PATRICK AIRPORT CENTER

6012-6038 TOPAZ ST & 6035-6045 HARRISON DR • LAS VEGAS, NV 89120





- Move-in ready
- Dock-Hi Truck Loading
- 120/208v, 3-Phase power
- Metal halide and fluorescent warehouse lights
- Grade Level Loading to some units
- MD Light Industrial Zoning
- Evaporative cooled warehouse
- Fire sprinklers at .20 per 1,500 SF
- Concrete tilt-up construction

Property Summary

AVAILABLE SF	3,200-3,200 SF
BUILDING SIZE	142,451 SF
MARKET	Las Vegas

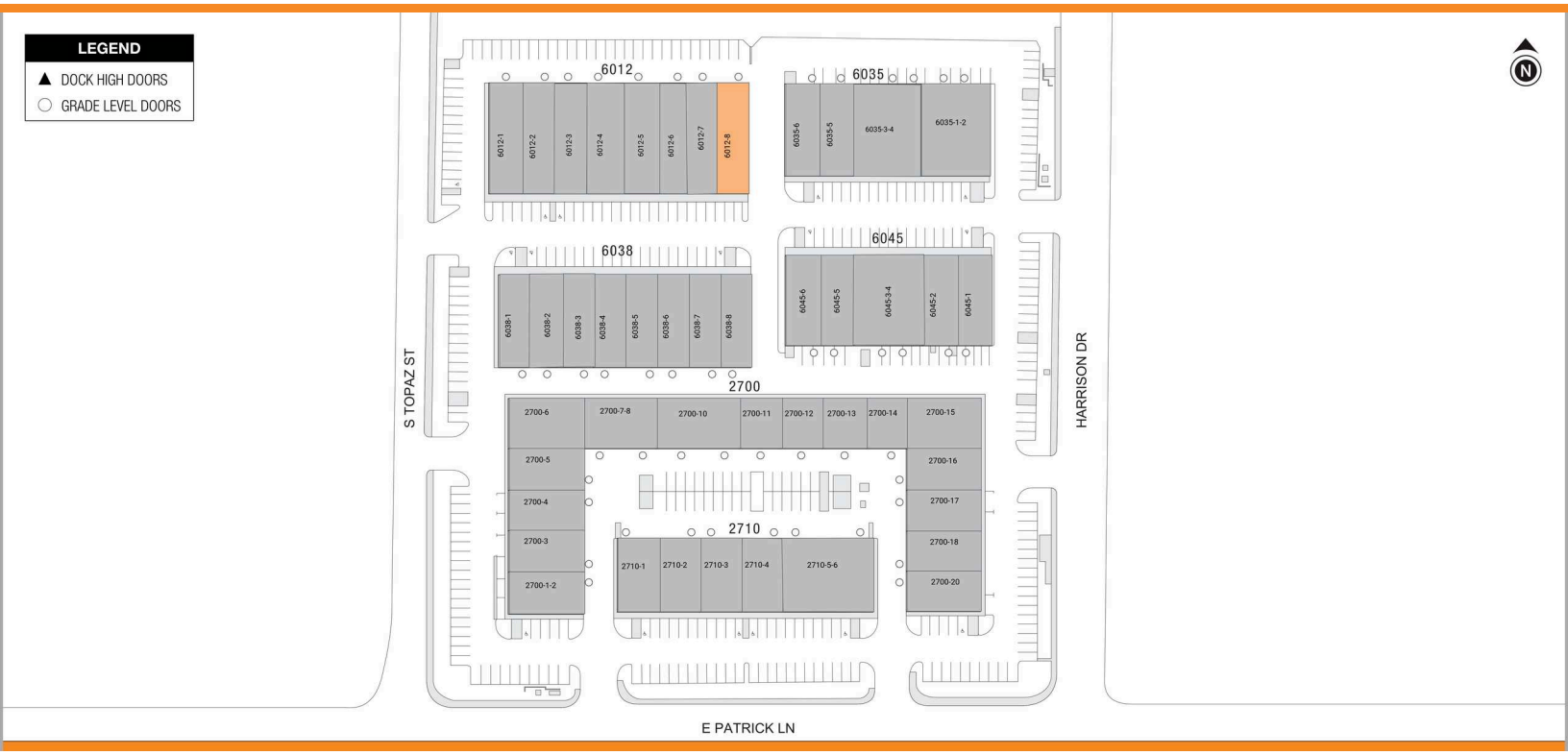
For more information, please contact:

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AVAILABLE OCCUPIED

Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
6012	6012-8	3,200	622	19	IND	20	1	0

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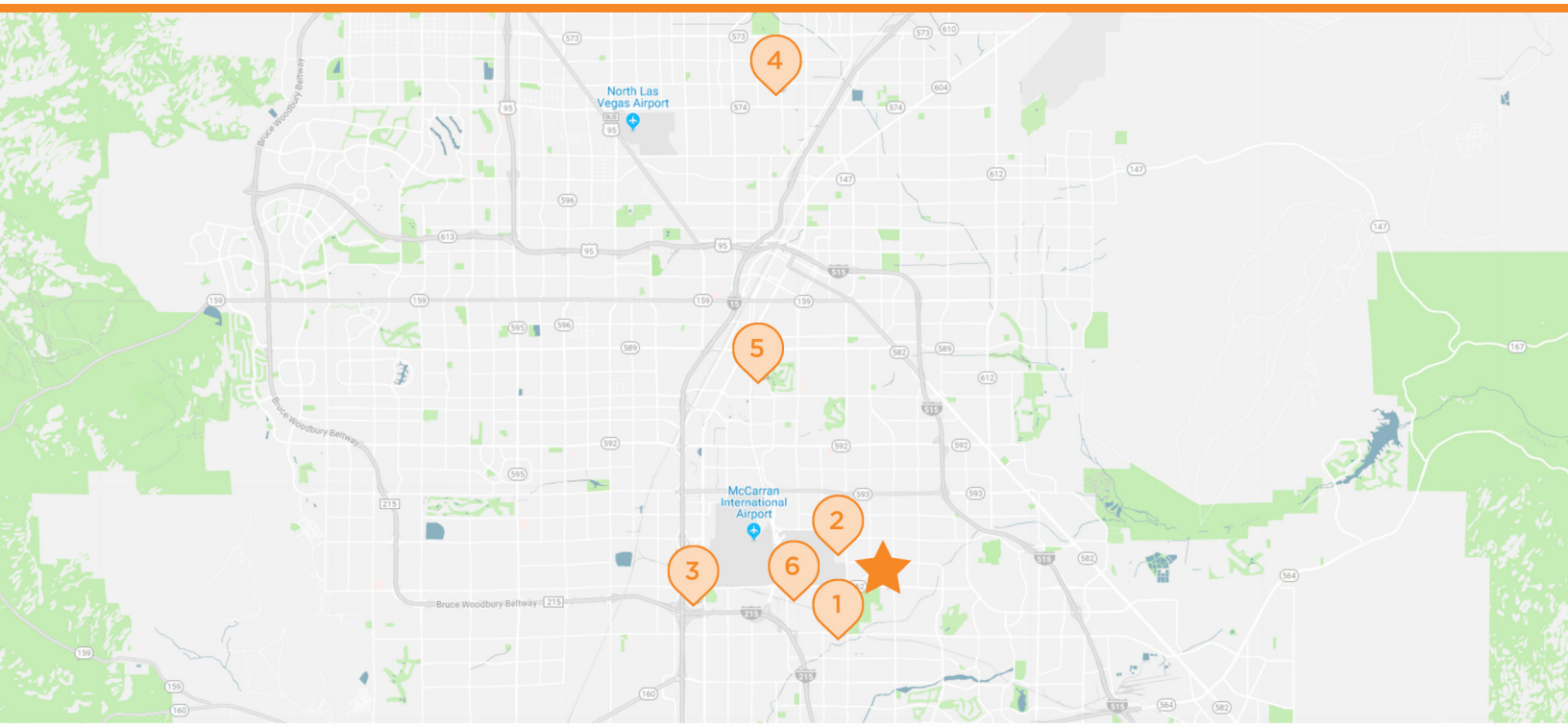






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PATRICK AIRPORT CENTER
2700-2710 Patrick Ln., 6012-6038 Topaz St. & 6035-6045 Harrison Dr., Las Vegas, NV 89120

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1 **BANK OF AMERICA**
2200 E. Warm Springs Rd.
Las Vegas, NV

2 **LOWES HOME IMPROVEMENT**
5825 S. Eastern Ave.
Las Vegas, NV

3 **TOWN SQUARE**
6605 S. Las Vegas Blvd.
Las Vegas, NV

4 **REPUBLIC SERVICES**
333 W. Gowan Rd.
Las Vegas, NV

5 **FEDEX SHIPPING**
3000 Paradise Rd.
Las Vegas, NV

6 **US POST OFFICE**
1001 E. Sunset Rd.
Las Vegas, NV