

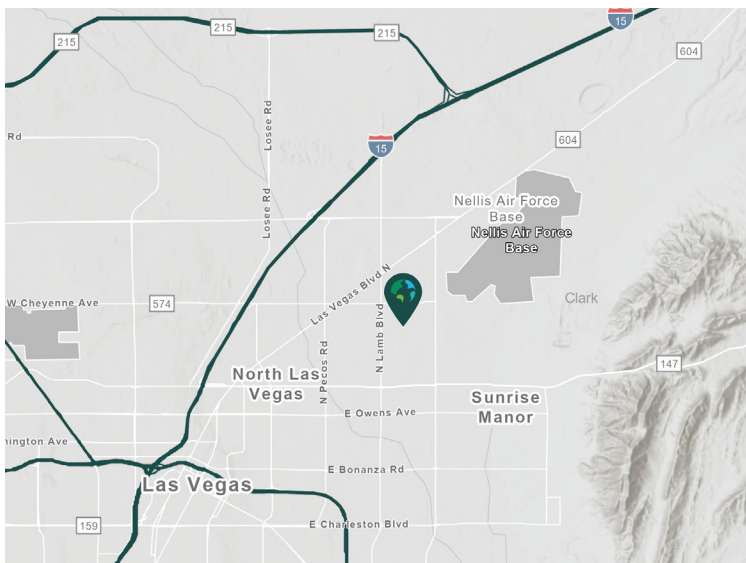
INDUSTRIAL SPACE FOR LEASE

±46,080 SF



3051 N. Marion Drive, Suite 103
Las Vegas, NV 89115 USA

Prologis Sunrise Industrial Park 3



- Marion Drive just south of Cheyenne Avenue
- Convenient access to I-15 via Cheyenne Avenue Interchange
- Zoned: M-1 (Clark County)
- North Las Vegas submarket

Property Features

Available Space	±46,080 SF
Office SF	±2,686 SF
Dock Doors	7 (with (4) 20,000 lb Capacity Pit Levelers)
Grade Door	1
Truck Court	125' with Concrete Apron
Building Depth	256'
Clear Height	30' Minimum
Skylights	1%
Column Spacing	48' x 48'
Power	400 Amps, 277/480 Volt 3 Phase Power
Cooling	Evaporative Cooled Warehouse
Sprinkler	ESFR

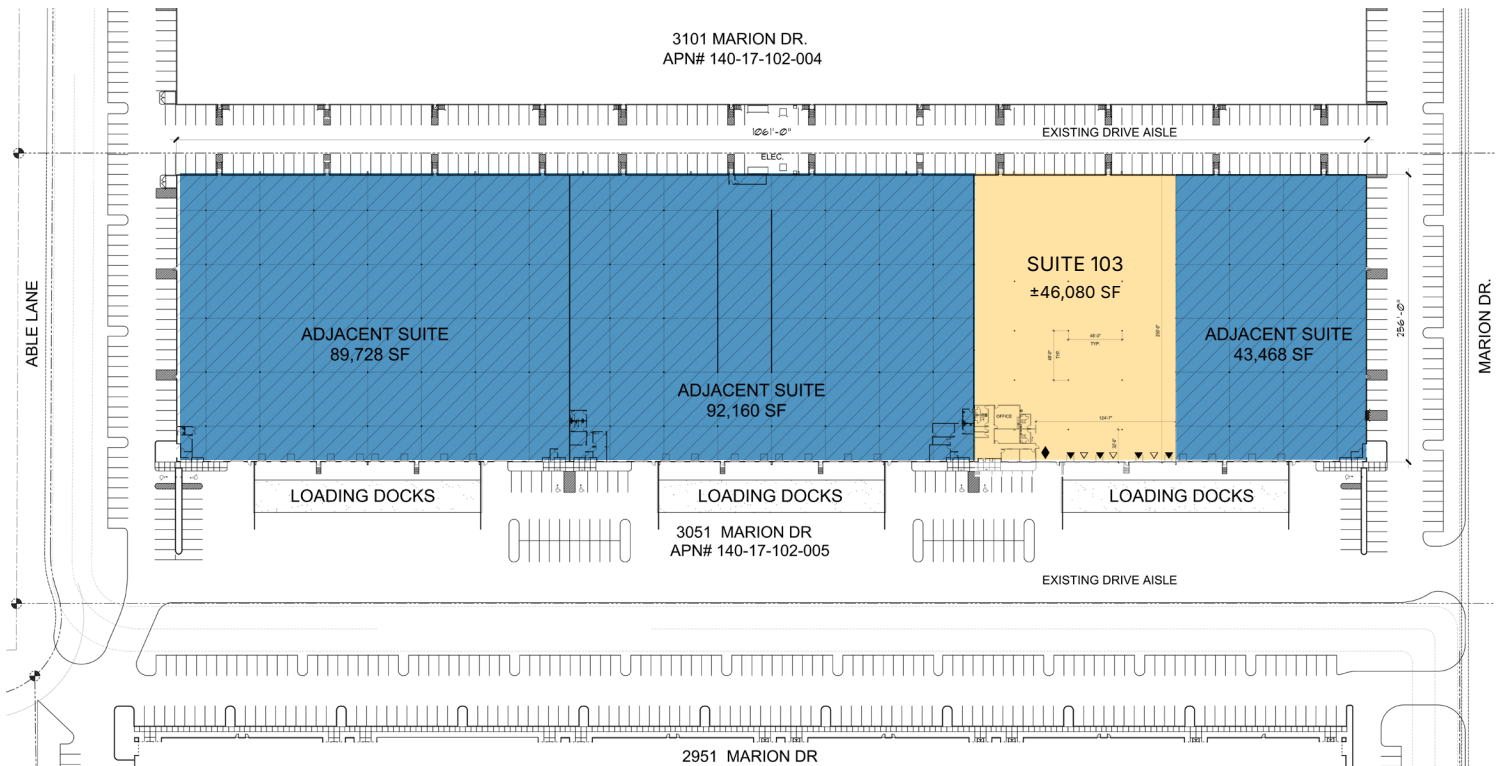


Unlock the full potential of your warehouse with one strategic, single-source partner.



= Available = Leased

For illustration purposes only. Not to scale.



▲ = Dock High Door with Pit Leveler

△ = Dock High Door with Edge of Dock

◆ = Grade Level Door



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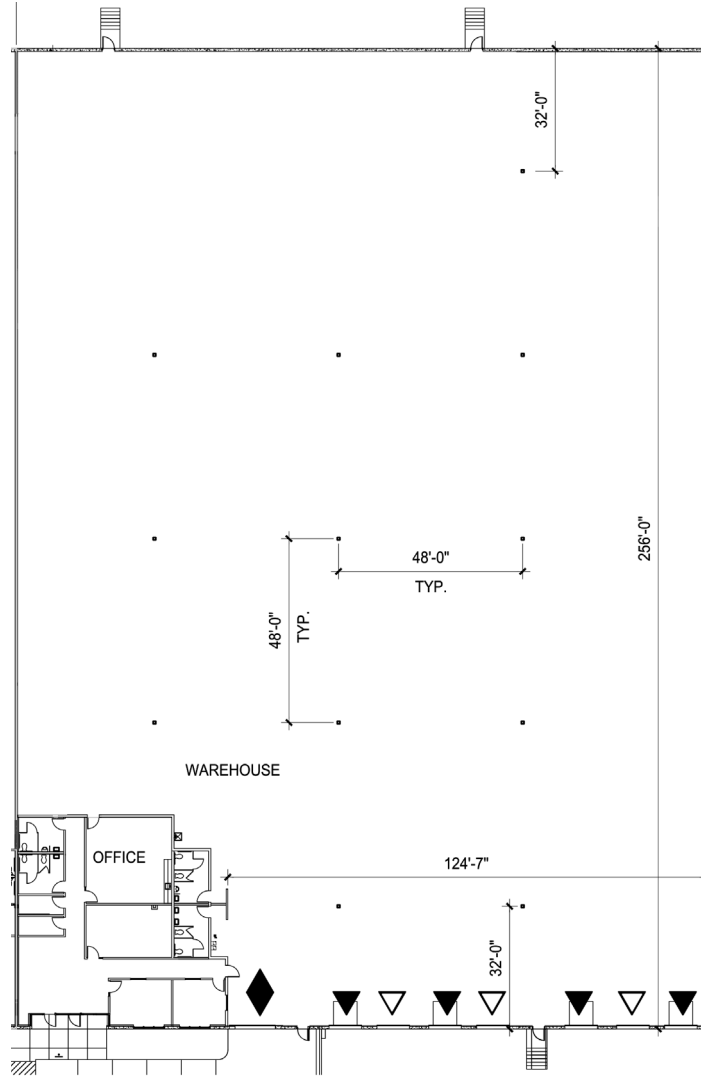
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SUITE 103

±46,080 SF

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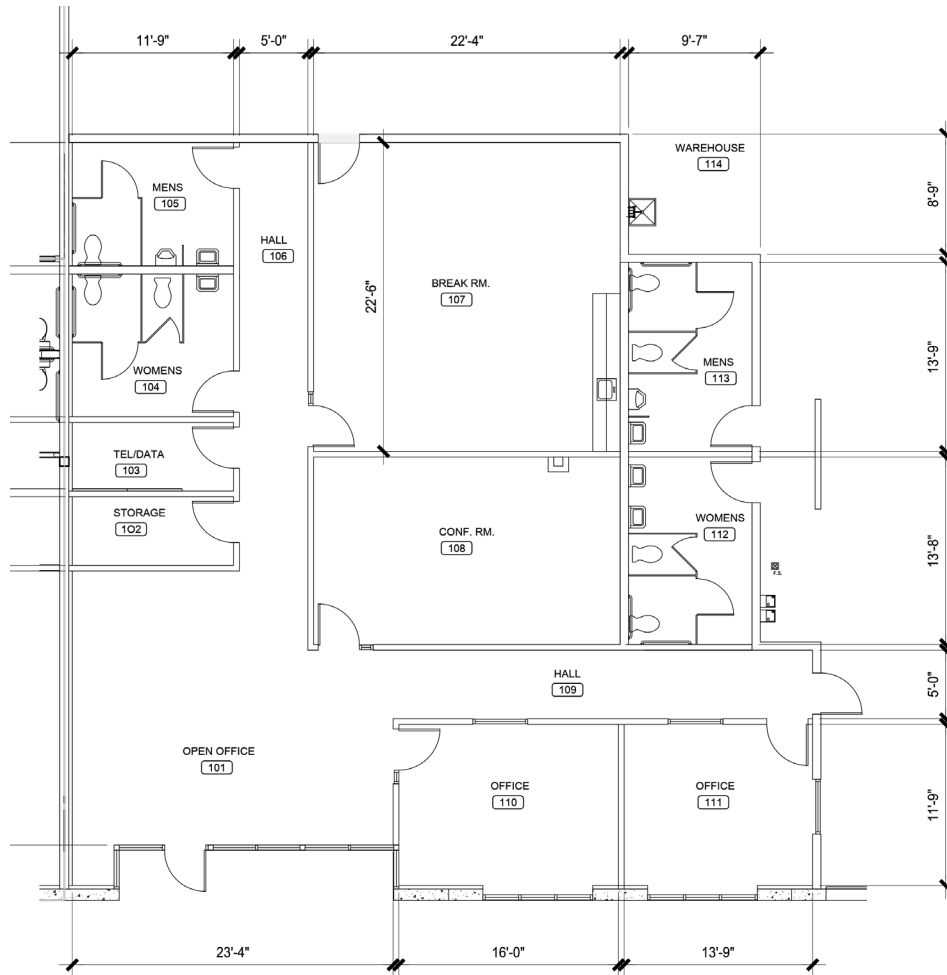


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DETAILED OFFICE PLAN

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ADDITIONAL IMAGES

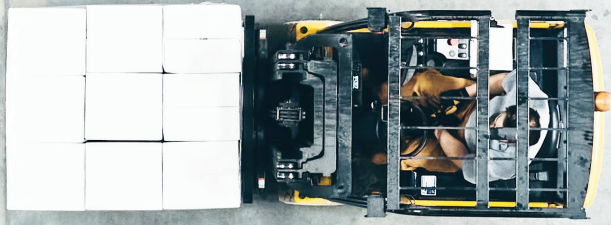


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Worry less about your real estate expenses and focus more on your business.

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