

FOR LEASE

MOVE-IN READY

From 5,998 SF. – 35,516 SF.



i20 @ Rainbow



CLARK COUNTY MANAGEMENT
CORPORATION

10710 - 10890 South Rainbow Blvd, Las Vegas, NV 89141



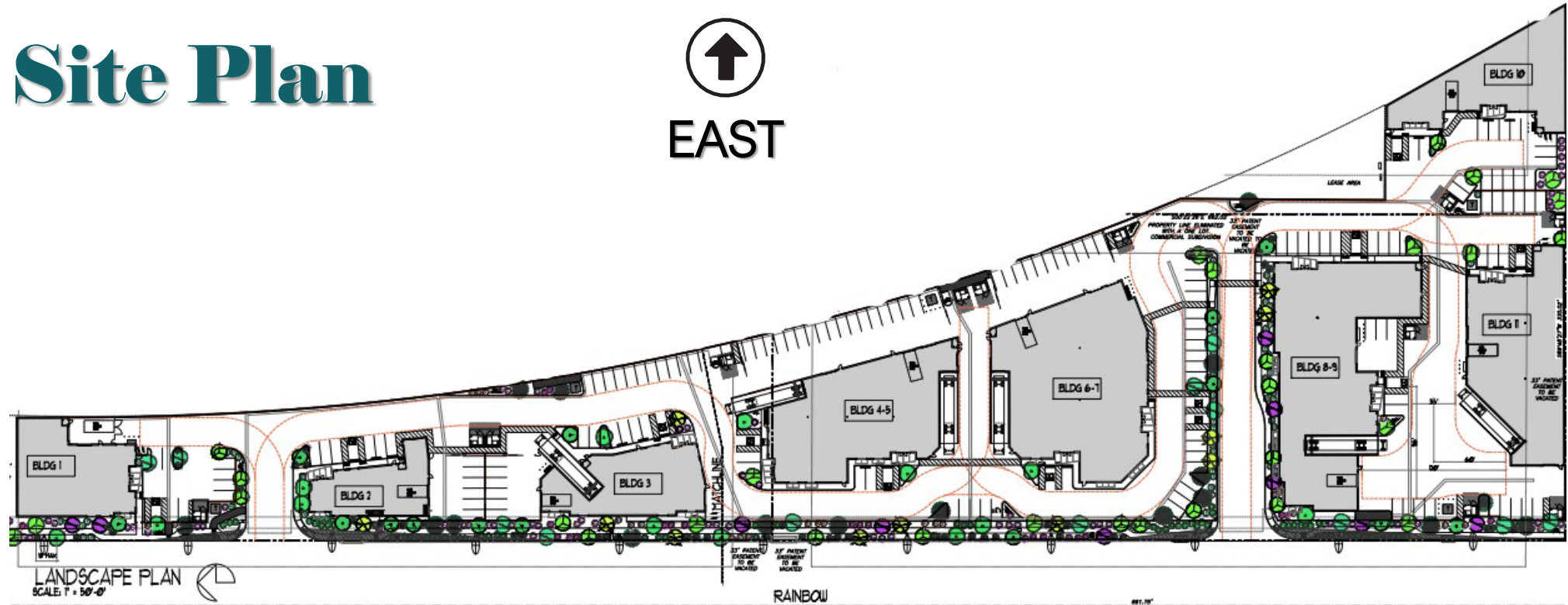
Property Highlights

- High-Image Contemporary Architectural Design
- Prime Southwest Location
- Individual Freestanding Buildings w/Private, Secure Yards.
- Building Signage Opportunities Fronting High-Traffic Rainbow Blvd.
- IL Zoned (Clark County)
- Upgraded Turnkey Offices
- Upgraded Bath and Breakroom Finishes
- Professionally Managed & Maintained



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Site Plan



i20 @ RAINBOW is a **BRAND-NEW** Class A industrial complex consisting of up to 11 individual units totaling +/- 100,000 square feet of highly-functional, Light Manufacturing | Storage | Distribution spaces.

Located in the exploding Southwest industrial submarket, the complex fronts S. Rainbow Blvd. just South of Cactus Road. This prime location offers fast, convenient access to the I-15 & 215 Freeways, Blue Diamond Interchange as well as to many nearby restaurants & retail amenities.

Area Summary

Notes:

- Buildings 4-5, 6-7, 8-9 are divisible
- Mezzanines qualified for Heavy Load Storage (250 lbs./sf.)
- **Building 10** – Plans approved for a Film Studio with apartment. 2nd and 3rd floor consists of offices, green room, lounge and living quarters with unobstructed strip views.



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Bldg.	1 st Floor Office	Mezzanine	Warehouse	Bldg. Area
1	1,870 sf.	1,973 sf.	5,106 sf.	8,949 sf.
2	1,453 sf.	1,495 sf.	2,982 sf.	5,930 sf.
3	1,317 sf.	1,433 sf.	6,087 sf.	8,837 sf.
4-5	1,646 sf.	1,728 sf.	12,699 sf.	16,073 sf.
6-7	1,617 sf.	1,726 sf.	16,100 sf.	19,443 sf.
8-9	1,958 sf.	2,012 sf.	15,714 sf.	19,684 sf.
10	2,696 sf.	3,885 sf.	5,280 sf.	11,861 sf.
11	1,876 sf.	1,933 sf.	10,860 sf.	14,669 sf.

LEASED

Phase III

Building Details

- From 5,930 sf. to 19,684 sf.
- +/- 27' Minimum Clear Height
- Grade Level Loading Doors (12' x 14')
- Dock-Hi Loading Doors (10' x 12')
- 60' x 15'-4" Concrete Truck Loading Aprons
- 400 AMP, 277/480* 3 Phase
- Fenced & Secured Yards
- Evaporative Cooled Warehouses | Gas Avail.
- Mezzanine Qualified for Heavy Load Storage
- LED Warehouse Lighting w/Skylights
- Pile High Volume Sprinklers
- Rental Rate: \$1.65** /sf. (NNN)
- Estimated CAM: \$0.30 /sf.
- APN: 176-35-211-001

** Power may vary by building / **Bldg. 10 excluded*



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Vicinity Map



For More Information

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