

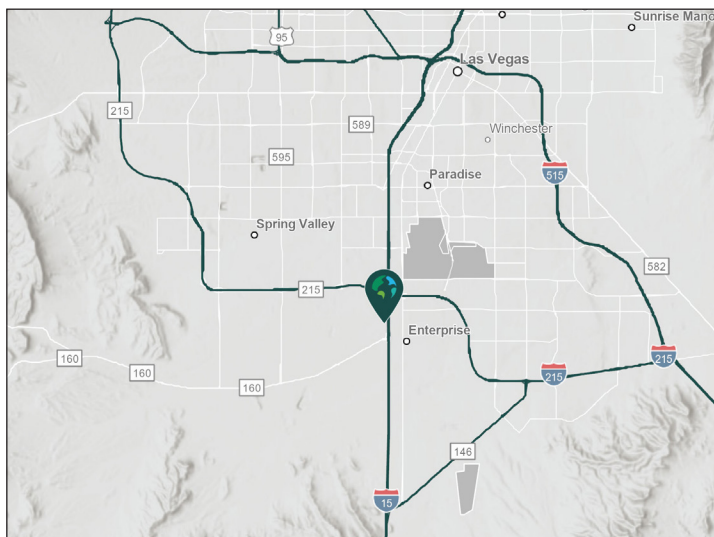
INDUSTRIAL SPACE FOR LEASE

±22,012 SF



7370 Dean Martin Drive, Suite 405  
Las Vegas, NV 89139 USA

Prologis Warm Springs  
Distribution Center



- Immediately west of Interstate 15
- Convenient access to I-15 via Blue Diamond Rd Interchange
- Zoned: Industrial Park (IP)

## Property Features

Available Space	±22,012 SF
Office SF	±7,056 SF
Warehouse SF	±14,956 SF
Clear Height	24'
Dock Doors	4
Drive-in Door	1
Electrical Service	400 amps
Sprinkler	(.33 GPM/3,000)
Lighting	LED Motion Sensor
Visibility	I-15 Frontage



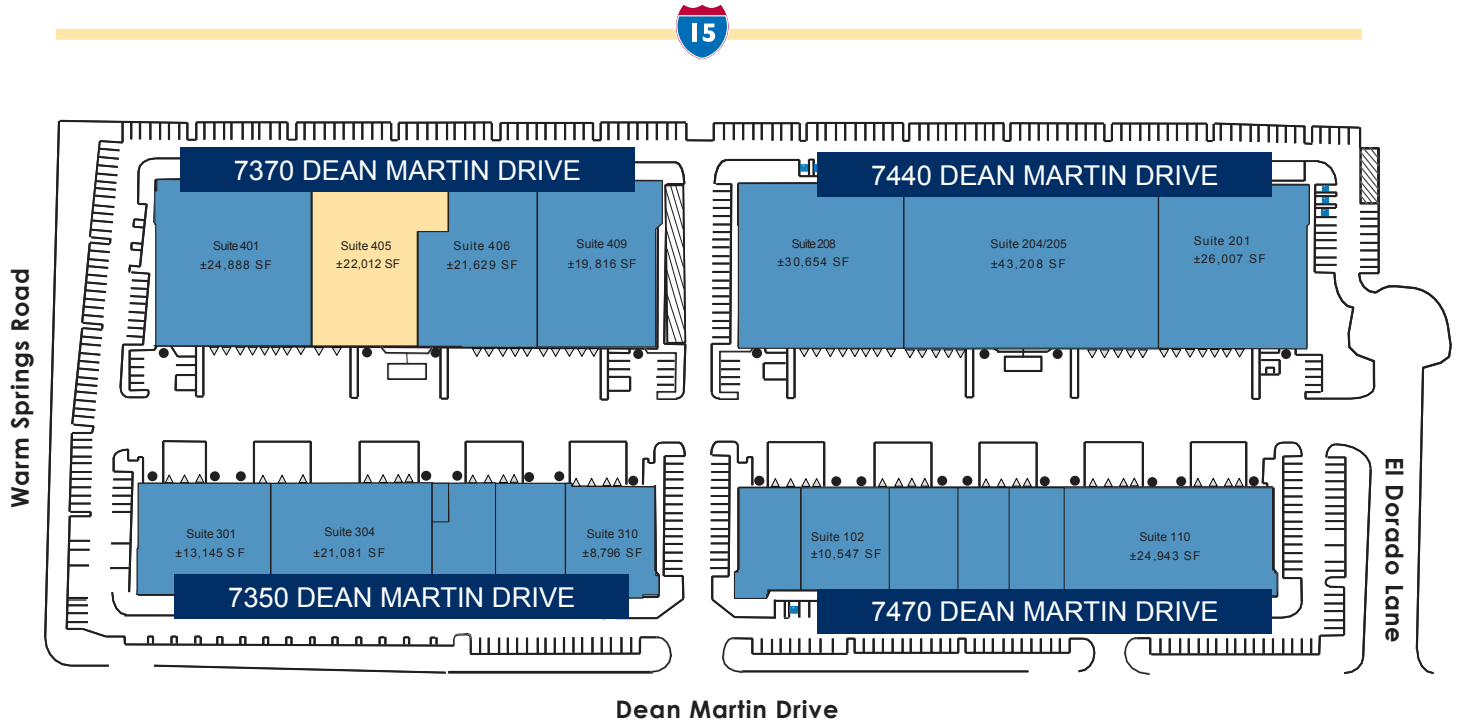
Unlock the full potential of your warehouse with one strategic, single-source partner.



= Leased

= Available

For illustration purposes only. Not to scale.



= Dock High Door

= Grade Level Door



**Colliers**  
**Morgan Elson**  
 Associate  
 morgan.elson@colliers.com  
 ph +1 702 836 3710  
 License # NV-S.0184877

**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**  
 Vice Chair  
 jerry.doty@colliers.com  
 ph +1 702 836 3735  
 License # NV-S.0172045

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

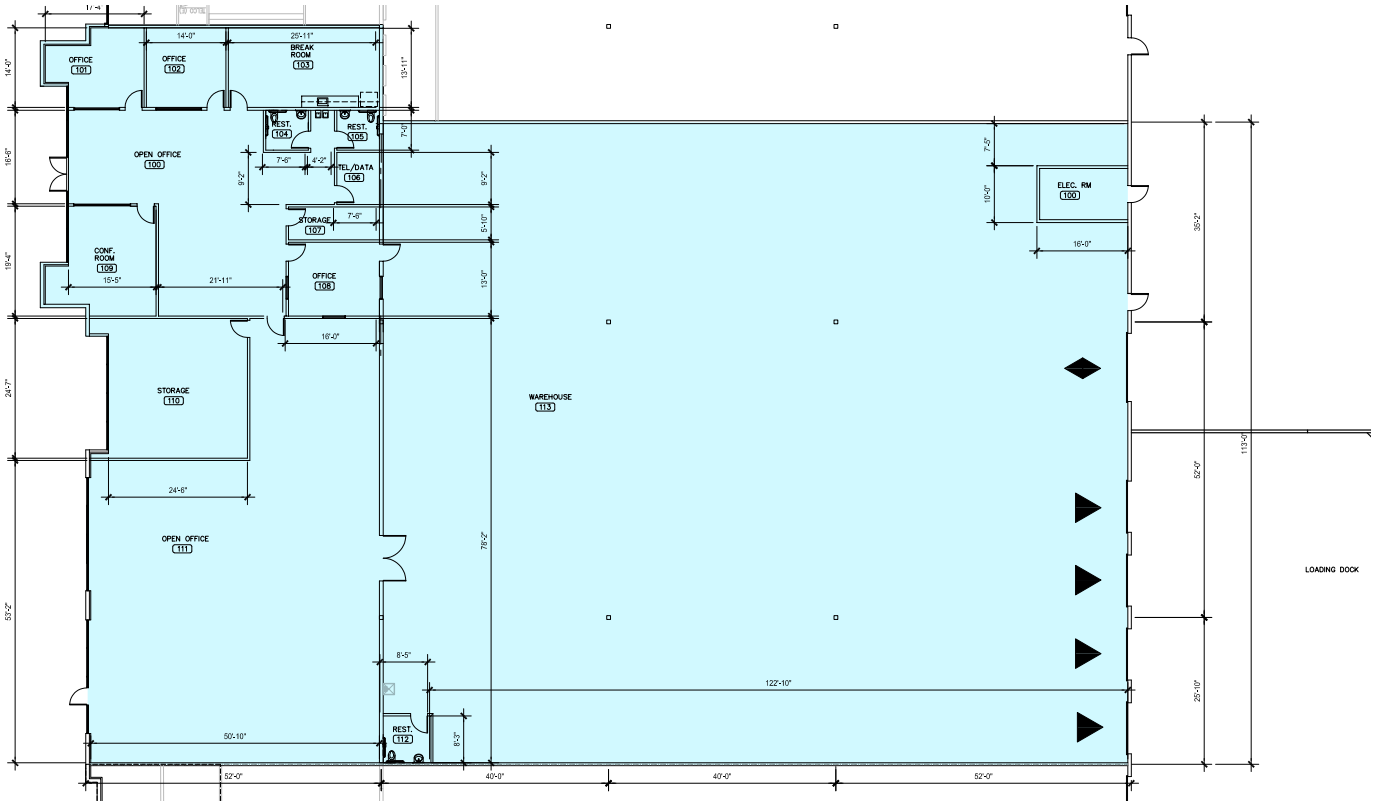


Unlock the full potential of your warehouse with one strategic, single-source partner.



# SUITE 405

±22,012 SF



- ▲ = Dock High Door
- ◆ = Grade Level Door

For illustration purposes only. Not to scale.

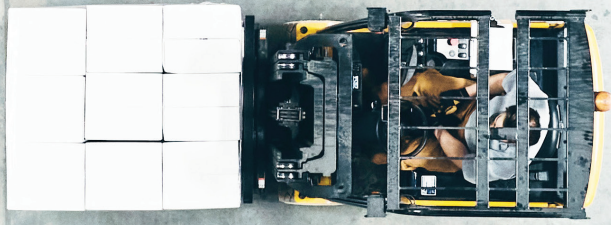


**Colliers**  
**Morgan Elson**  
 Associate  
 morgan.elson@colliers.com  
 ph +1 702 836 3710  
 License # NV-S.0184877

**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**  
 Vice Chair  
 jerry.doty@colliers.com  
 ph +1 702 836 3735  
 License # NV-S.0172045

**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	<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