

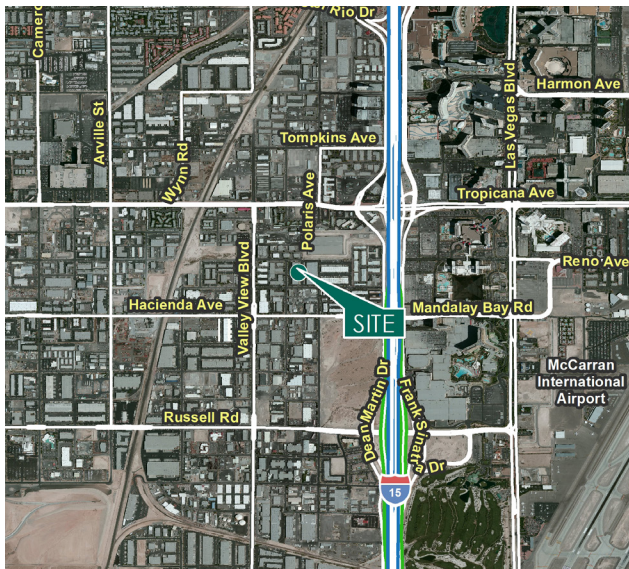
10,400 SF

Industrial Space For Lease



Prologis West One Business Center - Building #4

3350 W. Ali Baba Lane, Suite E-F
Las Vegas, NV 89118 USA



LOCATION

- Conveniently located in the heart of the Las Vegas Southwest submarket with easy access to the I-15 and I-215 Freeways, Harry Reid International Airport, Town Square and the Las Vegas Strip.
- Zoned Industrial: M-1 (Clark County)

FACILITY

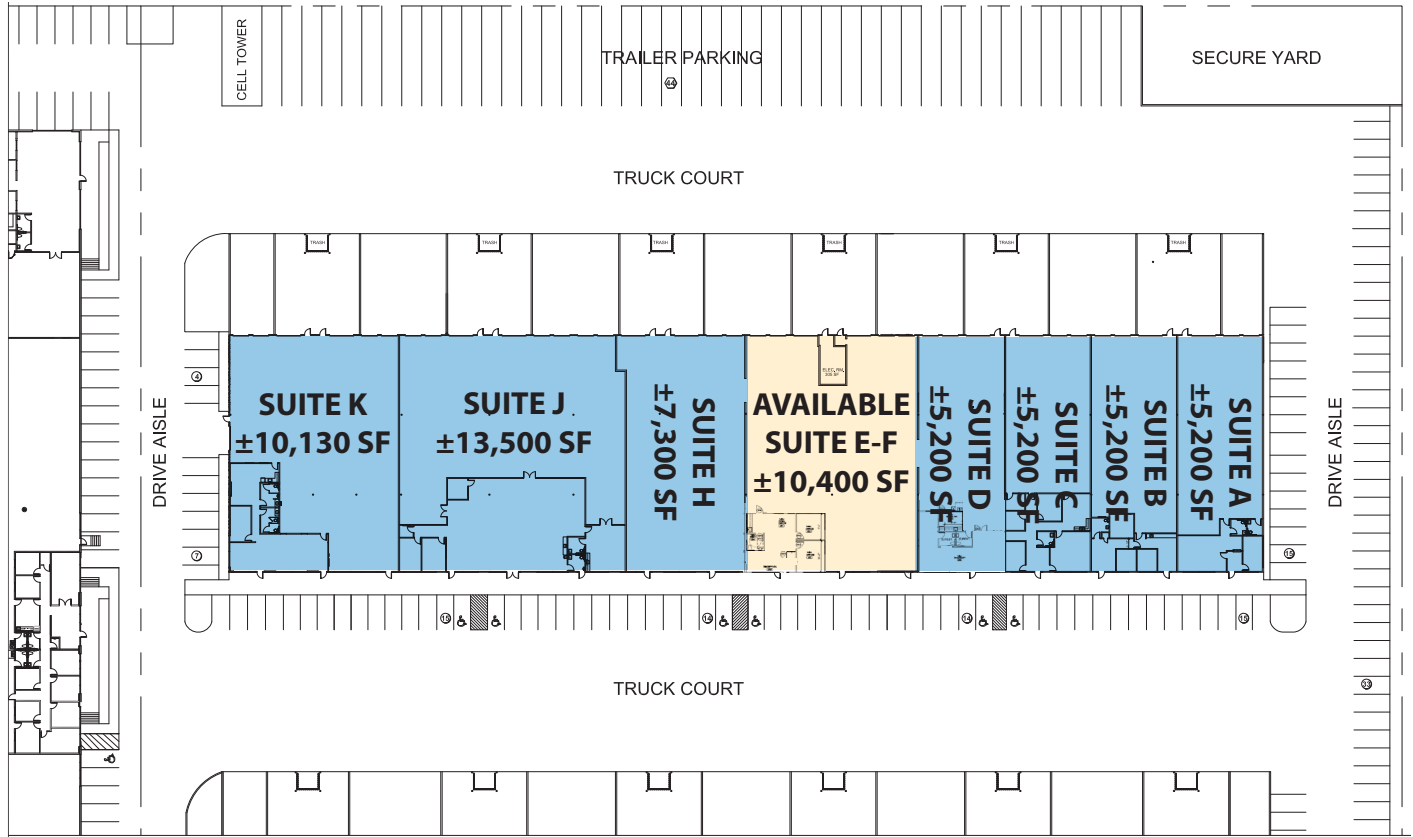
- Total Building Square Footage - ±62,130 SF
- Available Square Footage - ±10,400 SF
- ±852 SF of Existing Office Space
- Four (4) Dock High Loading Doors and Two (2) Drive-In Doors
- Fire Sprinkler System (0.28 gpm/2,000 sf)
- 20' Minimum Clear Height
- Rear Loading
- 200 Amps, 277/480 Volts, 3-Phase Power

ADVANTAGES AND AMENITIES

- Close proximity to Tropicana Avenue and Russell Road exit ramp off of the I-15 freeway
- Near an abundance of restaurants, shopping venues, and industrial owners/users and manufacturing/distribution facilities.

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Industrial Space For Lease



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