

# PATRICK AIRPORT CENTER

6012-6038 S. Topaz St, 6035-6045 Harrison Dr, 2700-2710 E. Patrick Lane Las Vegas, NV 89120



Available SF  
**2,800-5,732 SF**

Renovated  
**2024**

Clear Height  
**20'**

Location  
**LAS VEGAS, NV**



- 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

## FOR MORE INFORMATION

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**LEGEND**

▲ DOCK HIGH DOORS

○ GRADE LEVEL DOORS



● AVAILABLE ● OCCUPIED

## CURRENT AVAILABILITIES

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

- |                                                                                                                                                        |                                                                                                                                                            |                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <b>BANK OF AMERICA</b><br>2200 E. Warm Springs Rd.<br>Las Vegas, NV |  <b>LOWES HOME IMPROVEMENT</b><br>5825 S. Eastern Ave.<br>Las Vegas, NV |  <b>TOWN SQUARE</b><br>6605 S. Las Vegas Blvd.<br>Las Vegas, NV |
|  <b>REPUBLIC SERVICES</b><br>333 W. Gowan Rd.<br>Las Vegas, NV       |  <b>FEDEX SHIPPING</b><br>3000 Paradise Rd.<br>Las Vegas, NV            |  <b>US POST OFFICE</b><br>1001 E. Sunset Rd.<br>Las Vegas, NV   |