

Marion Industrial Park

2255 & 2275 Marion Drive, Las Vegas, NV 89115



**FOR
LEASE**

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PROPERTY DESCRIPTION

Marion Industrial Park is a 100,000 SF Industrial Project on 7.14 Acres located in the North Las Vegas submarket near the intersection of Marion Drive and Judson Way. This multi-tenant property sits just minutes from the I-15 Freeway allowing quick access across the Valley.

PROPERTY OVERVIEW



\$0.85-\$1.10/SF
Lease Rate



±2,500 - ±25,000 SF
Available SF



12'x14' Grade Doors
Loading Type



18' Minimum
Clear Height



3-Phase Power
Power



ESFR
Sprinklers



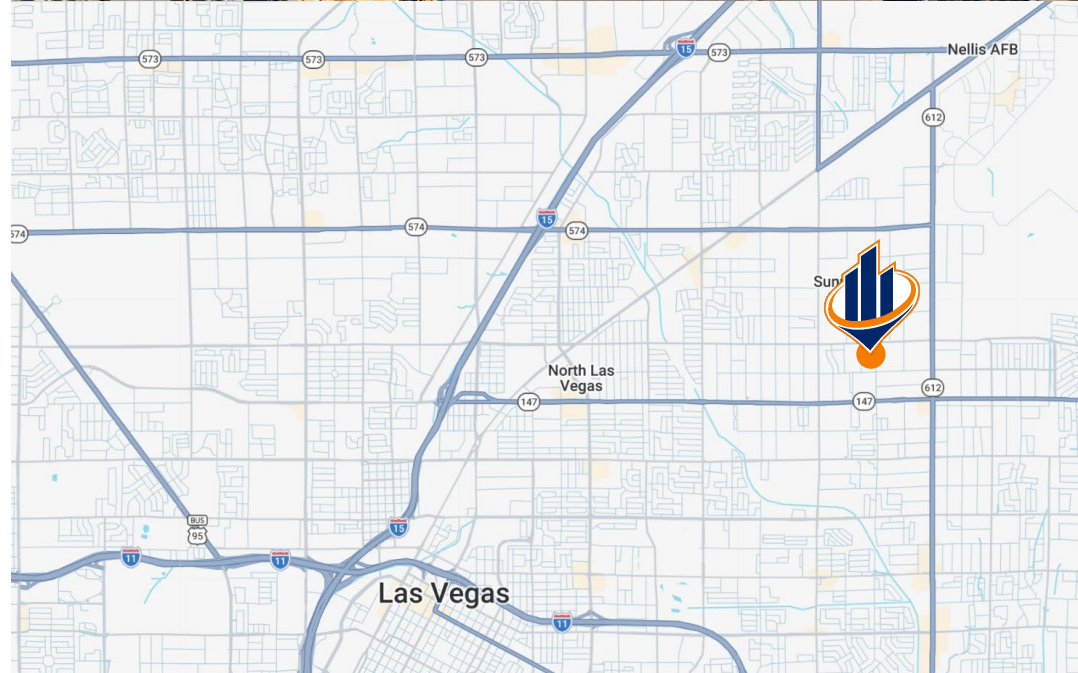
IP (Industrial Park)
Zoning



2.04:1000
Parking Ratio



140-20-117-004, 005
APN



Site Plan

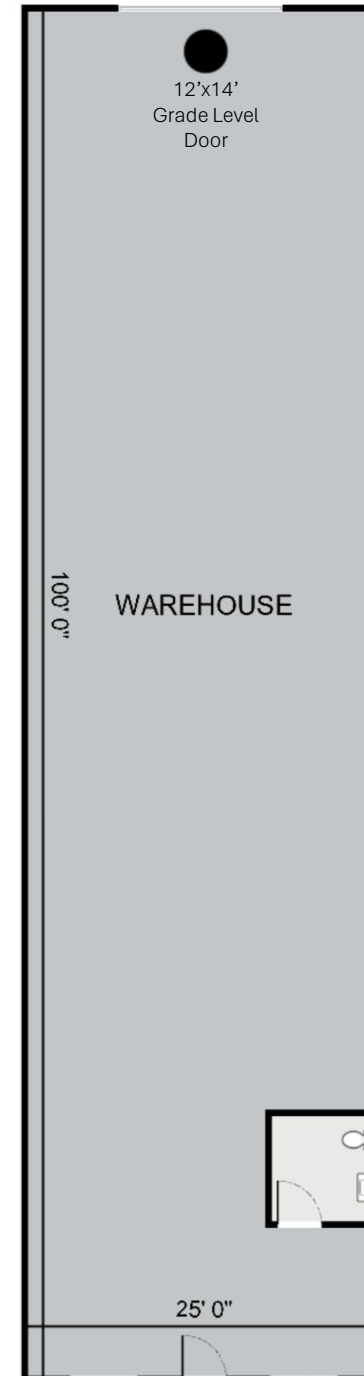


2255 MARION DRIVE

SUITE 9 HIGHLIGHTS

TOTAL SF	±2,500 SF
FEATURES	Open Warehouse, One (1) Restroom
GRADE LEVEL DOORS	One (1) 12'x14' Grade-Level Door
CLEAR HEIGHT	±18' Minimum
SPRINKLERED	ESFR
POWER	200 Amps, 120/240 Volt, 3-Phase Power (*Tenant To Verify)

BASE RENT:	\$1.10/SF (NNN)
CAMS:	\$0.22/SF
MONTHLY TOTAL:	\$3,300.00



Not to scale, for reference only

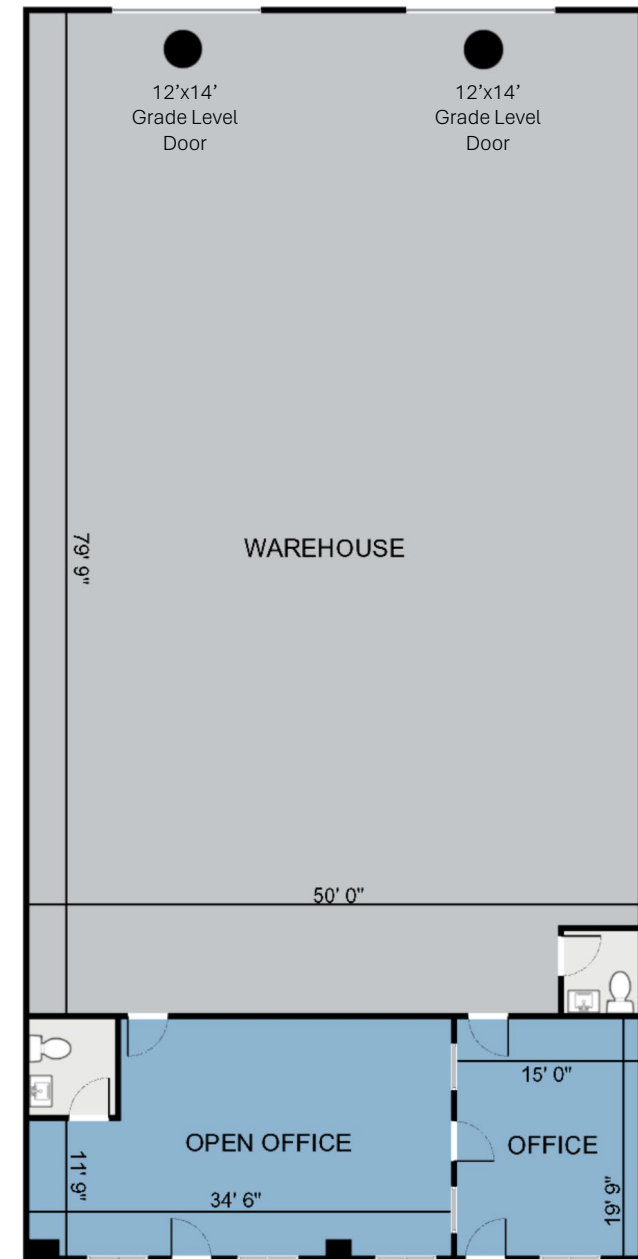
*Measurements are approximate

2255 MARION DRIVE

SUITE 19-20 HIGHLIGHTS

TOTAL SF	±5,000 SF
WAREHOUSE SF	±4,000 SF
OFFICE SF	±1,000 SF
FEATURES	Open Office, One (1) Private Office, Two (2) Restrooms
GRADE LEVEL DOORS	Two (2) 12'x14' Grade-Level Doors
CLEAR HEIGHT	±18' Minimum
SPRINKLERED	ESFR
POWER	1,000 Amps, 120/240 Volt, 3-Phase Power (*Tenant To Verify)

BASE RENT:	\$1.10/SF (NNN)
CAMS:	\$0.22/SF
MONTHLY TOTAL:	\$6,600.00



Not to scale, for reference only

*Measurements are approximate



2255 MARION DRIVE

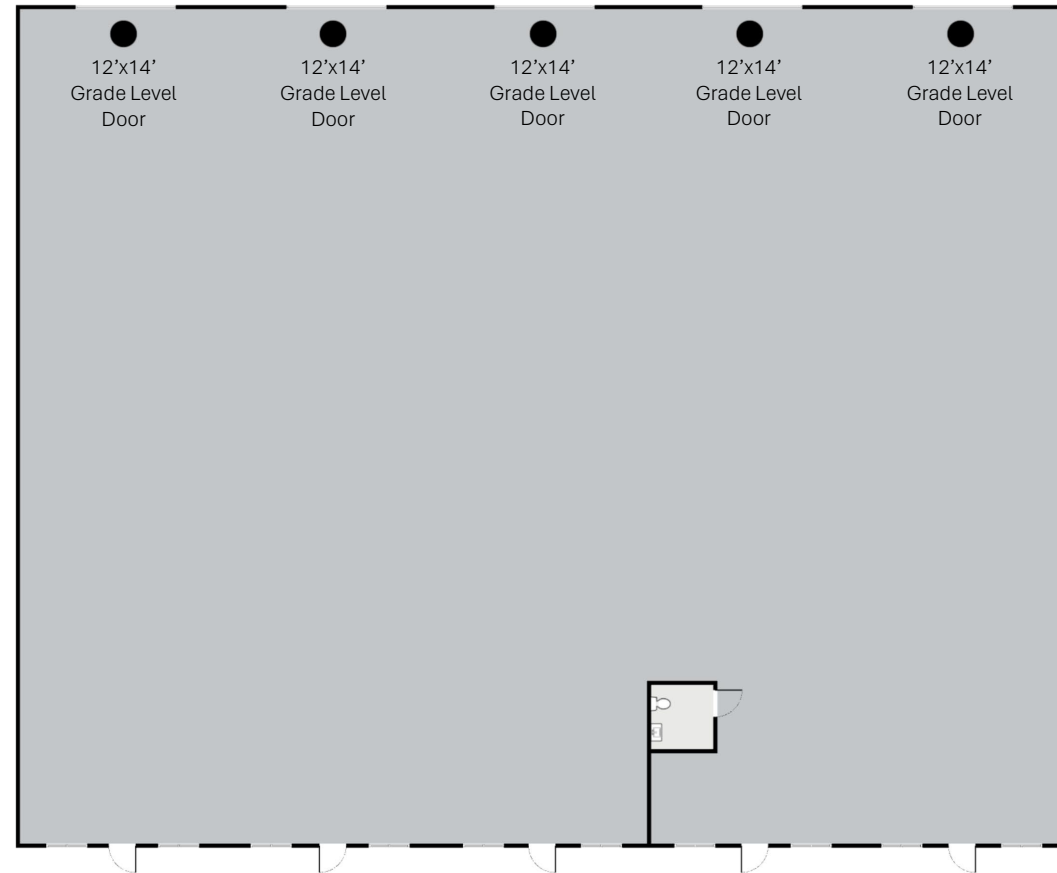
SUITE 19-20 PHOTOS



2275 MARION DRIVE

SUITE 1-5 HIGHLIGHTS

TOTAL SF	±12,500 SF
WAREHOUSE SF	±12,500 SF
FEATURES	Open Warehouse, One (1) Restroom
GRADE LEVEL DOORS	Five (5) 12'x14' Grade-Level Doors
CLEAR HEIGHT	±18' Minimum
SPRINKLERED	ESFR
POWER	1,000 Amps, 120/240 Volt, 3-Phase Power (*Tenant To Verify)



Not to scale, for reference only

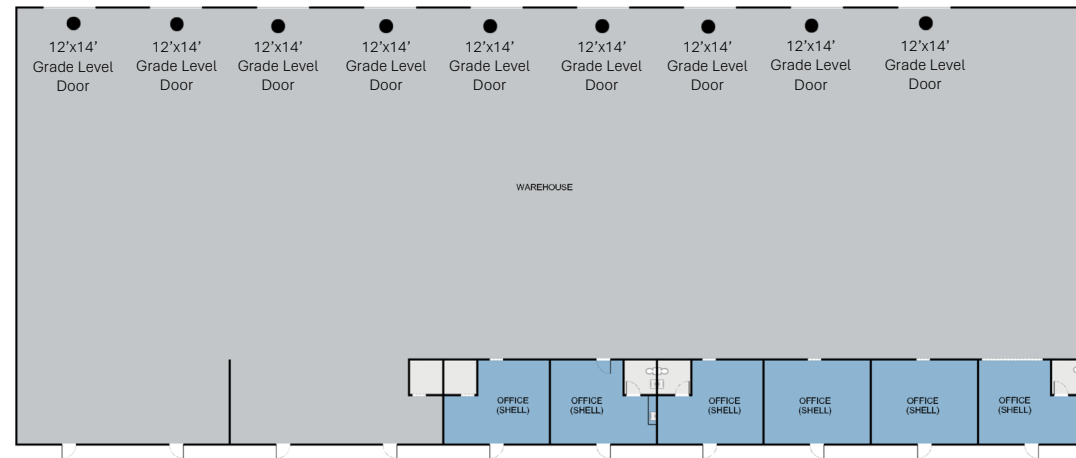


BASE RENT:	\$1.00/SF (NNN)
CAMS:	\$0.22/SF
MONTHLY TOTAL:	\$15,250.00

2275 MARION DRIVE

SUITE 10-20 HIGHLIGHTS

TOTAL SF	±25,000 SF
WAREHOUSE SF	±22,000 SF
OFFICE SF	±3,000 SF (Shell Condition)
FEATURES	Six (6) Open Offices, Two (2) Restrooms
GRADE LEVEL DOORS	Nine (9) 12'x14' Grade-Level Doors
CLEAR HEIGHT	±18' Minimum
SPRINKLERED	ESFR
POWER	2,000 Amps, 120/240 Volt, 3-Phase Power (*Tenant To Verify)



Not to scale, for reference only



BASE RENT:	\$0.85/SF (NNN)
CAMS:	\$0.22/SF
MONTHLY TOTAL:	\$26,750.00

MARION INDUSTRIAL PARK



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