

# 12,600 SF

## Industrial Space For Lease



## Arrowhead Commerce Center (Bldg. 12)

6175 S. Sandhill Road, Suite 100  
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

- Suite 100 for lease
- 12,600 SF total
- 4,340 SF of office
- 2 grade level doors
- 4 dock high doors
- 24' minimum clear height
- ESFR Fire sprinklers
- Power: 200 amp, 277/480 volt, 3-phase power

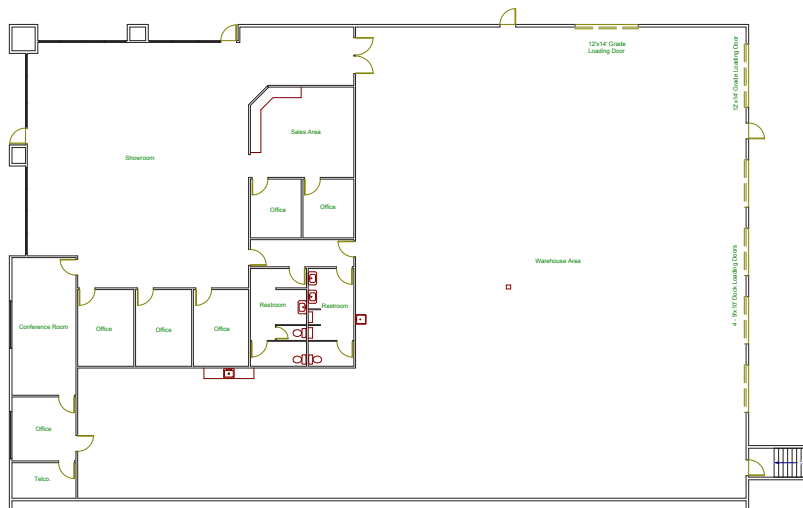
# 12,600 SF

## Industrial Space For Lease



Leased

Available

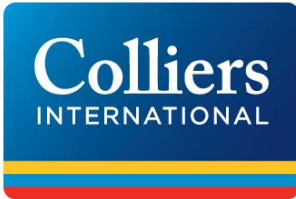


**Colliers International**  
 Spencer Pinter  
 spencer.pinter@colliers.com  
 ph +1 702 836 3776  
 cell +1 702 768 1856  
 3960 Howard Hughes Pkwy.  
 Suite 150  
 Las Vegas, NV 89169 USA

**Colliers International**  
 Dan Doherty, SIOR  
 dan.doherty@colliers.com  
 ph +1 702 836 3707  
 cell +1 702 809 1000  
 3960 Howard Hughes Pkwy.  
 Suite 150  
 Las Vegas, NV 89169 USA

**Colliers International**  
 Chris Lane  
 chris.lane@colliers.com  
 ph +1 702 836 3728  
 cell +1 702 808 4956  
 3960 Howard Hughes Pkwy.  
 Suite 150  
 Las Vegas, NV 89169 USA

**Prologis**  
 Renee Carroll  
 rcarol@prologis.com  
 ph +1 702 891 9503  
 3800 Howard Hughes Parkway,  
 Suite 1250, Las Vegas, NV 89169  
 USA



## FOR LEASE

### +/- 12,600 Square Feet – Light Distribution Space Corner Unit w/ Patrick Lane Exposure

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, 2018

Property Name: **Arrowhead Commerce Center (Bldg. 12)**  
Address: **6175 South Sandhill Road, Suite 100  
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: January 2019

#### LEASABLE PREMISE DETAIL

Divisibility:	+/- 12,600 sf
Office Area:	+/- 4,340 sf
Sprinklers:	Yes - ESFR
Dock High:	4 – 9'x10'
Grade Level:	2 – 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 +/- 4,340 square feet of existing office/showroom space. This unit is serviced by 4 dock loading doors and 2 grade loading doors, 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 23 automobile parking spaces for Tenant's use.

#### TERMS AND TAX DATA

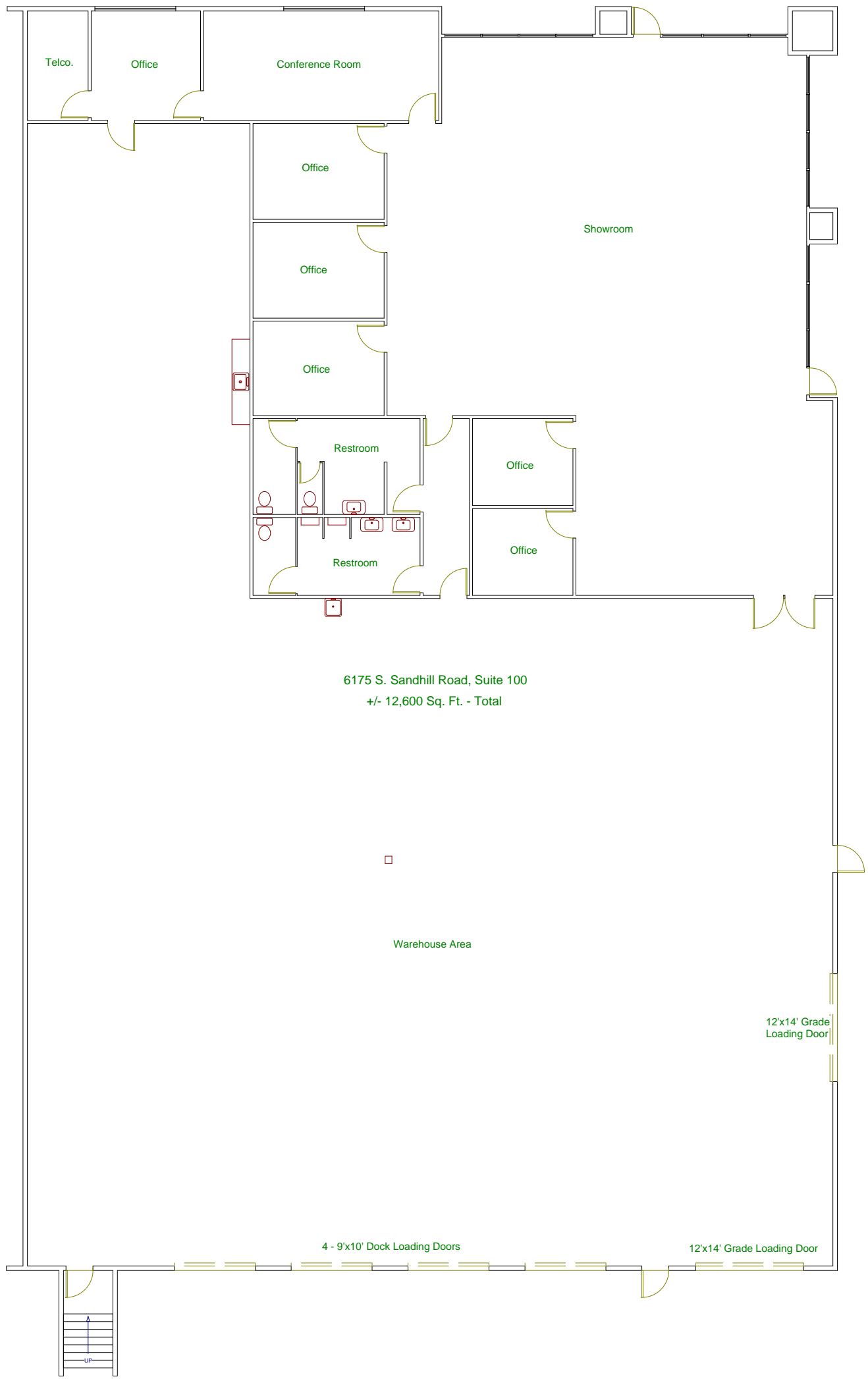
Base Rent / Mo.:	\$10,710 (NNN) or approximately \$0.85/SF
NNN, Modified Gross or Gross:	NNN
Estimated NNN / Psf / Mo.	\$0.16 or \$2,029/mo. for the year 2018
Total Rent / Mo.:	\$12,739 (this figure includes the estimated NNN Expenses)
Lease Term:	3 to 5 years

#### PROMOTIONAL FEATURES / DISCLOSURES

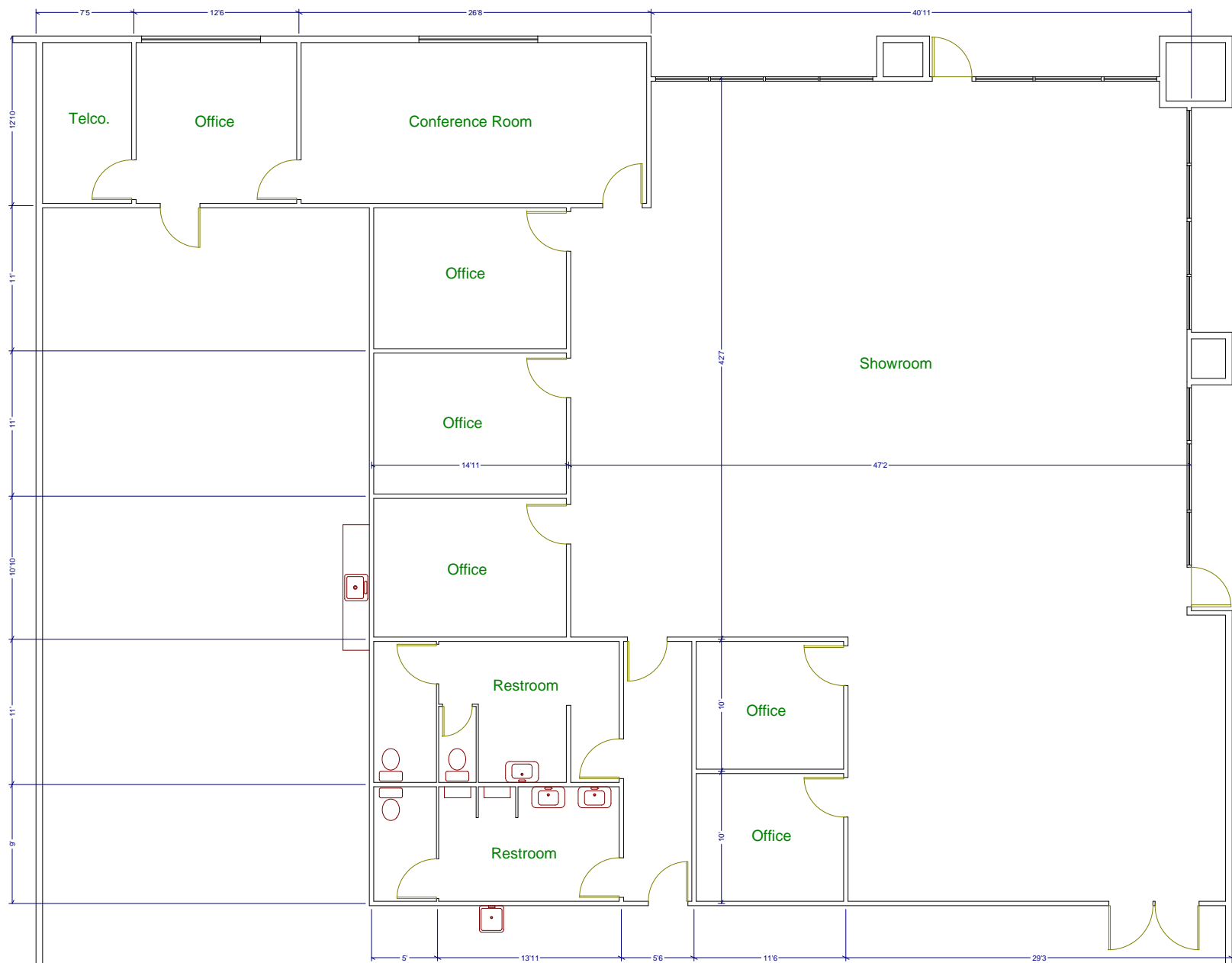
Arrowhead Commerce Center offers a wide array of diversified buildings to fit the growing demand of users in the Las Vegas valley. The master-planned park also offers small lots for sale and build-to-suit opportunities.

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.



# +/- 4,340 Sq. Ft. - Office



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

PATRICK LANE



SANDHILL ROAD