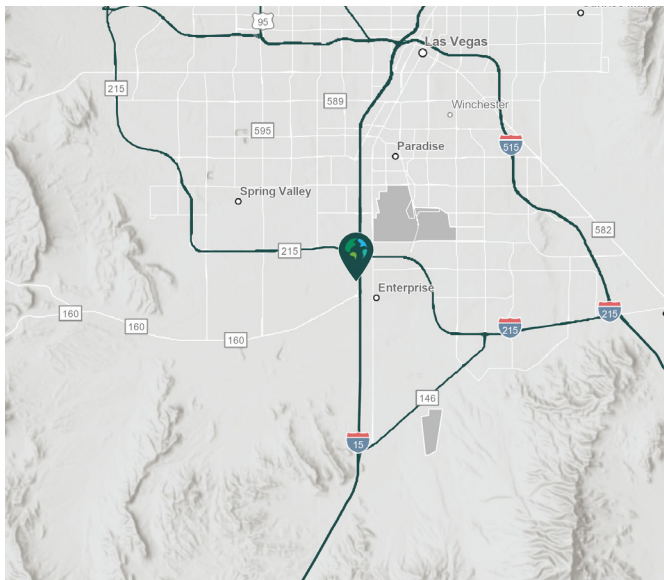


INDUSTRIAL SPACE FOR LEASE

10,581 SF

Warm Springs Distribution Center 13  
**7750 Dean Martin Drive**  
**Suite 404**  
**Las Vegas, NV 89139**



- Conveniently located in the heart of the Las Vegas Southwest submarket with easy access to the I-15 and I-215 Freeways, Harry Reid International Airport, Town Square and the Las Vegas Strip.
- Easy access to the I-15 and I-215 Freeways.

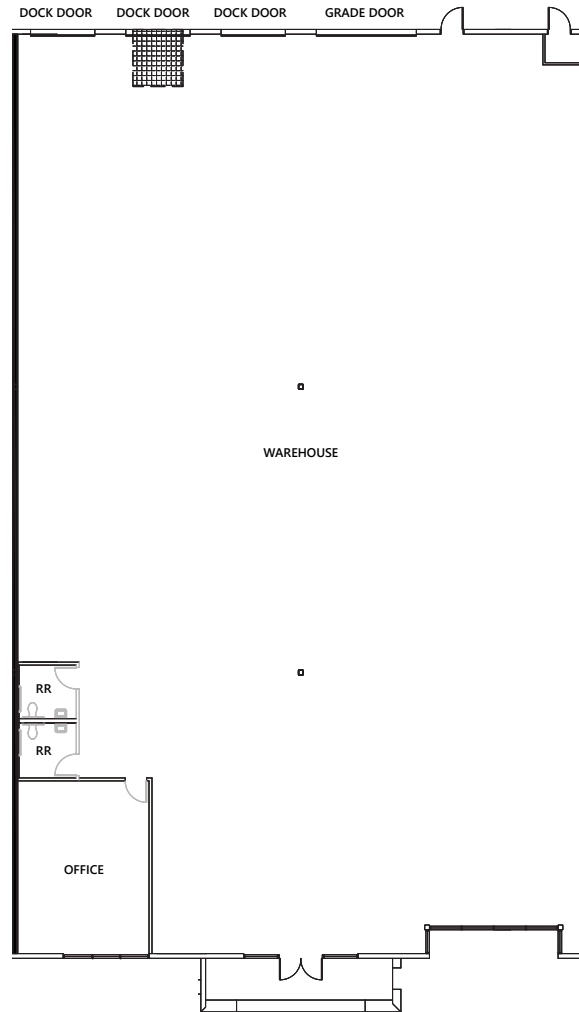


## Property Features

Available Space	10,581 SF	Drive-in Doors	1
Existing Office SF	617 SF	Car Parking Spaces	Pro Rata Share
Clear Height	25'	Electrical Service	200 amps, 120/208 V
Cooling	100% HVAC	Sprinkler System	ESFR
Dock Doors	3	Lighting	LED Motion Sensor
Pit Levelers	1	Zoning	IP (Industrial Park)



Unlock the full potential of your warehouse with one strategic, single-source partner.



**C&W Las Vegas**  
**Nick Abraham, SIOR**  
nick.abraham@cushwake.com  
ph +1 702 605 1620  
LIC # S.0176348

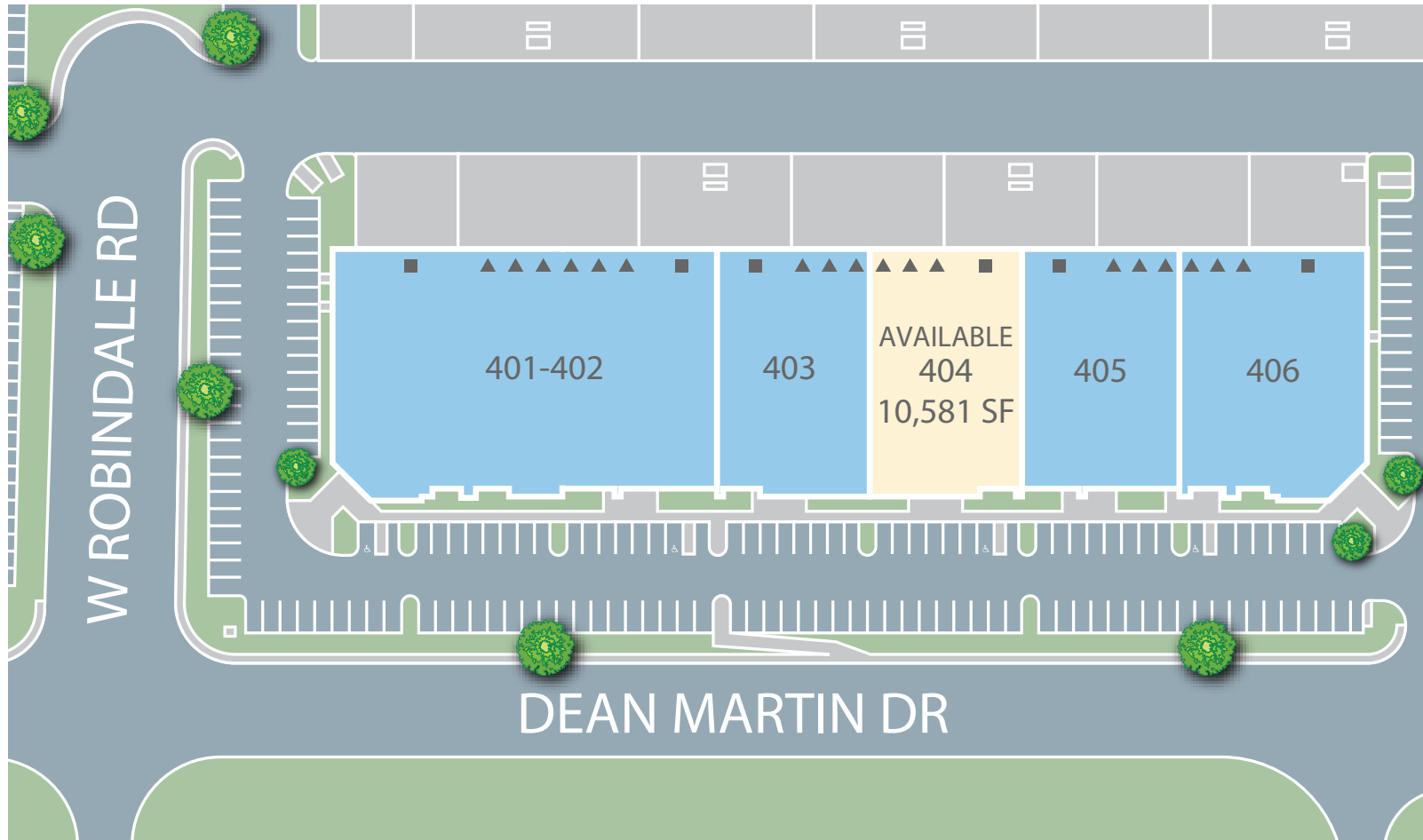
**C&W Las Vegas**  
**Greg Tassi, SIOR**  
greg.tassi@cushwake.com  
ph +1 702 605 1713  
LIC # S.0056472






**Prologis**  
**Renee Carroll**  
rcarroll@prologis.com  
ph +1 702 891 9503  
LIC # S.0202501

**Prologis**  
**Johana Gonzalez**  
jgonzalez2@prologis.com  
ph +1 702 891 9510  
LIC # S.0202094



Unlock the full potential of your warehouse with one strategic, single-source partner.



-  NORTH
-  DOCK DOOR
-  DRIVE-IN DOOR
-  AVAILABLE
-  LEASED



**C&W Las Vegas**  
**Nick Abraham, SIOR**  
 nick.abraham@cushwake.com  
 ph +1 702 605 1620  
 LIC # S.0176348

**C&W Las Vegas**  
**Greg Tassi, SIOR**  
 greg.tassi@cushwake.com  
 ph +1 702 605 1713  
 LIC # S.0056472

**Prologis**  
**Renee Carroll**  
 rcarroll@prologis.com  
 ph +1 702 891 9503  
 LIC # S.0202501

**Prologis**  
**Johana Gonzalez**  
 jgonzalez2@prologis.com  
 ph +1 702 891 9510  
 LIC # S.0202094