



FOR LEASE

Prime Southwest location

Exposure on Sunset Road

+/- 120,702 square feet

High image office/warehouse

ESFR fire suppression system

Minimum 200 amp, 277/480 volt,
3-phase power per unit

+/- 290 parking spaces

Zoned M-D (Clark County)

+/- 60' Deep concrete truck aprons

Skylights in warehouse

Close proximity to
McCarran International Airport &
Las Vegas Boulevard "The Strip"

BUILDING 5

+/- 57,330 square feet

8 - 12'x14' grade loading doors

20 - 9'x10' dock loading doors

+/- 22' minimum clear height

Divisible to +/- 5,800 square feet

BUILDING 6

+/- 63,160 square feet

6 - 12'x14' grade loading doors

20 - 9'x10' dock loading doors

+/- 24' minimum clear height

Divisible to +/- 8,500 square feet

Currently Available



For more information or an appointment to show call:

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

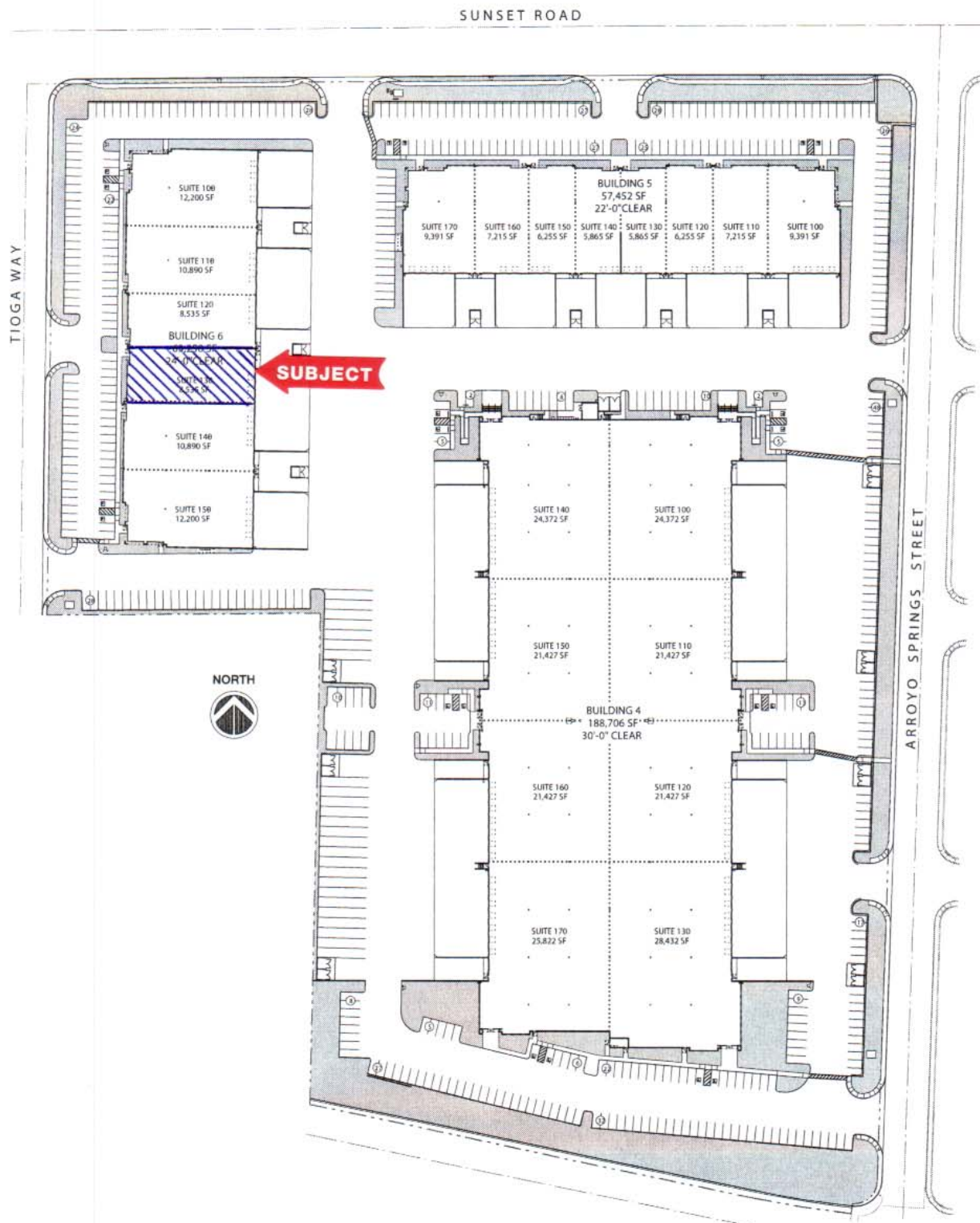
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THE ARROYO

WEST SUNSET ROAD · LAS VEGAS, NEVADA 89113



FOR LEASE

+/- 8,535 Square Feet – Light 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: January 12, 2009

Property Name: **The Arroyo (Building 6)**
Address: **6560 Tioga Way, Suite 130**
Las Vegas, Nevada 89113County: Clark
Zoning: M-D
Lot Size: +/- 21 Acres (total for Buildings 4, 5 & 6)
Project Size: +/- 120,702 sq. ft. – Total (Building 5 & 6)
Divisibility: +/- 8,535 sq. ft. (Building 6)
Available: April 2009

LEASABLE PREMISE DETAIL

Divisibility: +/- 8,535 sf
Office Area: +/- 1,036 sf
Sprinklers: Yes - ESFR
Dock High: 2 – 9' x 10'
Grade Level: 1 – 12' x 14'
Truss Height: +/- 24' 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 6 offers an approximate 8,535 square foot industrial unit for lease that includes approximately 1,036 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. 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 11 parking spaces for Tenant's use.

TERMS AND TAX DATA

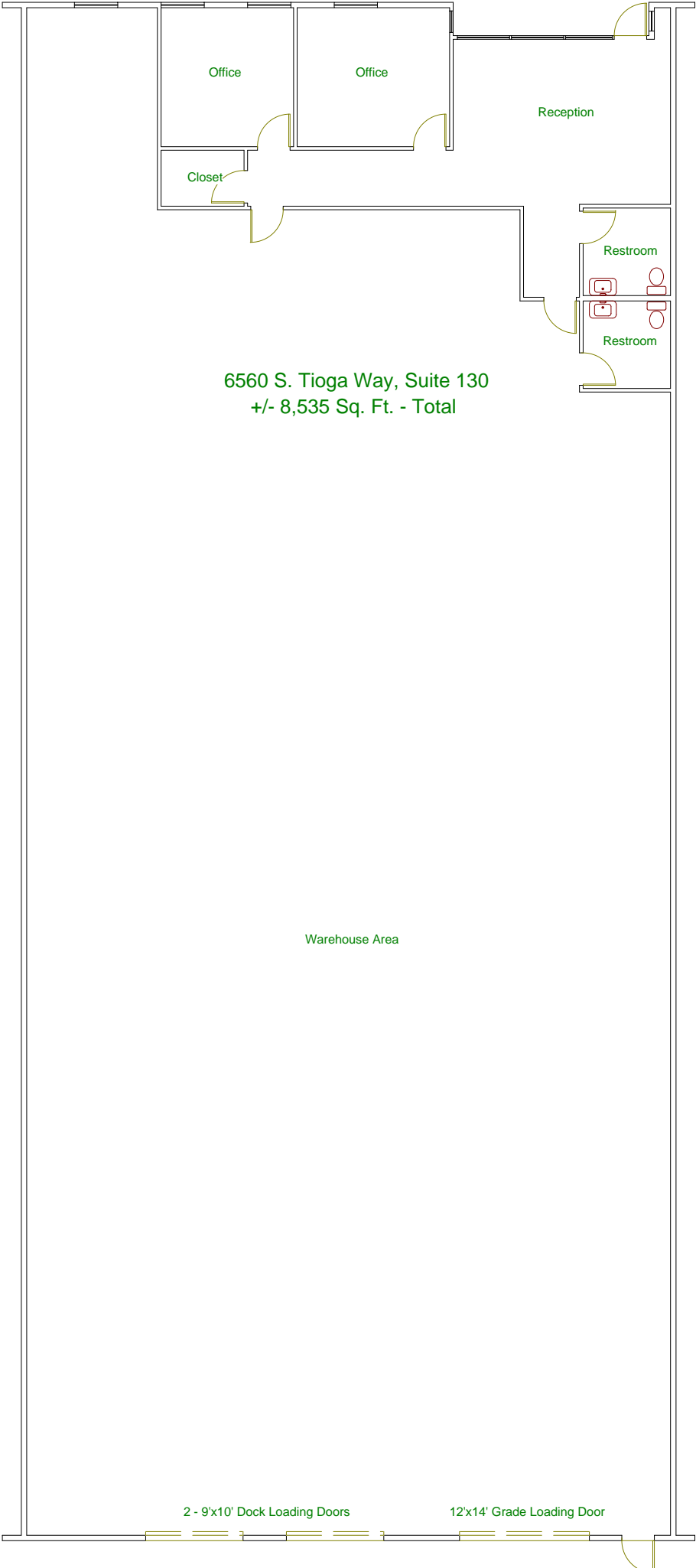
Base Rent / Mo.: \$6,972 (NNN) or approximately \$0.817/s.f.
NNN, Modified Gross or Gross: NNN
Estimated NNN / Psf / Mo.: \$0.15 or \$1,281 for the year 2009
Total Rent / Mo.: \$8,253 (this figure includes the estimated NNN Expenses)
Lease Term: 3 – 5 years

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.

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Office

Office

Reception

Closet

Restroom

Restroom

6560 S. Tioga Way, Suite 130
+/- 8,535 Sq. Ft. - Total

Warehouse Area

2 - 9x10' Dock Loading Doors

12x14' Grade Loading Door