



# Warm Springs Distribution Center #14

7770 Dean Martin Drive, Suite 306 | Las Vegas, NV 89139

Up to ±16,112 Square Feet Available  
Industrial Building For Lease

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## Up to $\pm 16,112$

square feet available

## Less than 1 mile

From the I-15 freeway

## Major Distribution Hub

Can service 8 different markets within a one day truck drive

## Under 5 miles

To the Las Vegas Strip & Harry Reid International Airport

### Property Description

- Available  $\pm 16,112$  SF
- $\pm 15,000$  SF Open Showroom with Six (6) Existing Offices
- ESFR Fire Sprinkler System
- Three (3) Dock High Loading Doors
- One (1) Pit Leveler
- One (1) Grade Level Loading Door
- 24' Minimum Clear Height
- 3-Phase Power, 4-Wire Electrical
- Ample Parking
- Concrete Tilt-Up Construction

### Highway Access

- Close proximity to Blue Diamond Road and Las Vegas Blvd exit ramp off of the I-15 freeway

### Location

- Convenient access to the Las Vegas Strip, T-Mobile Arena, Allegiant Stadium and Las Vegas Convention Center corridor.
- Near an abundance of restaurants, shopping venues, and industrial owners/users and manufacturing/distribution facilities.
- 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.

- Annual average traffic counts exceeding 238,000 vehicles daily.

### Zoning

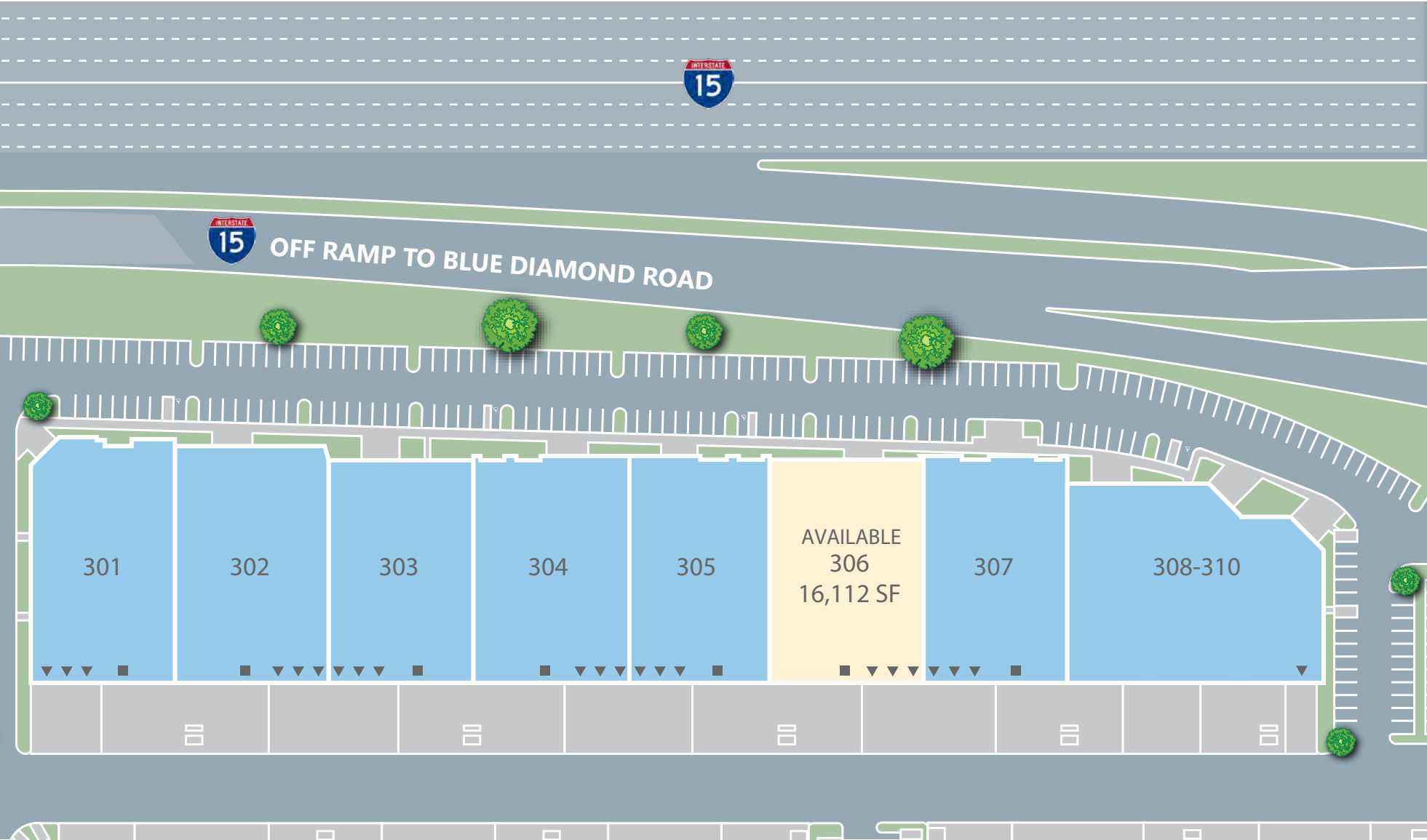
- MD, Designated Manufacturing

### Lease Type

- Prologis Clear Lease
- Operating Expense Cost Certainty

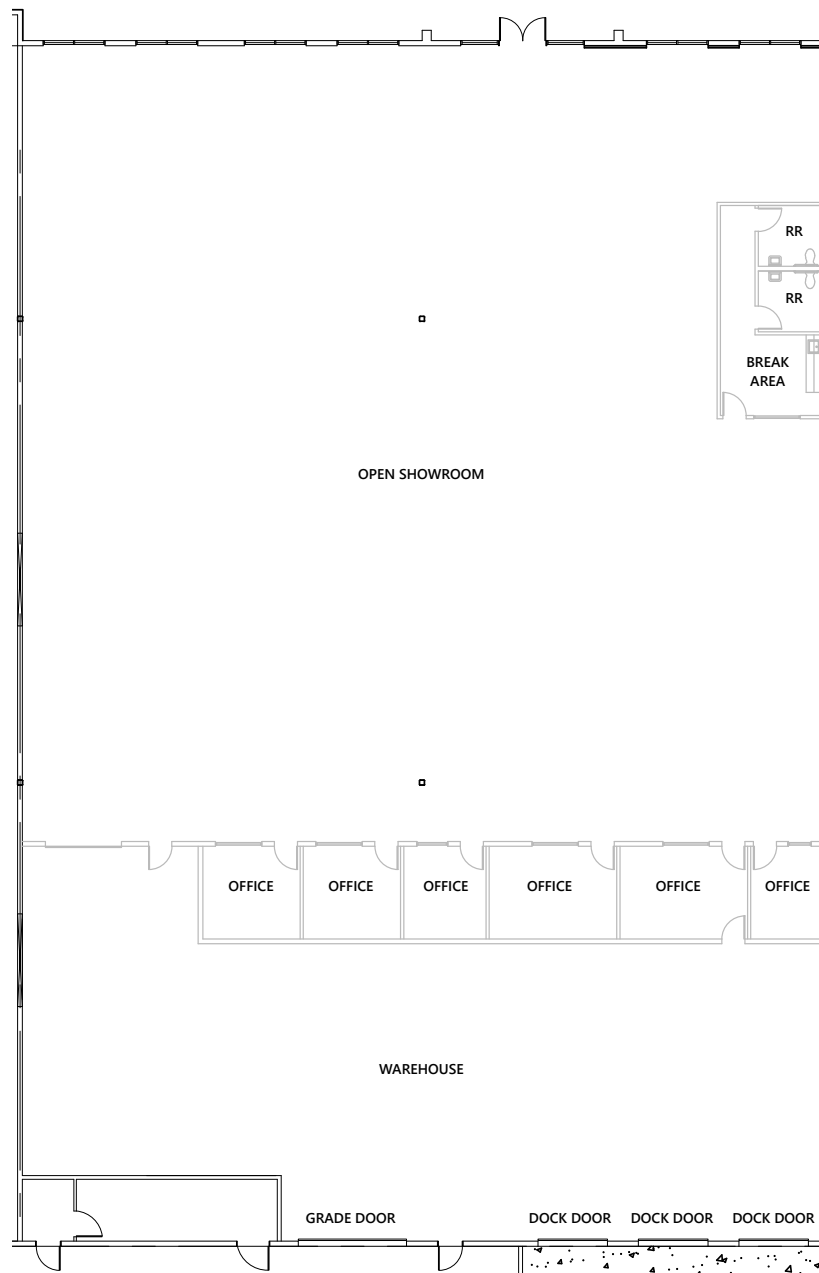
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