

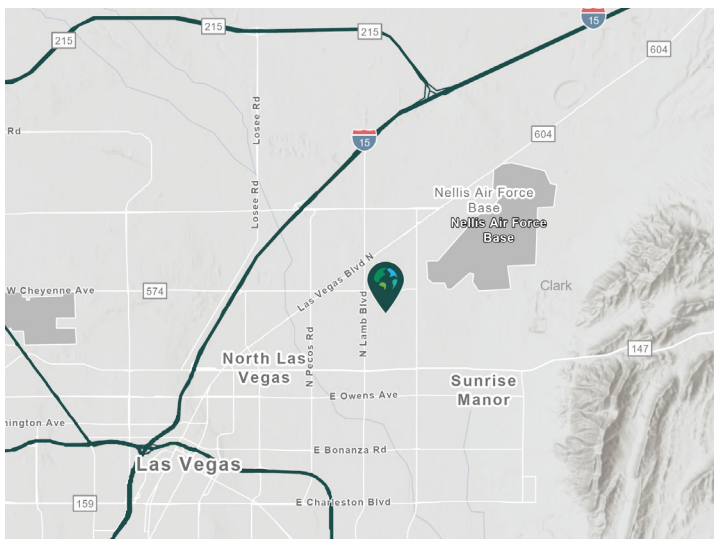
INDUSTRIAL SPACE FOR LEASE

±102,016 SF



2970 N. Lamb Boulevard, Suite 111-115
Las Vegas, NV 89115 USA

Prologis Sunrise Industrial Park 8



- Lamb Boulevard just south of Cheyenne Avenue
- Convenient access to I-15 via Cheyenne Avenue Interchange
- Zoned: Industrial Light (IL)
- North Las Vegas submarket
- After-hours roaming security

Property Features

Available Space	±102,016 SF
Office SF	±3,189 SF
Clear Height	31'
Dock Doors	18
Drive-in Doors	4
Pit Levelers	8
Truck Court	Secured
Skylights	In Warehouse
Electrical Service	1,200 amps
Sprinkler	ESFR
Lighting	LED Motion Sensor

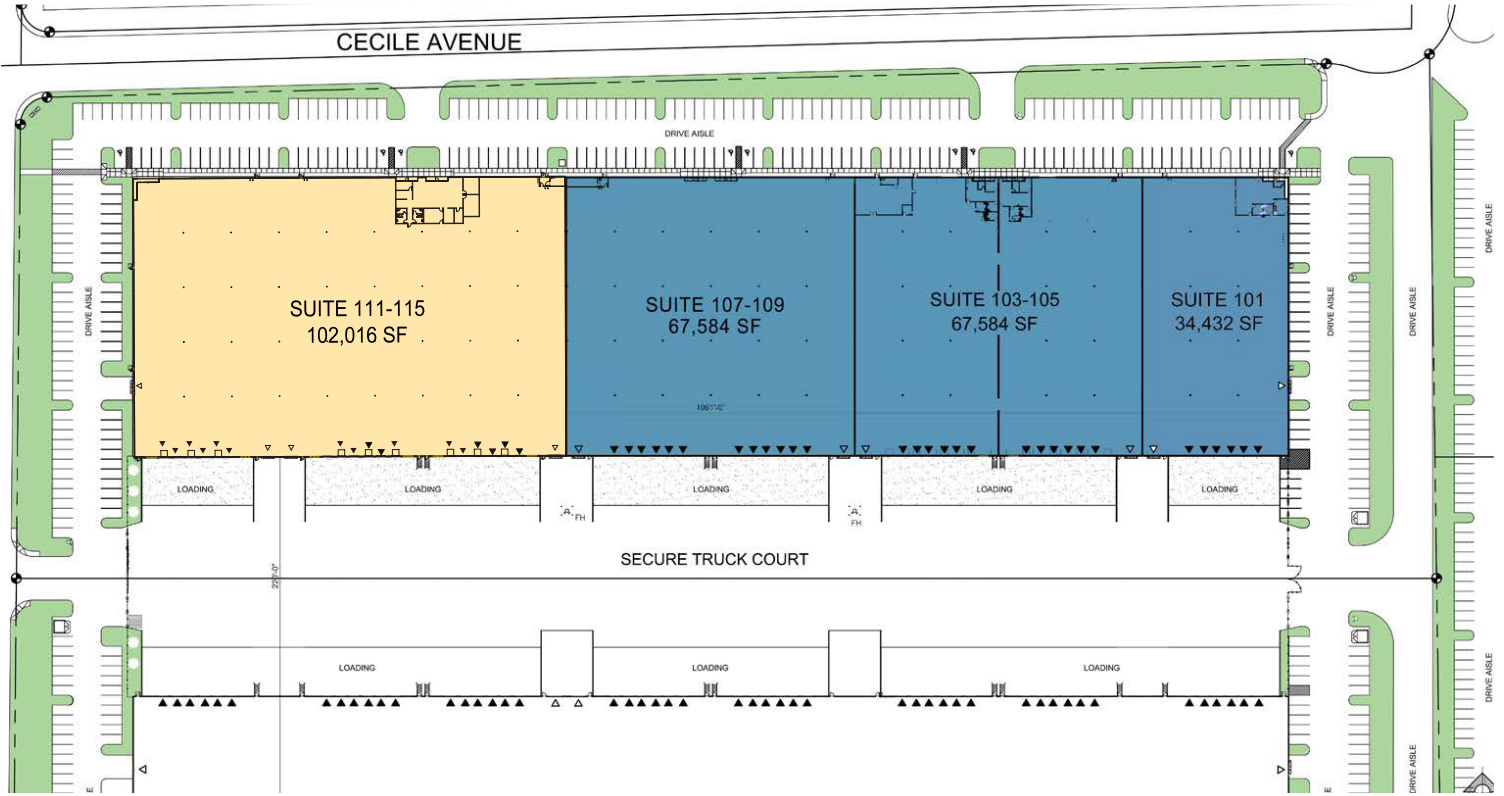


Unlock the full potential of your warehouse with one strategic, single-source partner.



= Leased = Available

For illustration purposes only. Not to scale.



= Dock High Door = Grade Level Door



Colliers
Chris Lane, SIOR, CCIM
 Executive Vice President
chris.lane@colliers.com
 ph +1 702 836 3728
 License # NV-S.0166896

Colliers
Jerry Doty, SIOR
 Executive Vice President
jerry.doty@colliers.com
 ph +1 702 836 3735
 License # NV-S.0172045

Colliers
Paul Sweetland, SIOR
 Vice Chairman
paul.sweetland@colliers.com
 ph +1 702 836 3750
 License # NV-S.0043604

Prologis
Renee Carroll
 Senior Leasing Manager
rcarroll@prologis.com
 ph +1 702 891 9503
 License # NV-S.0202501

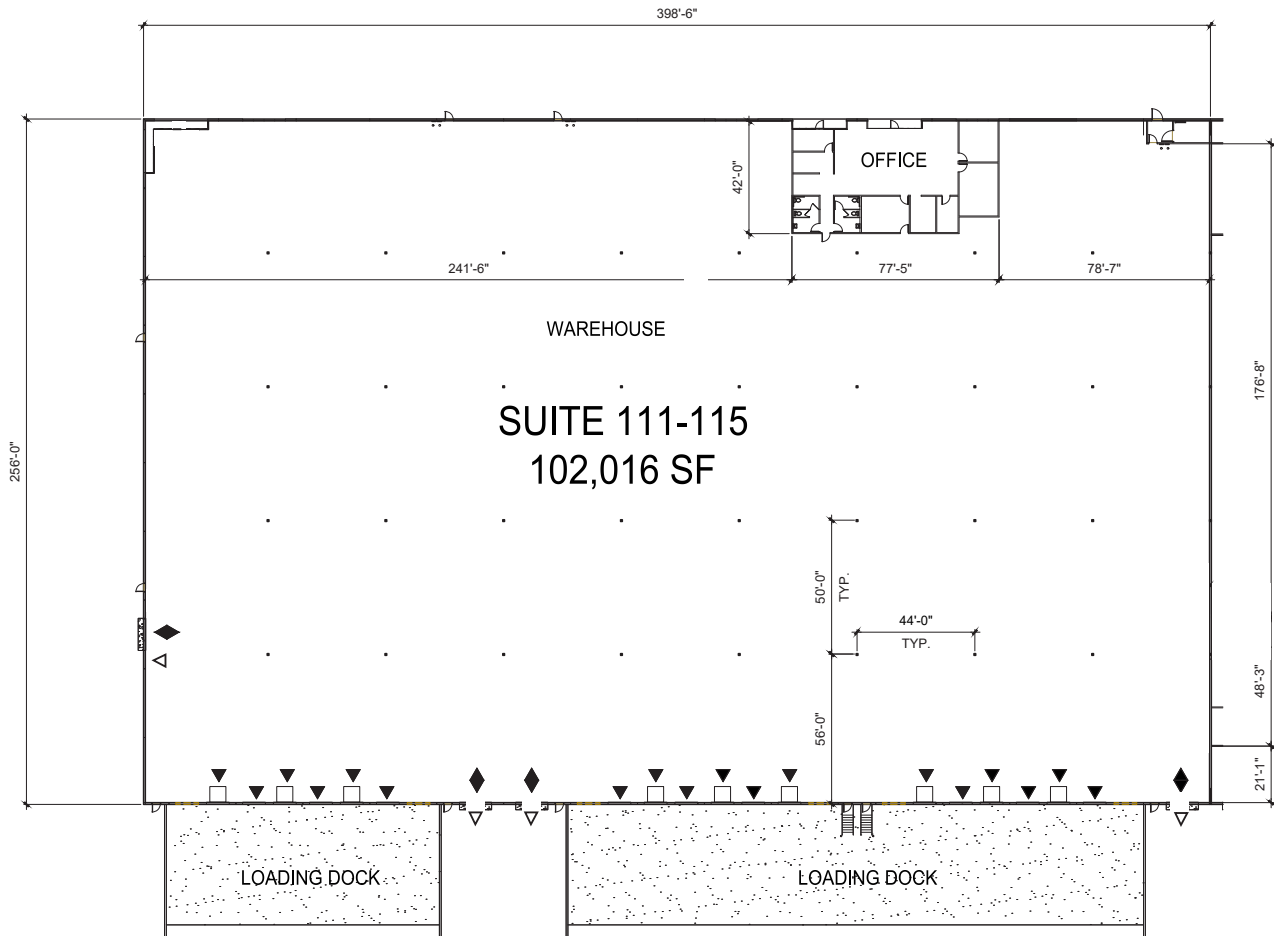


Unlock the full potential of your warehouse with one strategic, single-source partner.



DETAILED PLAN

For illustration purposes only. Not to scale.



▲ = Dock High Door

△ = Grade Level Door

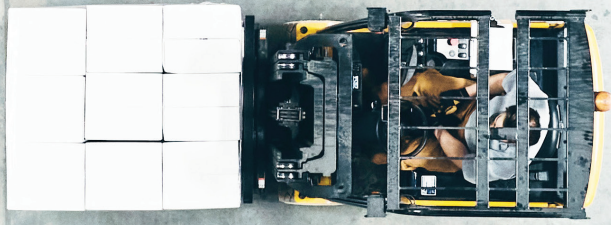


Colliers
Chris Lane, SIOR, CCIM
Executive Vice President
chris.lane@colliers.com
ph +1 702 836 3728
License # NV-S.0166896

Colliers
Jerry Doty, SIOR
Executive Vice President
jerry.doty@colliers.com
ph +1 702 836 3735
License # NV-S.0172045

Colliers
Paul Sweetland, SIOR
Vice Chairman
paul.sweetland@colliers.com
ph +1 702 836 3750
License # NV-S.0043604

Prologis
Renee Carroll
Senior Leasing Manager
rcarroll@prologis.com
ph +1 702 891 9503
License # NV-S.0202501



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