

# 21,120 SF

## Industrial Space For Lease



## Prologis Sunrise Industrial Park #4

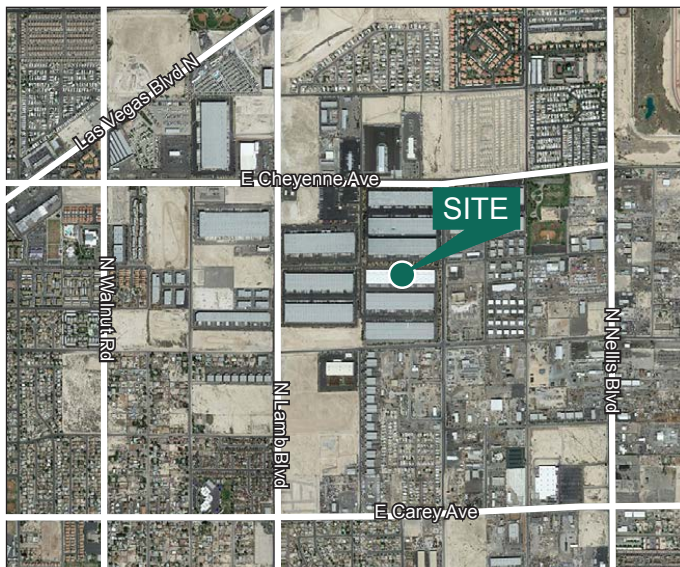
2951 N. Marion Drive, Suite 105  
Las Vegas, NV 89115 USA

### LOCATION

- Marion Drive Just South of Cheyenne Avenue
- Zoned M-1 (Clark County)
- North Las Vegas Submarket
- Convenient I-15 Access via Cheyenne Avenue Interchange

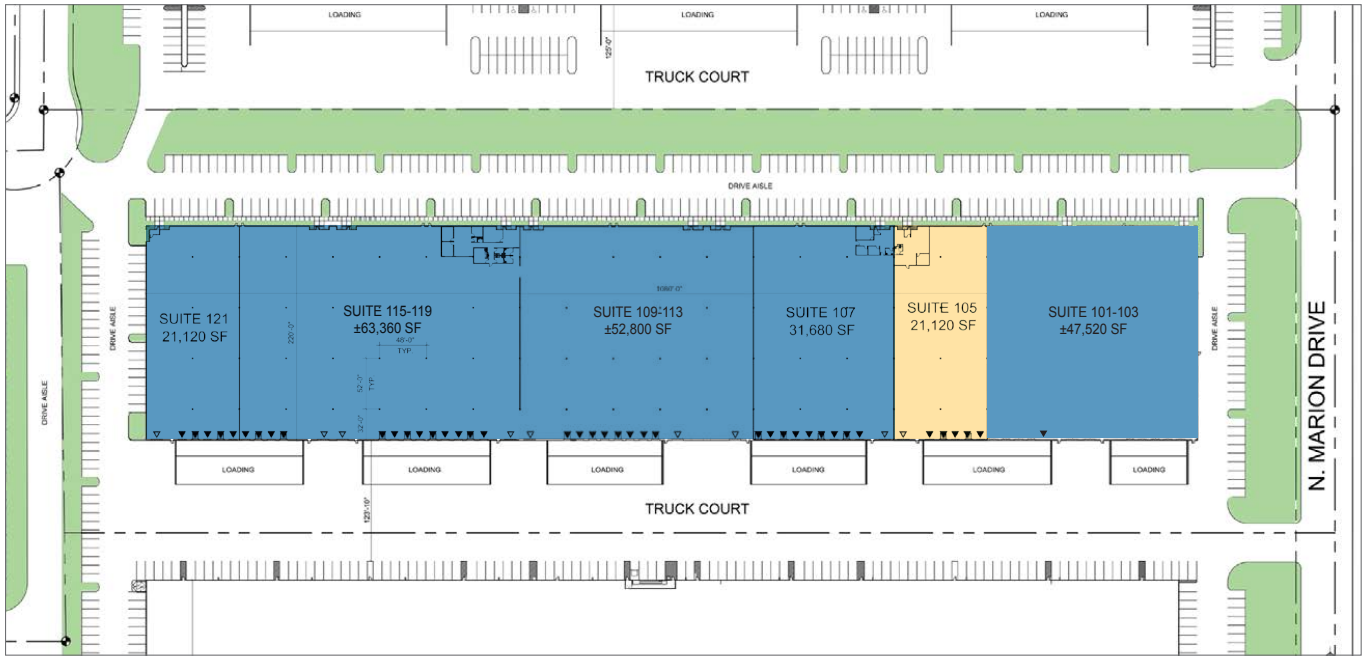
### FACILITY

- Suite 105: 21,120 Total SF
- ±21,120 Total SF
- ±1,310 SF office
- ±19,810 SF warehouse
- Five (5) 8'6"x10' Dock Doors (With (2) 25,000 Pit Levelers)
- One (1) 12'x14' Grade Door
- ±24' Minimum Clear Height
- 1% Skylights
- ±220' Building Depth
- 48' x 52' Typical Column Spacing
- Power: 200A/3PH/277/480V
- Evaporative Cooled Warehouse
- ESFR Fire Sprinkler System
- Energy Efficient T-8 Warehouse Lighting



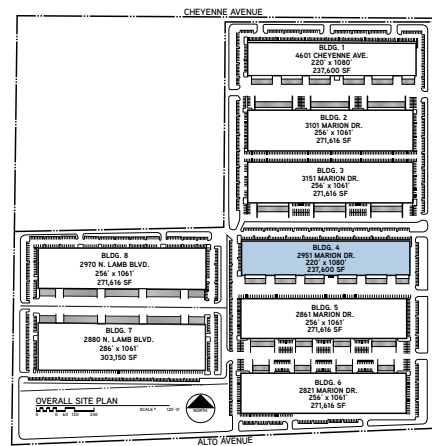
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Leased Space

Available Space



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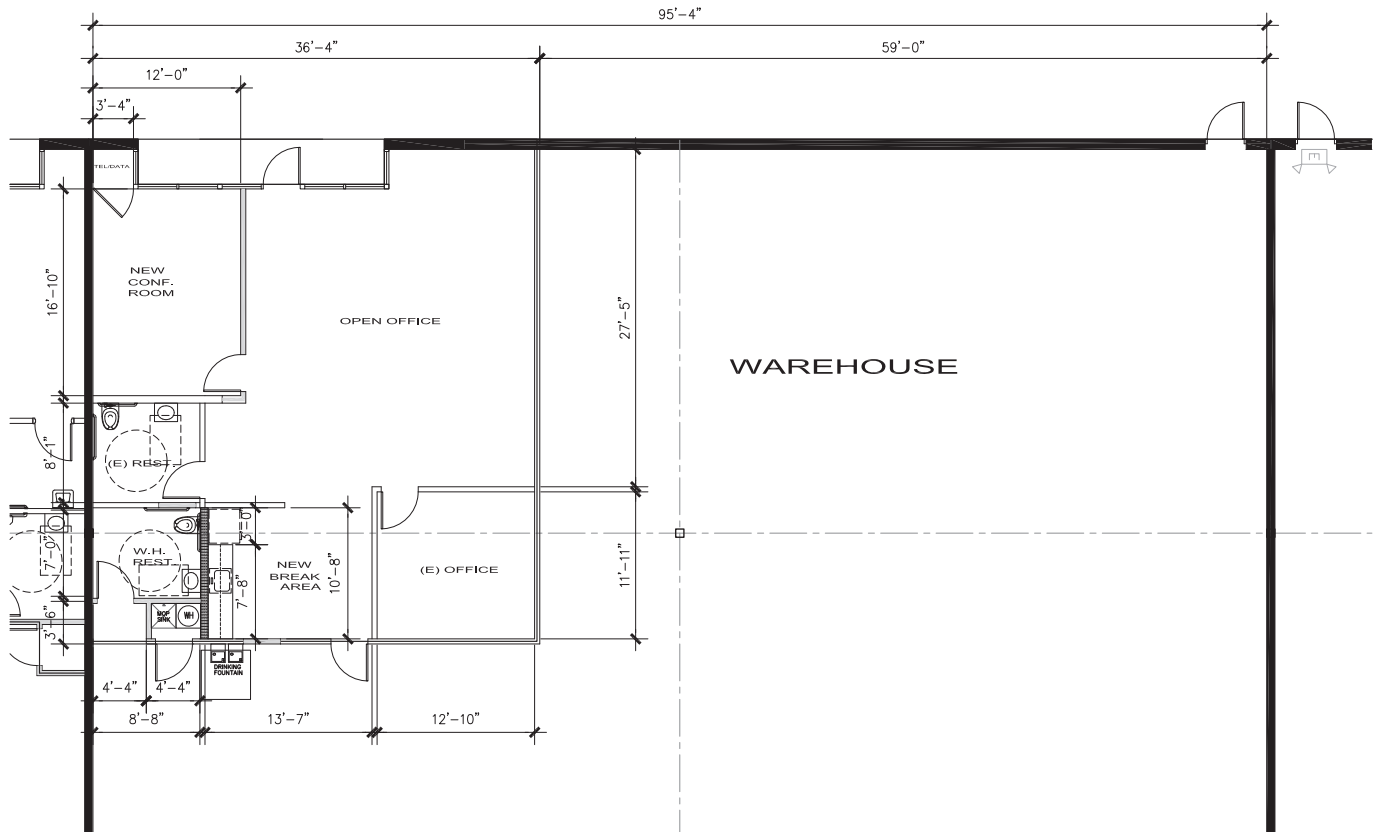
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### ±1,310 SF Office



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