

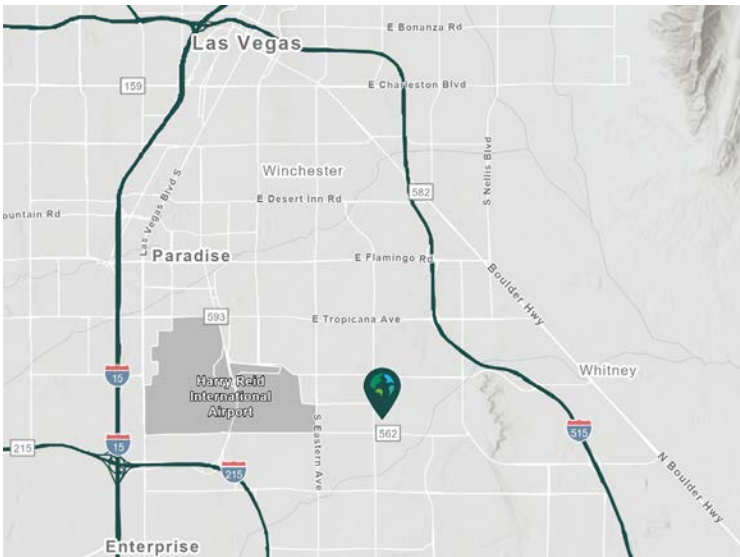
INDUSTRIAL SPACE FOR LEASE

±8,000 SF



6255 S. Sandhill Road, Suite 900 & 1000
Las Vegas, NV 89120 USA

Prologis Arrowhead
Commerce Center 13



- Northwest Corner of Sandhill Road and Post Road
- Freeway access via Sunset Road and the Airport Connector
- Zoned M-D (Clark County)
- Airport Submarket

Property Features

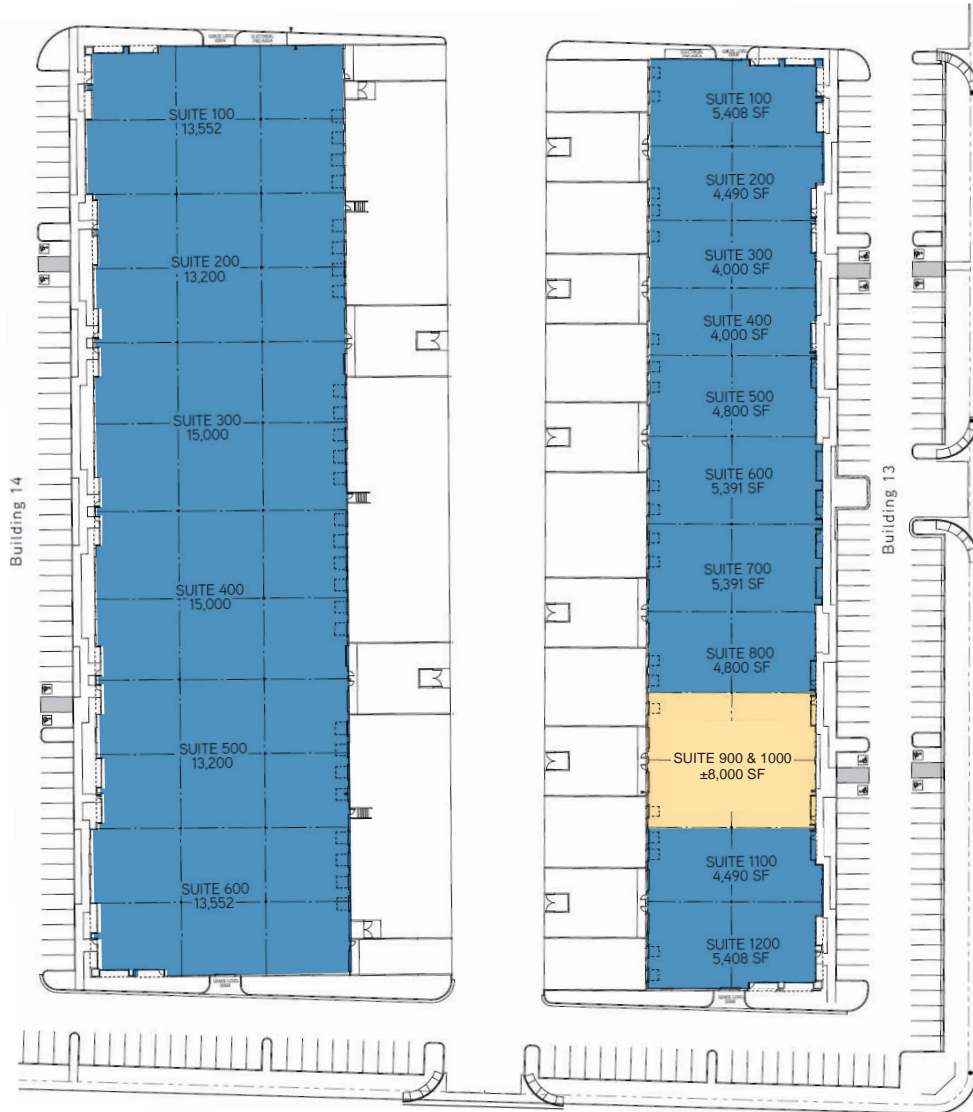
Available Space	±8,000 SF
Office SF	±834 SF
Building SF	±56,178 SF
Clear Height	20' Minimum
Dock Doors	2
Drive-in Doors	2
Lighting	LED Motion Sensor
Sprinkler	ESFR
Electrical Service	400 amps, 277/480 volt, 3-phase power



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



= Leased
 = Available



Post Road

For illustration purposes only. Not to scale.



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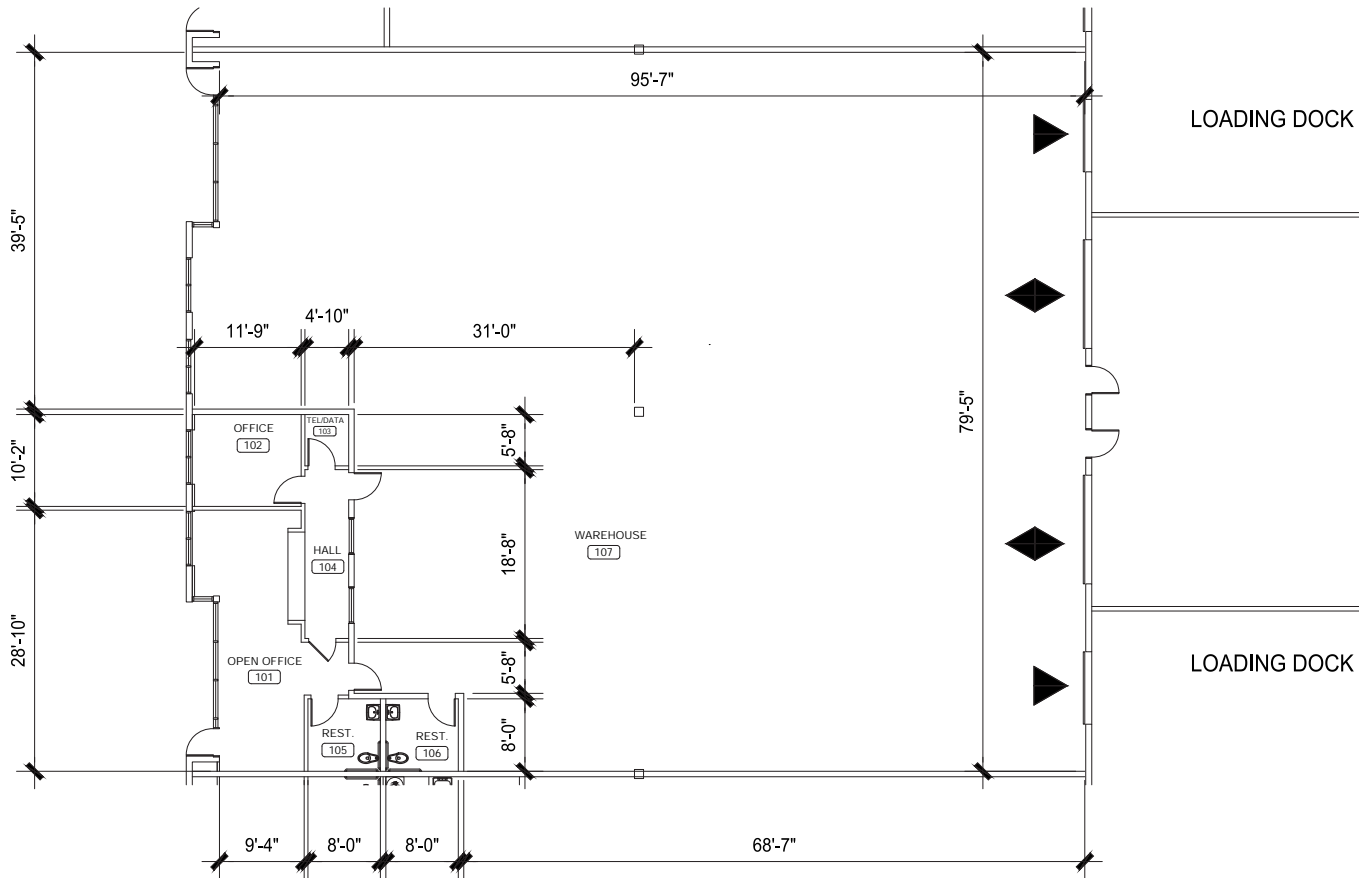
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SUITE 900 & 1000

±8,000 SF

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▲ = Dock High Door

◆ = Grade Level Door

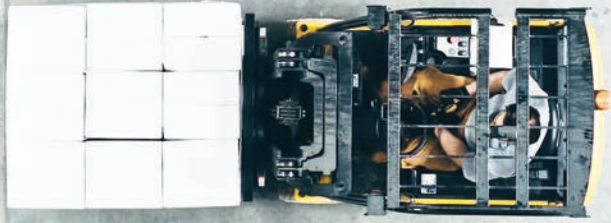


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Worry less about your real estate expenses and focus more on your business.

Don't be blindsided by unexpected costs or a surprise bill at year-end. Get greater cost certainty through the term of your lease. There is NO annual reconciliation with the exception of property taxes.*

Simplify Your Lease, Simplify Your Life

Prologis' Clear Lease includes fixed base rent as well as fixed operating expenses,* including both capital and non-capital expenses, throughout the initial lease term. We make your lease easier allowing for you to focus on streamlining your operations.



Simplified leasing process



Greater cost certainty



Trusted property maintenance



No operating or capital expense surprises



No reconciliation for common area maintenance



Shortened 11-page lease with no complex legal jargon

Clear Lease		Typical Lease Triple Net (NNN)
✓ Fixed and no unexpected costs or surprises	Common Area Maintenance (CAM) Landscaping Fire protection Snow removal Common utilities Roof repair	✗ Variable and reconciled
✓ Fixed and no unexpected costs or surprises	Capital Repairs and Replacements Parking lot repair and replacement Exterior building paint Roof replacement	✗ Variable and reconciled
✓ Fixed and no unexpected costs or surprises	Management Fee	✗ Variable
✓ Fixed and no unexpected costs or surprises	Property Insurance and Liability Insurance Fees	✗ Variable and estimated annually
✓ Fixed and no unexpected costs or surprises	Office HVAC and Warehouse Heating Maintenance Repair and replacement	✗ Tenant contracts and pays directly
✓ Fixed and no unexpected costs or surprises	Dock Doors Bi-annual maintenance	✗ Tenant contracts and pays directly

*property taxes excluded