

12,600 SF

Industrial Space For Lease



Arrowhead Commerce Center, Building 12

6175 S. Sandhill Road, Suite 600
Las Vegas, NV 89120 USA



LOCATION

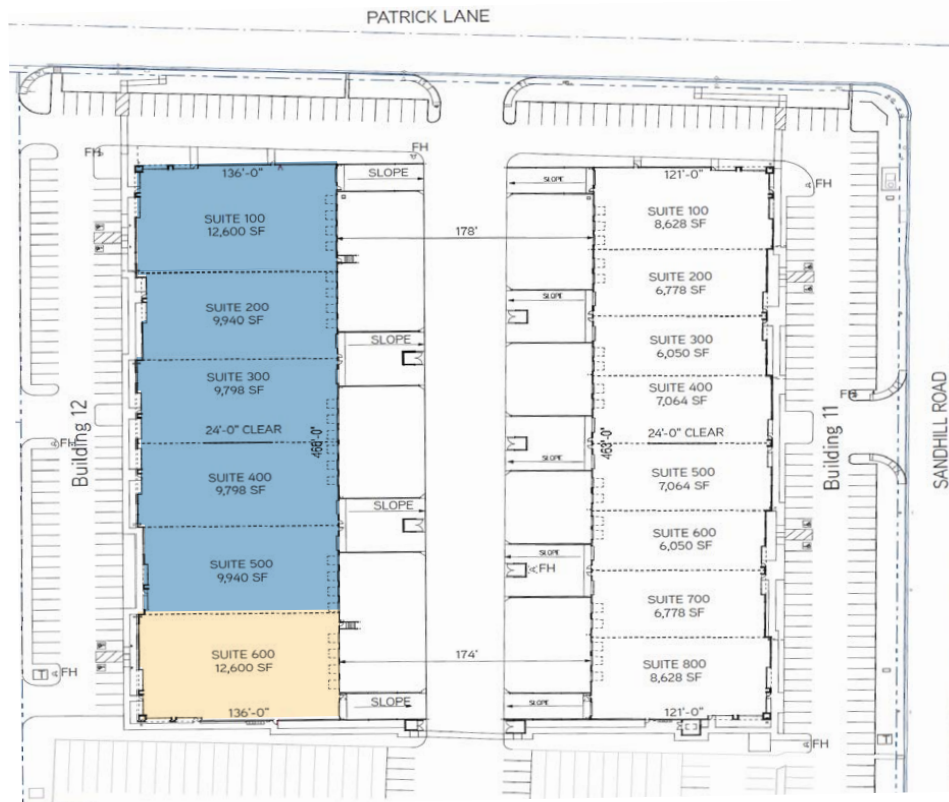
- Southwest corner of Patrick Lane and Sandhill Road
- Zoned M-D (Clark County)
- Airport Submarket
- Freeway access via Sunset Road and the Airport Connector

FACILITY

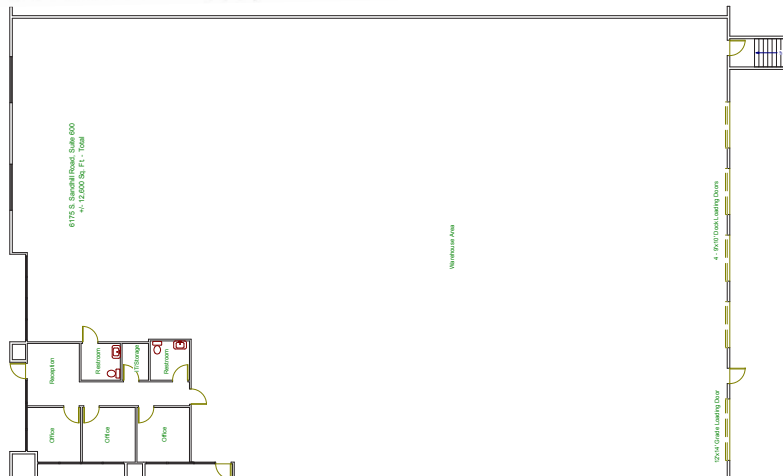
- 64,676 SF total
- 12,600 SF available
- 740 SF of office
- 1 grade level door
- 4 dock high doors
- 24' minimum clear height
- ESFR Fire sprinklers
- Power: 220 amp, 277/480 volt, 3-phase power

12,600 SF

Industrial Space For Lease



- Leased
- Available



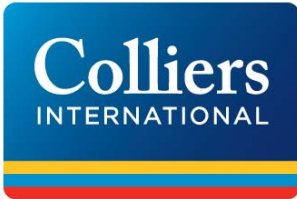
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3800 Howard Hughes Parkway,
 Suite 1250, Las Vegas, NV
 89169 USA



FOR LEASE

+/- 12,600 Square Feet – Light Distribution Space

Listing Agent(s): **Spencer Pinter, Dan Doherty (SIOR) & Chris Lane**

Phone: 702.735.5700
Fax: 702.731.5709
Address: 3960 Howard Hughes Parkway
Suite 150
Las Vegas, Nevada 89169

Last Updated: August 1, 2019

Property Name: **Arrowhead Commerce Center (Bldg. 12)**
Address: **6175 South Sandhill Road, Suite 600
Las Vegas, Nevada 89120**

County: Clark
Zoning: M-D
Lot Size: +/- 7.64 Acres - Total
Project Size: +/- 121,716 SF - Total
Divisibility: +/- 6,050 SF
Available: Currently

LEASABLE PREMISE DETAIL

Divisibility: +/- 12,600 SF
Office Area: +/- 740 SF
Sprinklers: Yes - ESFR
Dock High: 4 – 9'x10'
Grade Level: 1 – 12'x14'
Truss Height: +/- 24' min
Power: 277/480 volt
3-Phase

Arrowhead Commerce Center is a 110-acre master planned industrial/office park centrally located and minutes from McCarran International Airport. Located on the Southwest corner of South Sandhill Road and Patrick Lane, Building 12 offers an individual +/- 12,600 square foot unit that includes +/- 740 square feet of existing office space. This unit is serviced by 4 dock loading doors and 1 grade loading door, and is equipped with ESFR fire sprinklers, evaporative cooling and high bay lighting in the warehouse, insulation in the warehouse ceiling and 200 amps of 277/480 volt, 3-phase power per unit. The Project includes more than ample parking, and has excellent flow and access throughout the site for automobile and truck traffic. Please see the attached floor plan for more details.

PARKING AND UTILITIES

Arrowhead Commerce Center is serviced by municipal water and sewer. Each building has 277/480 volt, 3-phase power service to each panel. Each Tenant is responsible for its own electrical, gas, telephone, janitorial and trash removal services. Building 12 includes +/- 133 automobile parking spaces allocated for the use of its employees and visitors. This unit includes 14 automobile parking spaces for Tenant's use.

TERMS AND TAX DATA

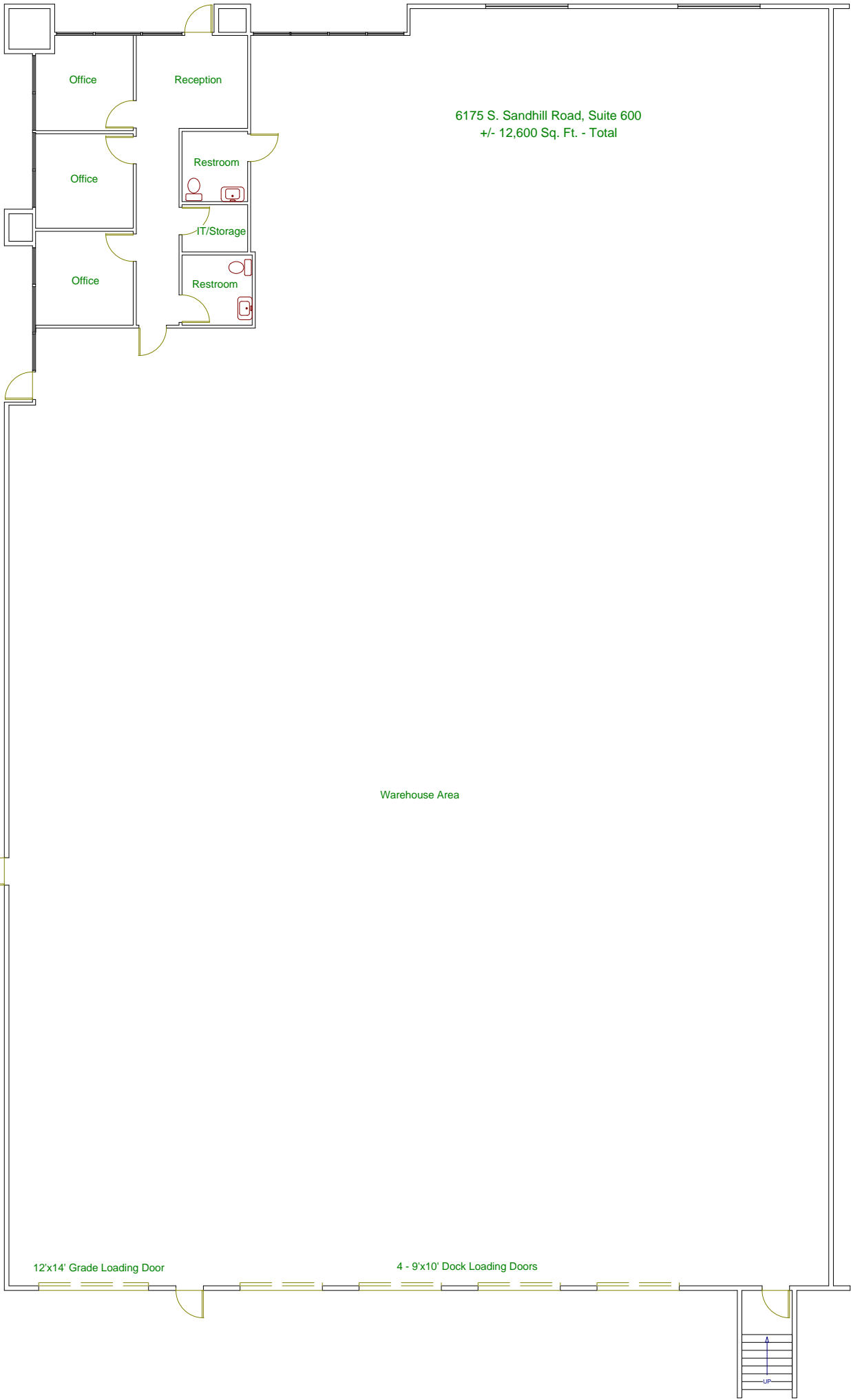
Base Rent / Mo.: \$9,576 (NNN) or approximately \$0.76/SF
NNN, Modified Gross or Gross: NNN
Estimated NNN / Psf / Mo. \$0.157 or \$1,979/mo. for the year 2019
Total Rent / Mo.: \$11,555 (this figure includes the estimated NNN Expenses)
Lease Term: 5 years

PROMOTIONAL FEATURES / DISCLOSURES

Arrowhead Commerce Center offers a wide array of diversified buildings to fit the growing demand of users in the Las Vegas valley. The master-planned park also offers small lots for sale and build-to-suit opportunities.

The Landlord of this project, Prologis, owns and operates over 6 million square feet of industrial product within the Las Vegas valley. The Landlord continues to strive for excellence by offering local, professional, and responsive property management

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

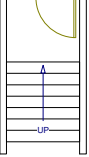


6175 S. Sandhill Road, Suite 600
+/- 12,600 Sq. Ft. - Total

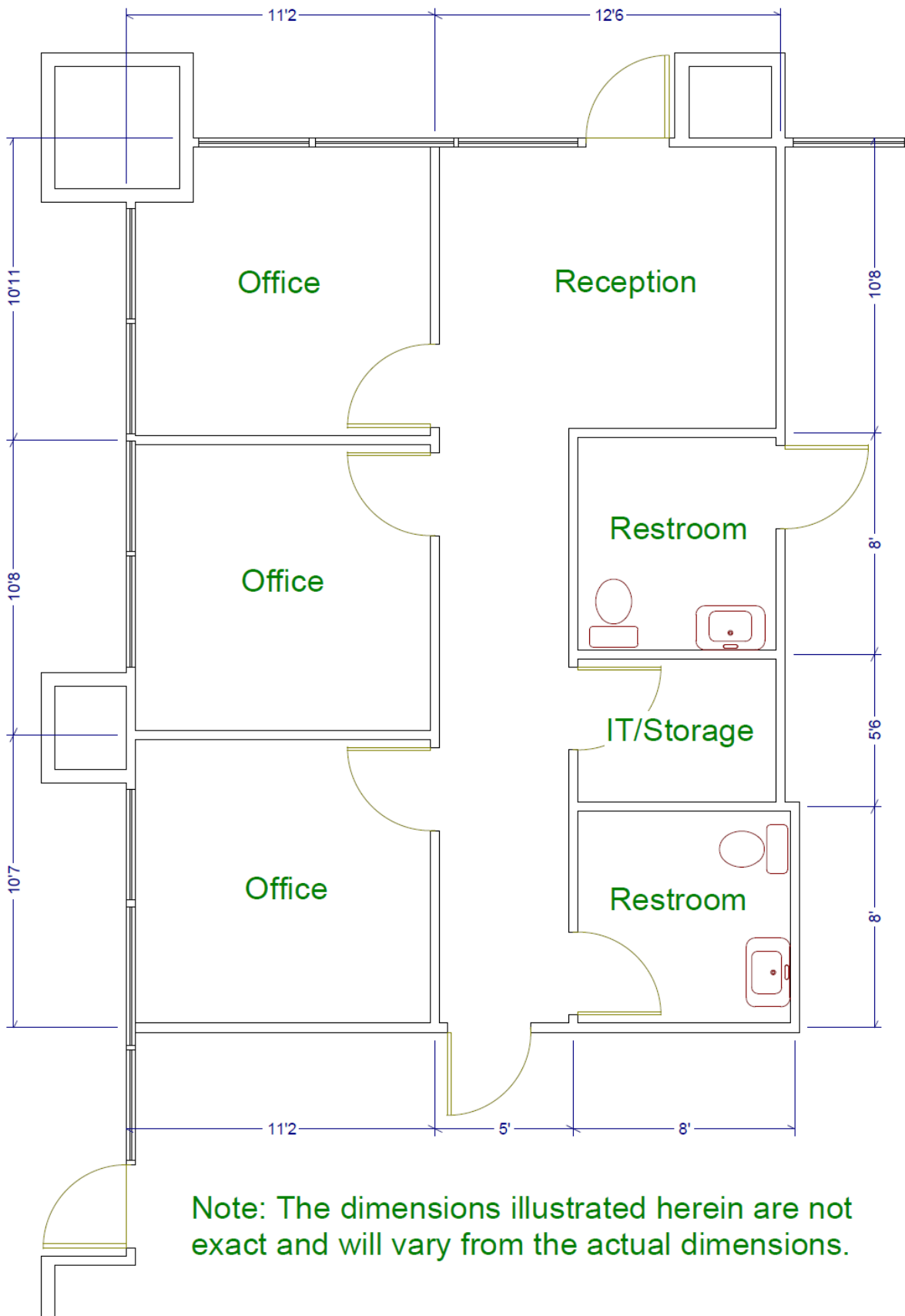
Warehouse Area

12'x14' Grade Loading Door

4 - 9'x10' Dock Loading Doors



+/- 740 Sq. Ft. - Office



Note: The dimensions illustrated herein are not exact and will vary from the actual dimensions.

PATRICK LANE



SANDHILL ROAD