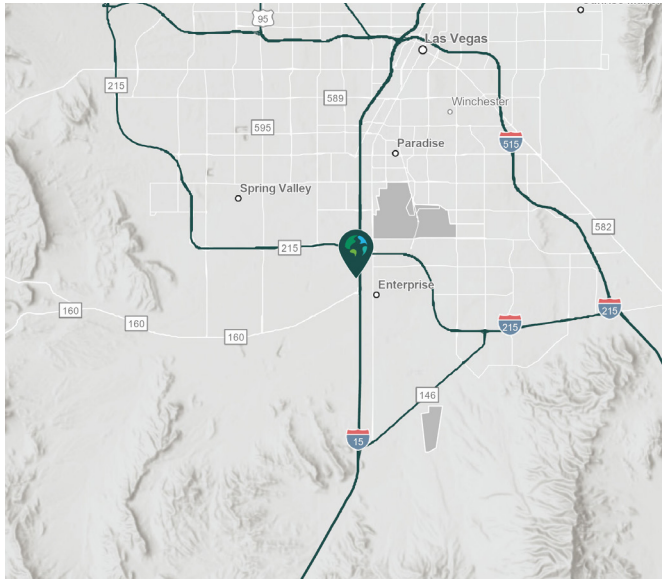


INDUSTRIAL SPACE FOR LEASE

9,661 SF

Warm Springs Distribution Center 11
7650 Dean Martin Drive
Suite 102
Las Vegas, NV 89139



- Conveniently located in the heart of the Las Vegas Southwest submarket with easy access to the I-15 and I-215 Freeways, Harry Reid International Airport, Town Square and the Las Vegas Strip.
- Easy access to the I-15 and I-215 Freeways.



Property Features

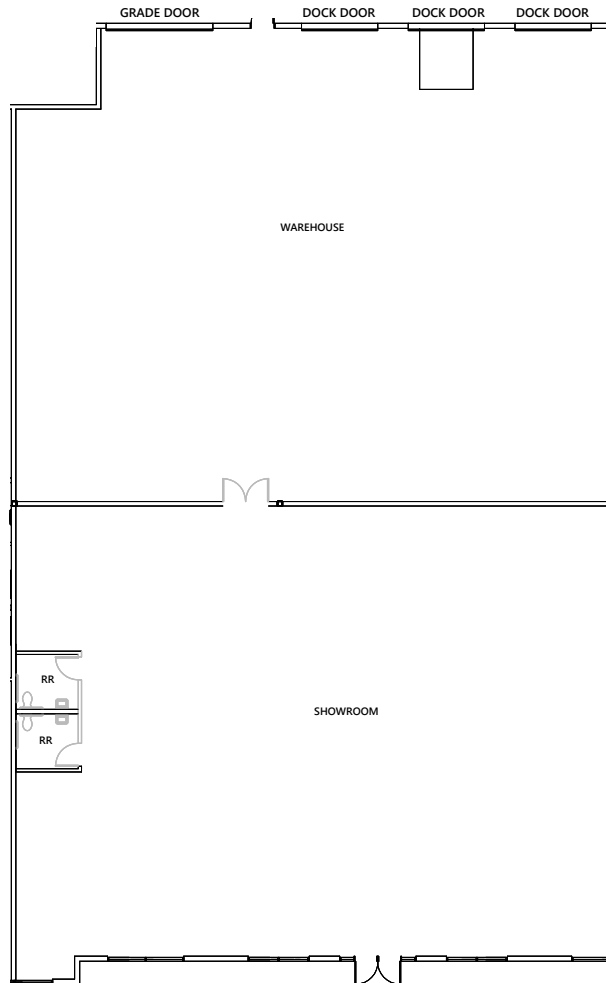
Available Space	9,661 SF	Car Parking Spaces	Pro Rata Share
Conceptual Office SF	1,290 SF	Electrical Service	400 amps, 120/208 V
Clear Height	24'	Sprinkler System	ESFR with a 25.2K factor operating with 1357 gpm at 20 psi
Dock Doors	3		
Pit Levelers	1	Lighting	LED Motion Sensor
Drive-in Doors	1	Zoning	IP (Industrial Park)



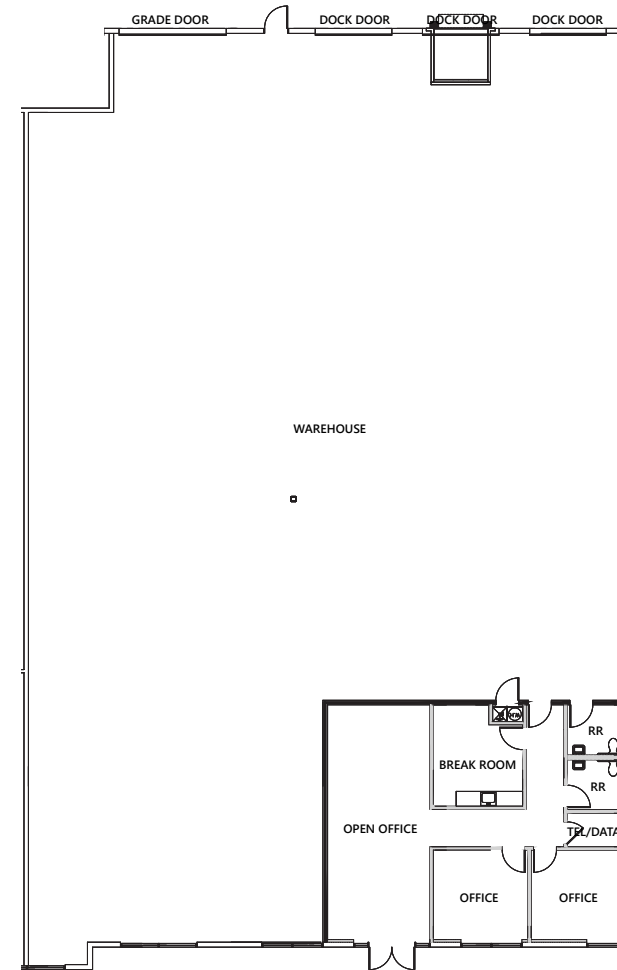
Unlock the full potential of your warehouse with one strategic, single-source partner.



EXISTING SPACE PLAN



CONCEPTUAL SPACE PLAN - ±1,290 SF OFFICE



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