

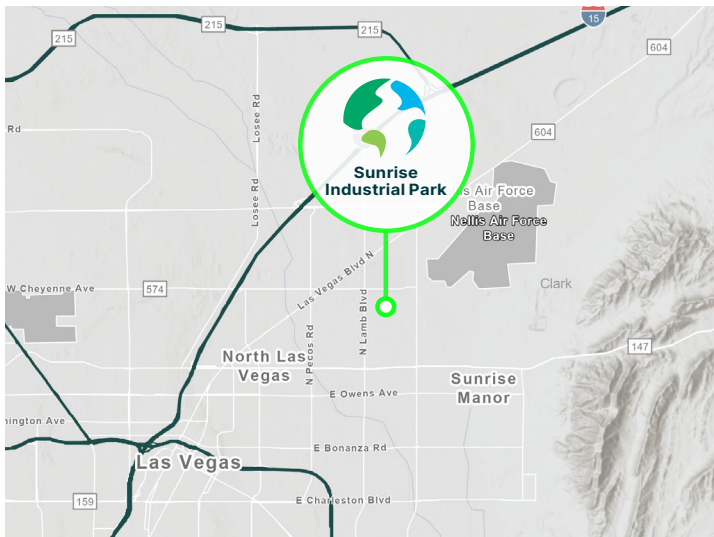
INDUSTRIAL SPACE FOR LEASE

±101,856 SF



2861 N. Marion Drive, Suite 115  
Las Vegas, NV 89115 USA

Prologis Sunrise Industrial Park 5



- Marion Drive 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

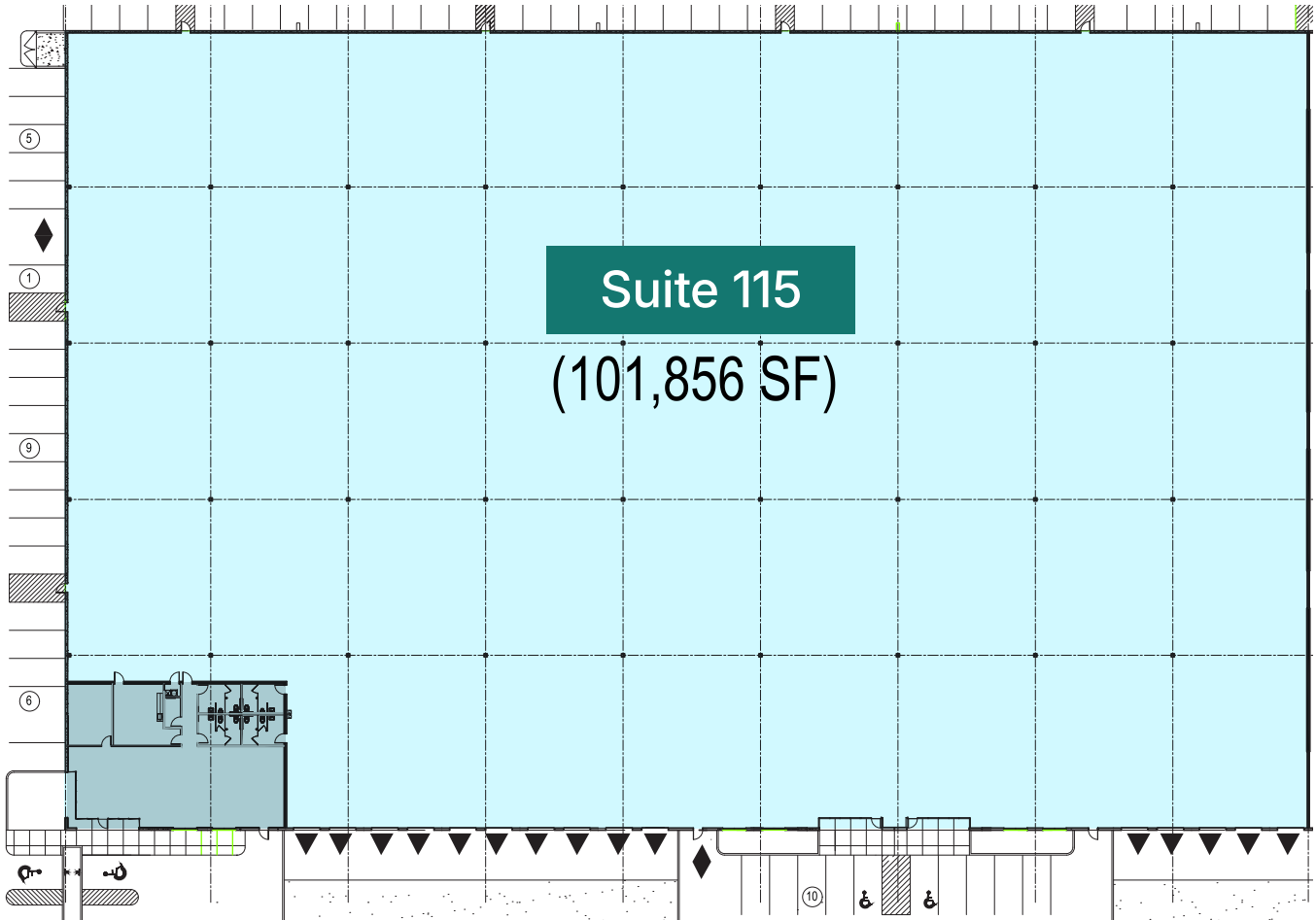
Available Space	±101,856 SF
Office SF	±3,195 SF
Clear Height	30'
Dock Doors	15
Drive-in Doors	2
Pit Levelers	15
Building Depth	256'
Vehicle Restraints	15
Electrical Service	1,200 amps
Sprinkler	ESFR
Lighting	LED Motion Sensor



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



For illustration purposes only. Not to scale.



▲ = Dock High Door     ◆ = Grade Level Door



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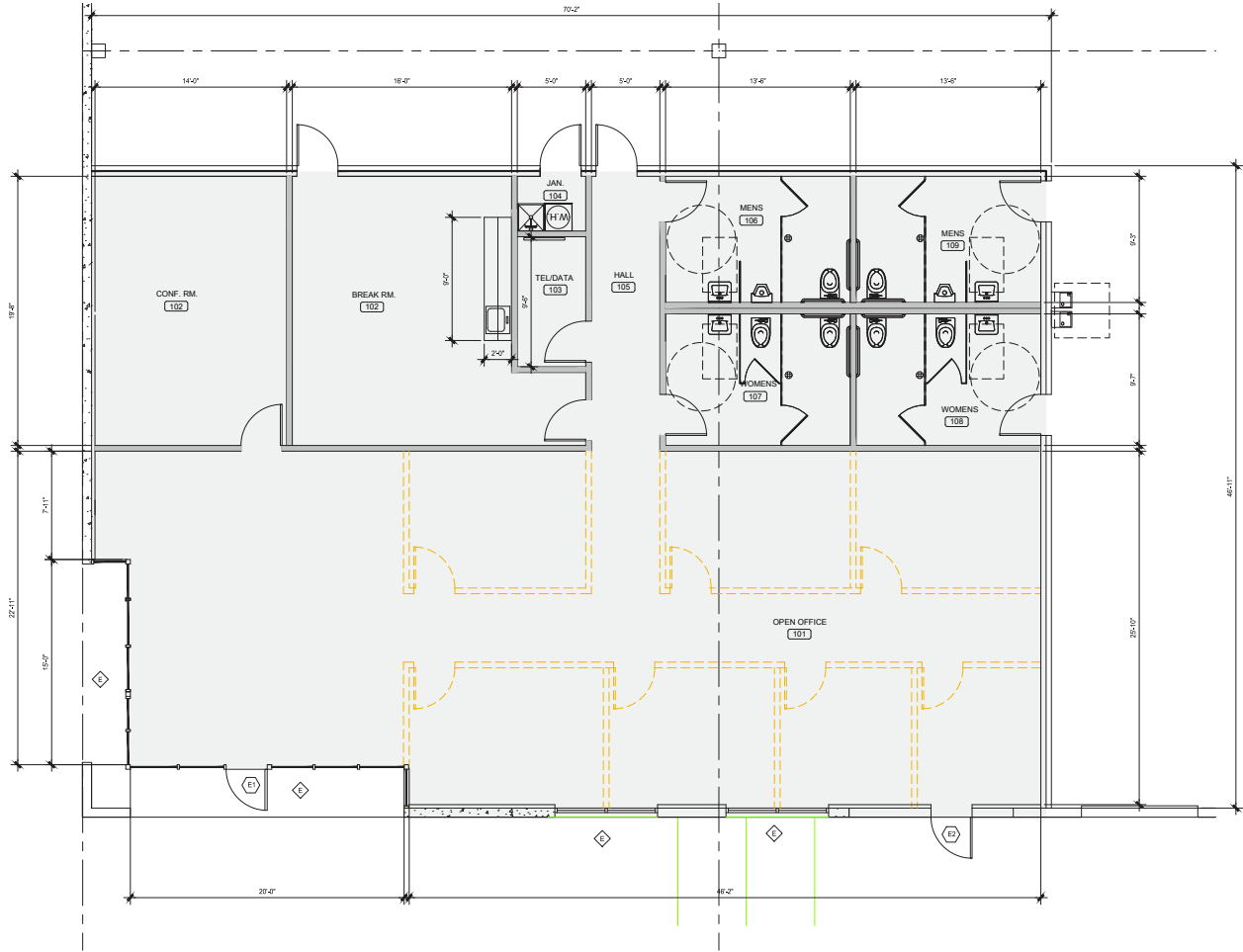
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## DETAILED OFFICE PLAN



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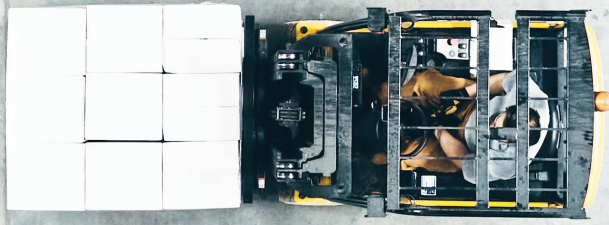


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Worry less about your real estate expenses and focus more on your business.

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

\*property taxes excluded