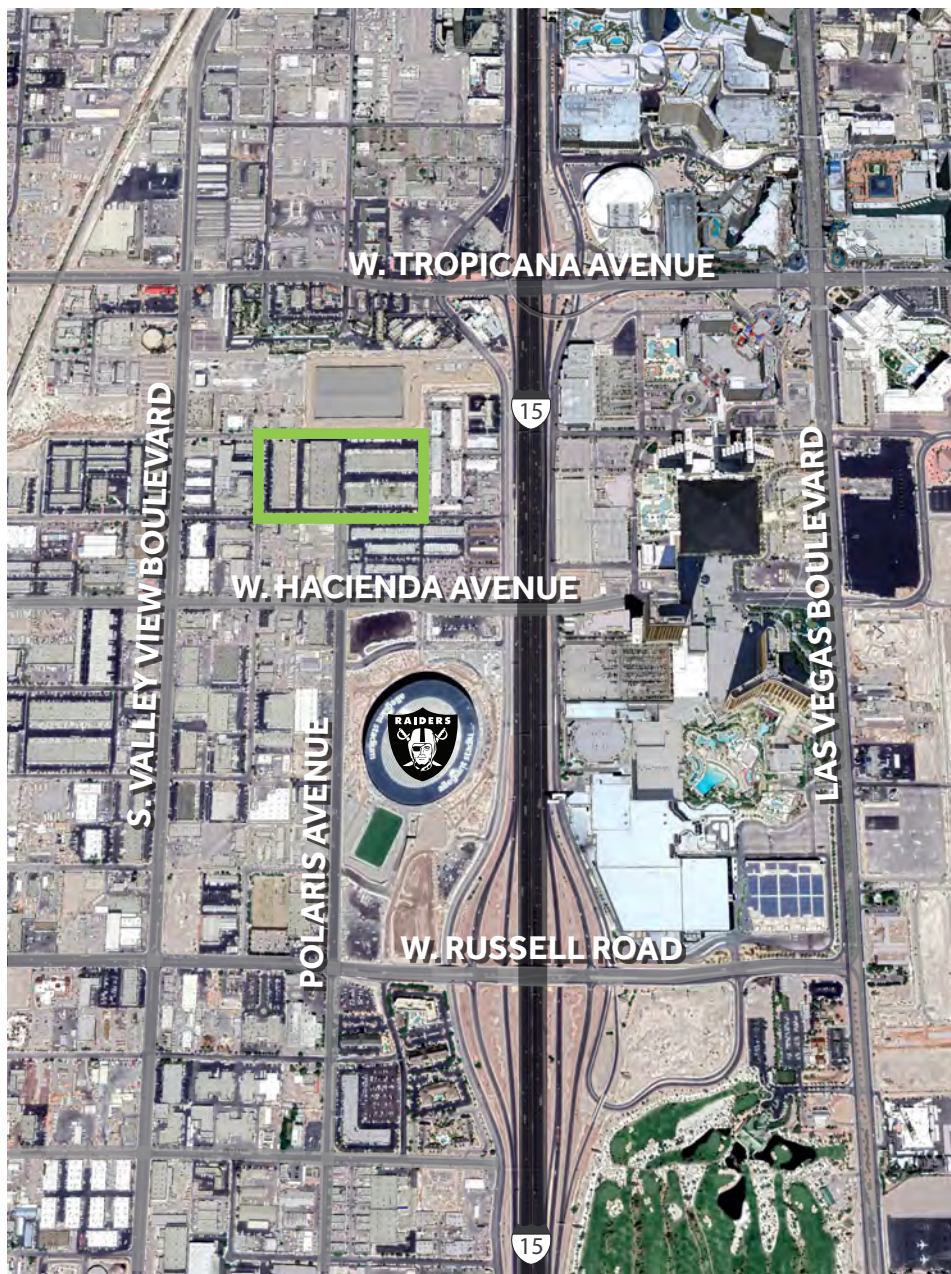
SUITE E-F

- ±10,400 SF Available
- ±852 SF Existing Office
- Four (4) Dock High Loading Doors
- Two (2) Grade Level Doors

SUITE D-F

- ±15,600 SF Available
- ±2,025 SF Existing Office
- Six (6) Dock High Loading Doors
- Three (3) Grade Level Doors





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