

Properties for Lease

1 3440 S. Polaris Ave., Las Vegas, NV 89102



Space Available 3,198 SF
 Rental Rate \$0.55 /SF/Mo
 Spaces 1
 Building Size 4,095 SF
 Property Sub-type Office Building
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
3440	3,198 SF	\$0.55 /SF/Mo	1,599 SF	3,198 SF	NNN	8/1/2011	6 built-out offices, breakroom/kitchen, ample storage with open area/conference room. 2 Bathrooms, 1 inside office area and other in storage area. Reception area with granite counters and built in shelves in storage room. Garage/Storage space include

Property Description

6 built-out offices, breakroom/kitchen, ample storage with open area/conference room. 2 Bathrooms, 1 inside office area and other in storage area. Reception area with granite counters and built in shelves in storage room. Garage/Storage space includes 1 grade, 1 dock. 4 covered parking stalls per building & open parking.



Space Available 5,017 - 5,566 SF
 Rental Rate \$0.45 /SF/Mo
 Spaces 7
 Building Size 51,731 SF
 Property Sub-type Manufacturing
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
3311	5,429 SF	\$0.45 /SF/Mo		5,429 SF	NNN	5/1/2010	Warehouse with small office consisting of reception area, two private offices and one bathroom. Will accommodate mezzanine storage in warehouse if desired. \$0.45-\$0.55/SF/NNN for the first 12 months.
3411	5,566 SF	\$0.45 /SF/Mo		5,566 SF	NNN	5/1/2010	Warehouse with small office consisting of reception area, two private offices and one bathroom. Will accommodate mezzanine storage in warehouse if desired. \$0.45-\$0.55/SF/NNN for the first 12 months.
3611	5,017 SF	\$0.45 /SF/Mo		5,017 SF	NNN	5/1/2010	Warehouse with small office consisting of reception area, two private offices and one bathroom. Will accommodate mezzanine storage in warehouse if desired. \$0.45-\$0.55/SF/NNN for the first 12 months.
3711	5,264 SF	\$0.45 /SF/Mo		5,264 SF	NNN	5/1/2010	Warehouse with small office consisting of reception area, two private offices and one bathroom. Will accommodate mezzanine storage in warehouse if desired. \$0.45-\$0.55/SF/NNN for the first 12 months.
3911	5,035 SF	\$0.45 /SF/Mo		5,035 SF	NNN	5/1/2010	Warehouse with small office consisting of reception area, two private offices and one bathroom. Will accommodate mezzanine storage in warehouse if desired. \$0.45-\$0.55/SF/NNN for the first 12 months.
4011	5,035 SF	\$0.45 /SF/Mo		5,035 SF	NNN	5/1/2010	Warehouse with small office consisting of reception area, two private offices and one bathroom. Will accommodate mezzanine storage in warehouse if desired. \$0.45-\$0.55/SF/NNN for the first 12 months.
4111	5,290 SF	\$0.45 /SF/Mo		5,290 SF	NNN	5/1/2010	Warehouse with small office consisting of reception area, two private offices and one bathroom. Will accommodate mezzanine storage in warehouse if desired. \$0.45-\$0.55/SF/NNN for the first 12 months.

Property Description

Business Park with freestanding concrete tilt-up buildings with glass store front entrances. Warehouse with small office consisting of reception area, two private offices and one bathroom. With 22' clear height warehouse can accommodate mezzanine storage if desired.

3 7485 Commercial Way, Henderson, NV 89011



Space Available 20,010 SF
 Rental Rate \$0.55 /SF/Mo
 Spaces 1
 Building Size 97,236 SF
 Property Sub-type Office Showroom
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
180	20,010 SF	\$0.55 /SF/Mo		20,010 SF	NNN	6/1/2009	

Property Description

Space with full visibility from US-95/I-515 with 8,150 s.f. of office and showroom and 17,495 s.f. of warehouse. Grade and dock loading with 23' clear warehouse height and 40' to 45' span, skylights and 400 AMP 277/480 Volt, 3 phase power. Office has large showroom, open work areas, private offices, breakroom, and two multi-stall restrooms.

4 7700 Eastgate Road, Henderson, NV 89011



Space Available 14,281 - 17,361 SF
 Rental Rate \$0.50 /SF/Mo
 Spaces 2
 Building Size 63,284 SF
 Property Sub-type Warehouse
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
Building B	17,361 SF	\$0.50 /SF/Mo	17,361 SF	17,361 SF	NNN	8/1/2008	Landlord will build office up to 10%. Fenced private 8,938 square feet of yard. \$0.50-\$1.00/SF/NNN for the first 12 months.
Building C	14,281 SF	\$0.50 /SF/Mo	14,281 SF	14,281 SF	NNN	8/1/2008	Landlord will build office up to 10%. Fenced private 10,186 square feet of yard. \$0.50-\$1.00/SF/NNN for the first 12 months.

Property Description

Four separate freestanding buildings with private fenced yards available on the northeast corner of Eastgate and Commercial Way within the Black Mountain Industrial Center. Excellent freeway access to both I93-95 and I-215. \$0.50-\$1.00/SF/NNN for the first 12 months.