

# PATRICK AIRPORT CENTER

6012-6038 S. TOPAZ ST, 6035-6045 HARRISON DR, 2700-2710 E. PATRICK LANE • 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

<b>AVAILABLE SF</b>	2,866-3,500 SF
<b>BUILDING SIZE</b>	142,451 SF
<b>MARKET</b>	Las Vegas

**For more information, please contact:**

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**LEGEND**

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS



■ AVAILABLE ■ OCCUPIED

## Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
2700	2700-6	3,500	1,053	30	IND	20	1	0
6035	6035-6	2,866	579	20	IND	20	1	0
6045	6045-2	2,866	665	23	IND	20	1	0

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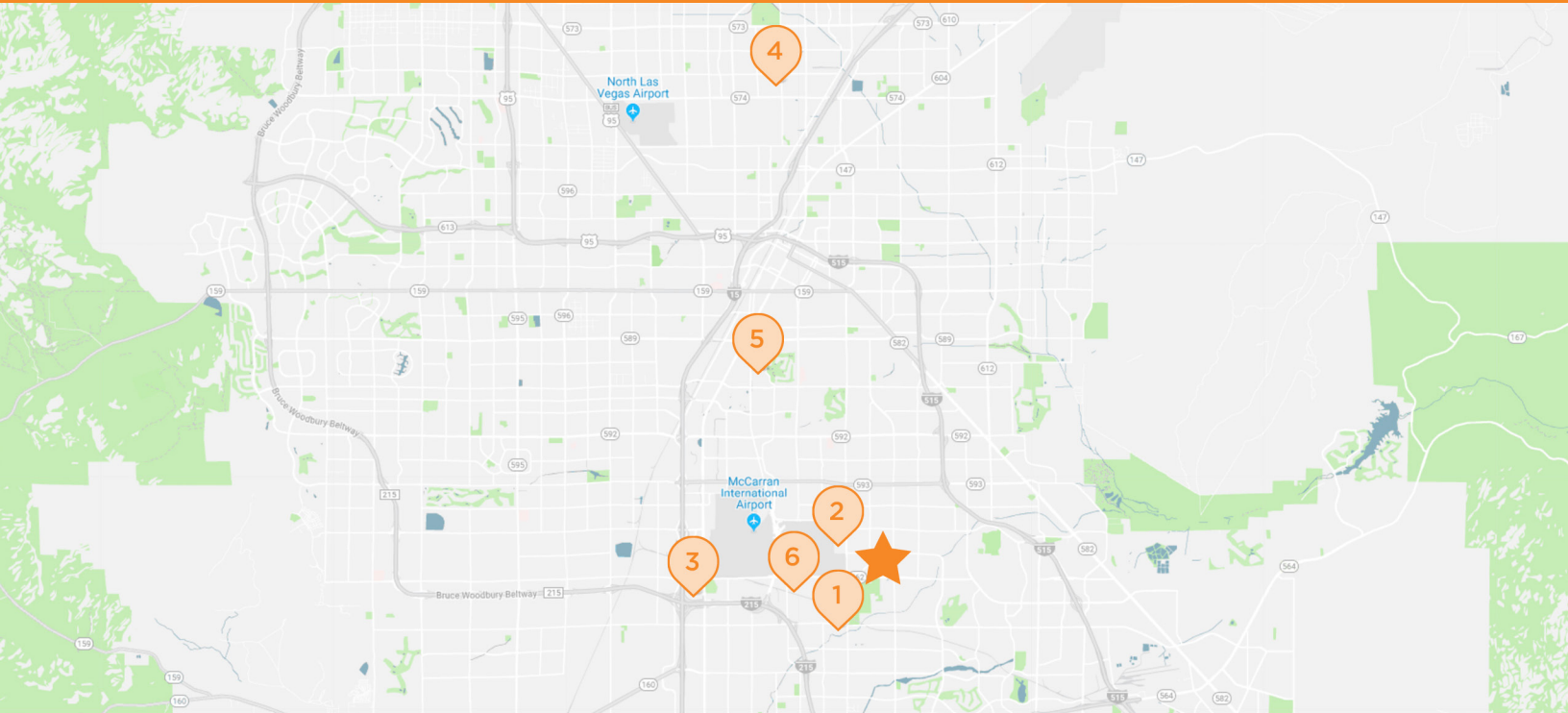
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 **PATRICK AIRPORT CENTER**  
2700-2710 Patrick Ln., 6012-6038 Topaz St. & 6035-6045 Harrison Dr., Las Vegas, NV 89120

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

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

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

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

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

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