



FOR LEASE

BUILDING 4

- Prime Southwest location
- Direct exposure on I-215
- +/- 188,706 square feet
- High image office/warehouse
- Divisible to +/- 21,400 square feet
- +/- 30' minimum clear height
- ESFR fire suppression system
- Minimum 200 amp, 277/480 volt, 3-phase power per unit
- 8 - 12' x 14' grade loading doors
- 56 - 9' x 10' dock loading doors

- Skylights in warehouse
- +/- 60' deep concrete truck aprons
- +/- 233 automobile parking spaces
- +/- 25 truck trailer parking spaces
- Excellent access and truck circulation
- Offices built to suit
- Zoned M-D (Clark County)
- Close proximity to McCarran International Airport & Las Vegas Boulevard "The Strip"
- Currently Available



For more information or an appointment to show call:

Spencer Pinter 702-836-3776
spinter@lvcolliers.com

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

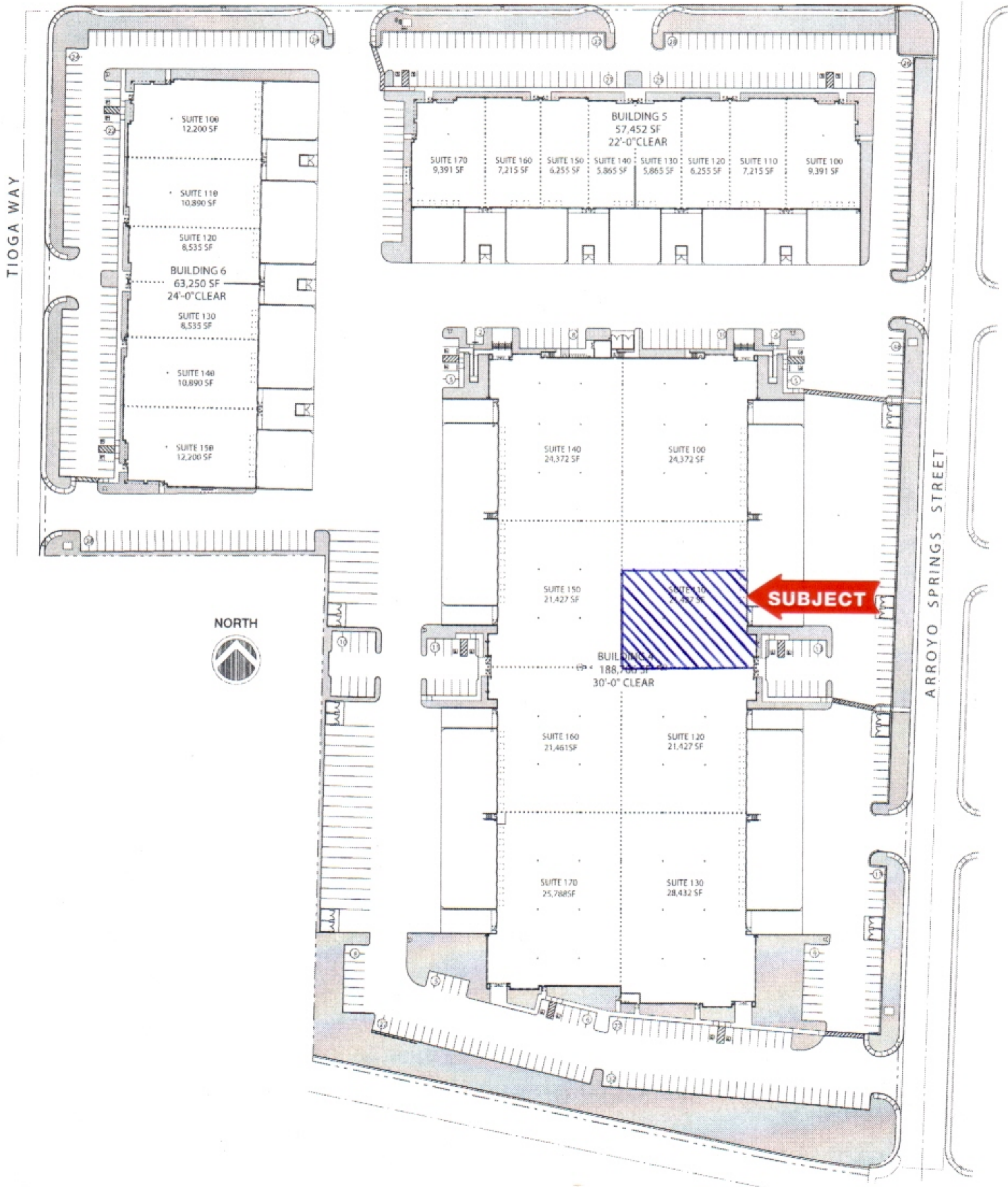
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THE ARROYO

WEST SUNSET ROAD · LAS VEGAS, NEVADA 89113

SUNSET ROAD



FOR LEASE

+/- 14,389 Square Feet – Distribution Space

Listing Agent(s): **Spencer Pinter**Phone: 702.836.3776
Fax: 702.939.5083
Address: 3960 Howard Hughes Parkway
Suite 150
Las Vegas, Nevada 89169

Last Updated: 01/12/09

Property Name: **The Arroyo (Building 4)**
Address: **6625 Arroyo Springs Street, Suite 110**
Las Vegas, Nevada 89113County: Clark
Zoning: M-D
Lot Size: +/- 21 Acres (total for Buildings 4, 5 & 6)
Project Size: +/- 188,706 sq. ft. – Total (Building 4)
Divisibility: +/- 14,389 sq. ft. (Building 4)
Available: April 2009

LEASABLE PREMISE DETAIL

Divisibility: +/- 14,389 sf
Office Area: +/- 1,032 sf
Sprinklers: Yes - ESFR
Dock High: 3 – 9' x 10'
Grade Level: 1 – 12' x 14'
Truss Height: +/- 30' min
Power: 277/480 volt
3-Phase

The Arroyo is a new master planned industrial/office project located very centrally within the Southwest sub market of the Las Vegas Valley and just minutes from McCarran International Airport and "The Las Vegas Strip". Located near the corner of I-215 and Buffalo Drive, Building 4 offers an approximate 14,389 square foot industrial unit for lease that includes approximately 1,032 square feet of office space. The unit is serviced by three dock loading doors and one grade loading door, and is equipped with ESFR fire sprinklers, evaporative cooling and high bay lighting in the warehouse, insulation in the warehouse ceiling and 200 amps of 277/480 volt, 3-phase power. The warehouse ceiling is +/- 30' high. Please see the attached floor plan for more details.

PARKING AND UTILITIES

The Arroyo is serviced by municipal water and sewer. Each building has 277/480 volt, 3-phase power service to each panel. Each Tenant is responsible for its own electrical, gas, telephone, janitorial and trash removal services. This unit includes 17 parking spaces for Tenant's use.

TERMS AND TAX DATA

Base Rent / Mo.: \$10,507 (NNN) or approximately \$0.73/s.f.
NNN, Modified Gross or Gross: NNN
Estimated NNN / Psf / Mo.: \$0.125 or \$1,799 for the year 2009
Total Rent / Mo.: \$12,306 (this figure includes the estimated NNN Expenses)
Lease Term: 3 – 5 years

PROMOTIONAL FEATURES / DISCLOSURES

The Arroyo offers a variety of buildings to fit the growing demand of users within the Las Vegas Valley. The master-planned park also offers build-to-suite opportunities. Please call for more information.

The Landlord of this project, EJM Development Co., owns and has constructed over 4,000,000 square feet of industrial product within the Las Vegas Valley. The Landlord continues to strive for excellence by offering local, professional, and responsive property management.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

6625 Arroyo Springs Street, Suite 110

+/- 14,389 Sq. Ft. - Total

Warehouse Area

