

FOR LEASE

HARMON WAREHOUSE CENTER

LAS VEGAS, NV 89103



PROPERTY HIGHLIGHTS

Harmon Warehouse Center is a multi-tenant industrial project located in the southwest submarket with immediate access to the I-15 and Resort Corridor via Flamingo Rd.

- + ±5,284 SF Available
- + 20' clear height
- + Zoned M-1
- + Fire sprinklers
- + Skylights in warehouse
- + Recently completed capital improvement program in 2015/2016



FOR MORE INFORMATION CONTACT:

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HARMON WAREHOUSE CENTER

LAS VEGAS, NV 89103

LEASE RATE
\$0.79/PSF NNN
\$0.18/PSF CAMS

LOCATION OVERVIEW

Distance to:

I-15 & Flamingo..... 0.80 miles

Las Vegas Strip..... 1.3 miles



LOCATION HIGHLIGHTS

- + Highly desirable southwest submarket location
- + Centrally located with close proximity to the Las Vegas Strip, convention facilities, T-Mobile Arena and the future Raiders Stadium
- + Immediate access to the I-15 Freeway via Flamingo Rd.
- + Signalized intersection at Flamingo Rd. & Valley View Blvd.
- + Easy access off at Flamingo Rd.
- + Traffic patterns will greatly improve with planned Harmon/Valley View/UPRR Grade Separation
- + Numerous retail amenities in the immediate area

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RECENTLY COMPLETED CAPITAL IMPROVEMENTS

- + Roof replacement
- + New building facades
- + New skylights in every warehouse unit
- + New pylon signage
- + New exterior building paint
- + New landscaping
- + New frontage
- + New parking lot repair/slurry/seal
- + New tenant signage



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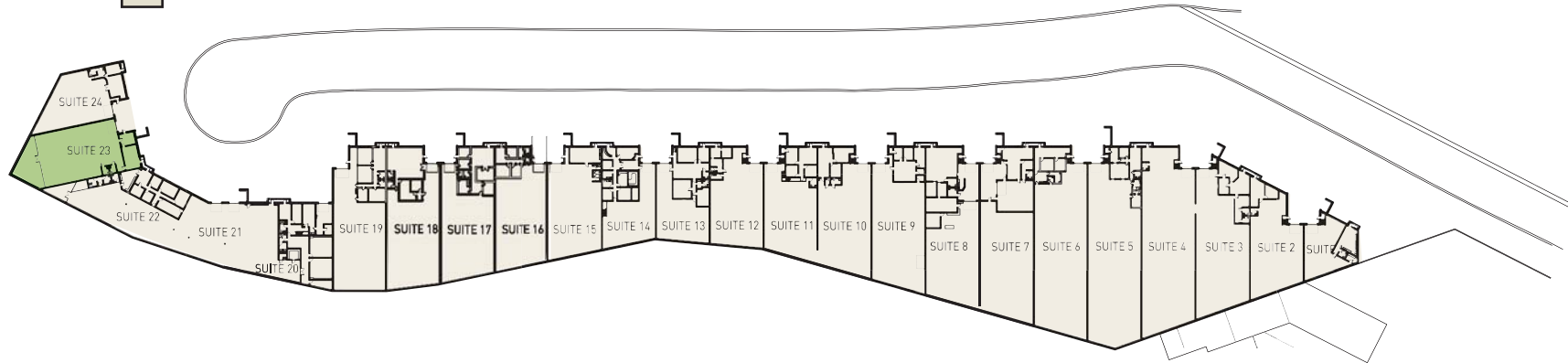
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 Vacant  Leased



* Floor plan not to scale.
All measurements are approximate.



Suite	Total SF	Office SF	Clear Height	Dock	Grade	Rate (NNN)	CAM	Available
23	±5,284	±690	20'	0	1	\$0.79	\$0.18	Jan. 1, 2019

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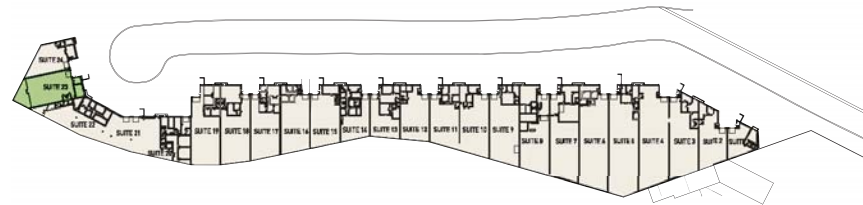
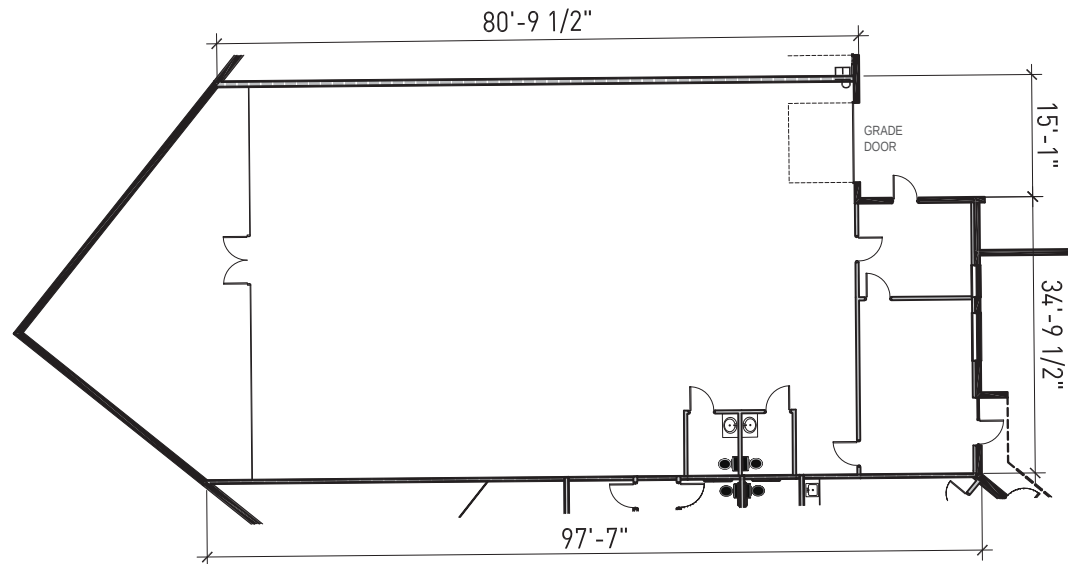


SUITE 23 FEATURES

- + ±5,284 SF total
- + ±690 SF office
- + ±4,594 SF warehouse
- + 20' clear height
- + 1 grade level door
- + Fire sprinklers

Rate: \$0.79 PSF NNN

CAM: \$0.18 PSF



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