

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

| | |
|---------------|----------------|
| AVAILABLE SF | 2,800-5,732 SF |
| BUILDING SIZE | 142,451 SF |
| RENOVATED | 2024 |
| MARKET | 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 | 2700-20 | 2,960 | 1,392 | 47 | IND | 20 | 1 | 0 |
| 2710 | 2710-3 | 2,800 | 990 | 35 | IND | 20 | 1 | 0 |
| 6035 | 6035-1-2 | 5,732 | 837 | 15 | IND | 20 | 0 | 0 |

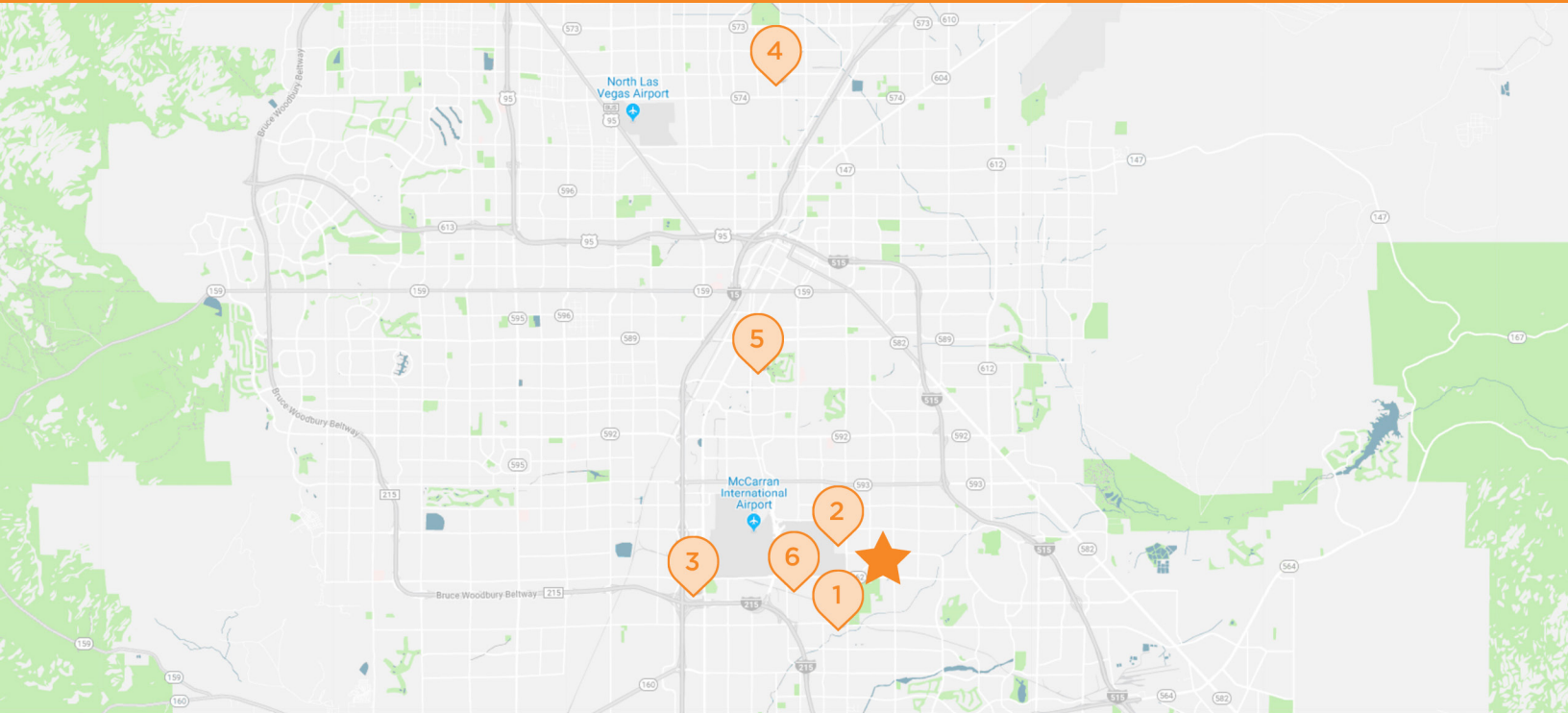
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 **BANK OF AMERICA**
2200 E. Warm Springs Rd.
Las Vegas, NV

 **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