

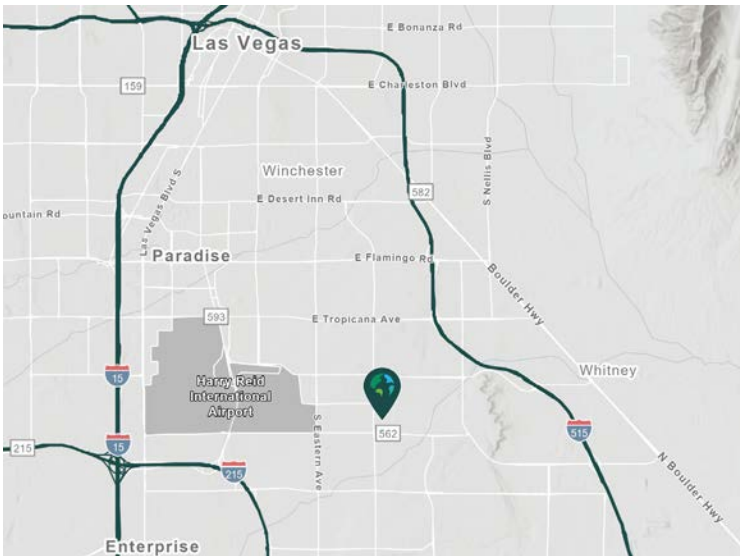
INDUSTRIAL SPACE FOR LEASE

±17,380 SF



3650 E. Post Road, Suite C
Las Vegas, NV 89120 USA

Prologis Arrowhead Commerce Center 10



- Post Road, just east of Pecos Road
- Freeway access via Sunset Road and the Airport Connector
- Zoned M-D (Clark County)
- Airport Submarket

Property Features

Available Space	±17,380 SF
Office SF	±1,590 SF
Clear Height	30'
Dock Doors	6
Drive-in Doors	1
Dock Levelers	3 Edge of Dock
Cooling	100% HVAC in Warehouse
Lighting	LED Motion Sensor
Sprinkler	ESFR
Electrical Service	400 amp, 277/480 volt, 3-phase power

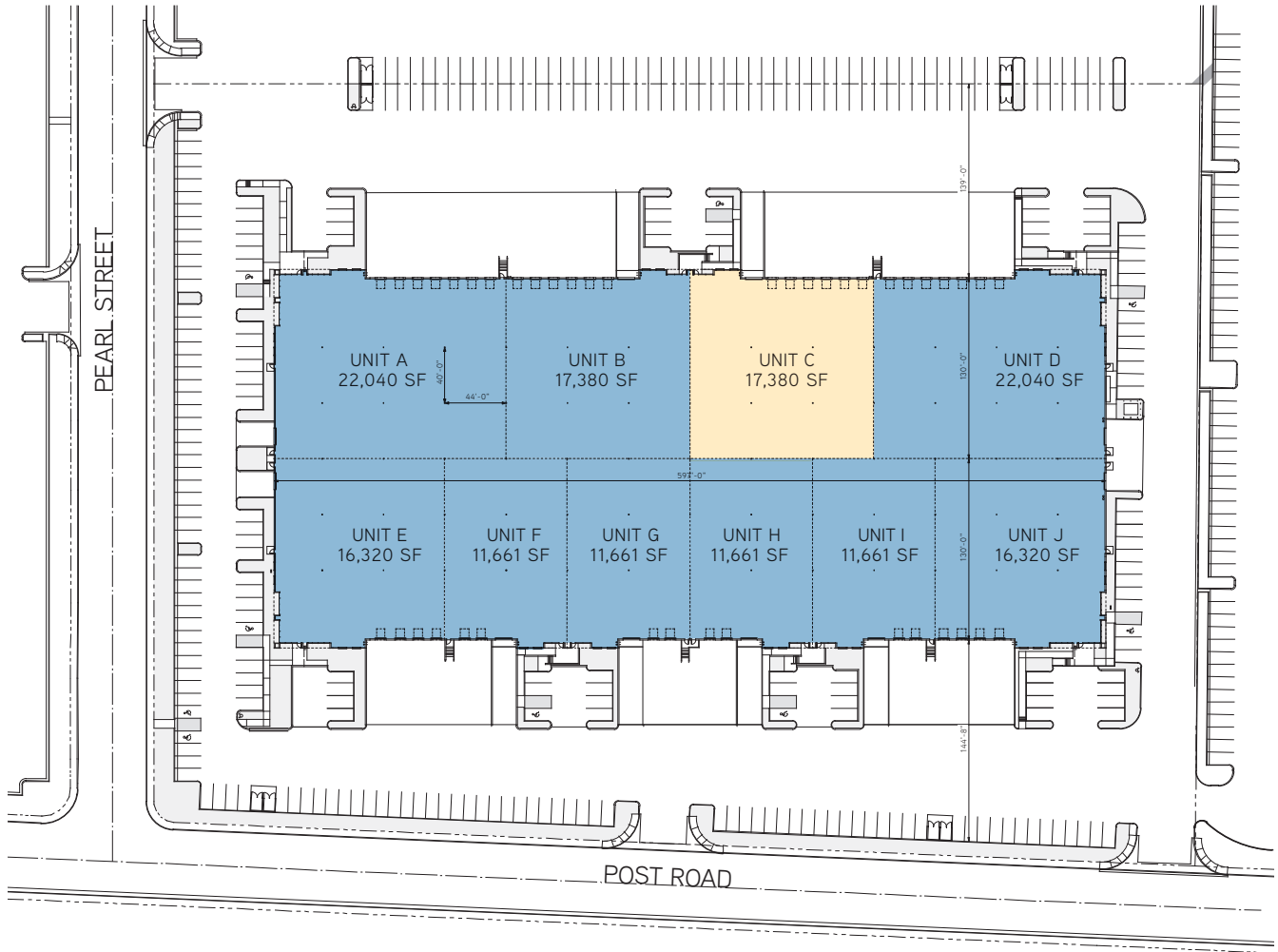


Unlock the full potential of your warehouse with one strategic, single-source partner.



= Leased = Available

For illustration purposes only. Not to scale.



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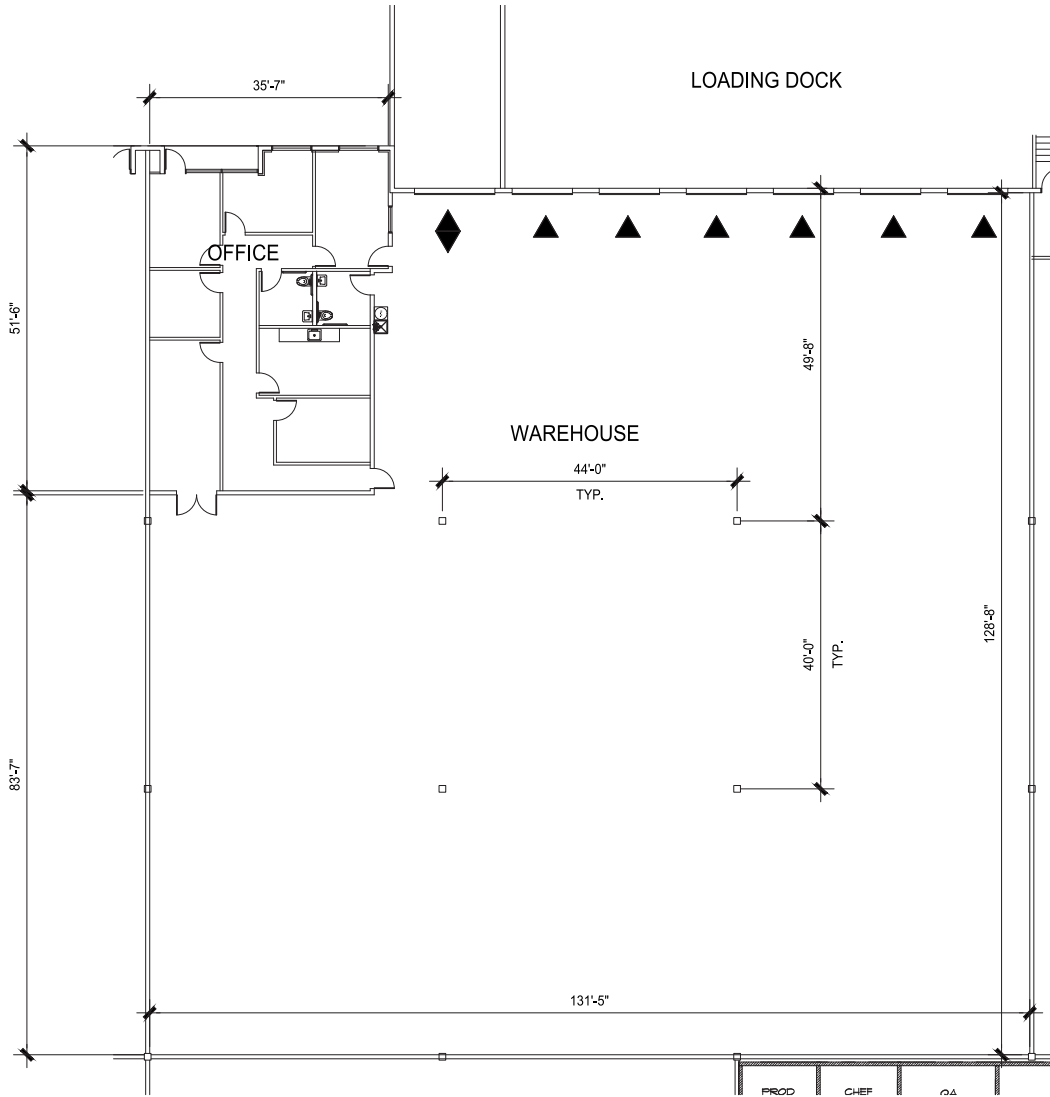


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▲ = Dock High Door ◆ = Grade Level Door

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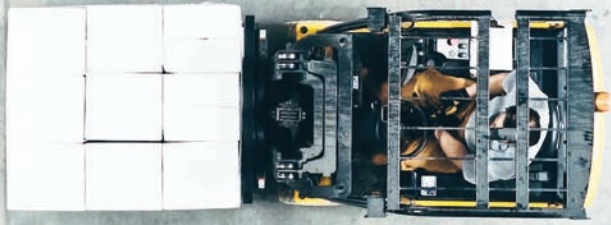
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Worry less about your real estate expenses and focus more on your business.

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	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