

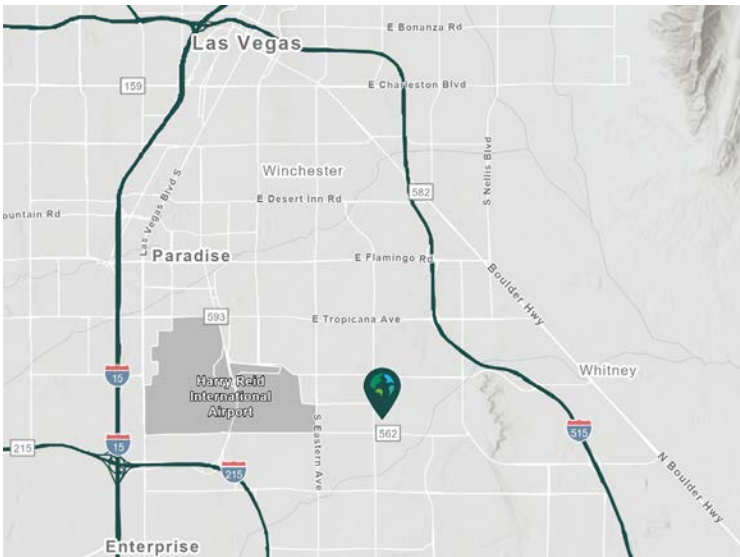
INDUSTRIAL SPACE FOR LEASE

±39,929 SF



3755 E. Post Road, Suite 100 & 110
Las Vegas, NV 89120 USA

Prologis Arrowhead
Commerce Center 15



- Southwest corner of Post Road and Sandhill Road
- Freeway access via Sunset Road and the Airport Connector
- Zoned M-D (Clark County)
- Airport Submarket

Property Features

Available Space	±39,929 SF
Office SF	±2,800 SF
Building SF	±140,056 SF
Clear Height	30'
Dock Doors	10
Drive-in Doors	3
Lighting	LED Motion Sensor
Sprinkler	ESFR
Electrical Service	400 amps, 277/480 volt, 3-phase power (upgradable)

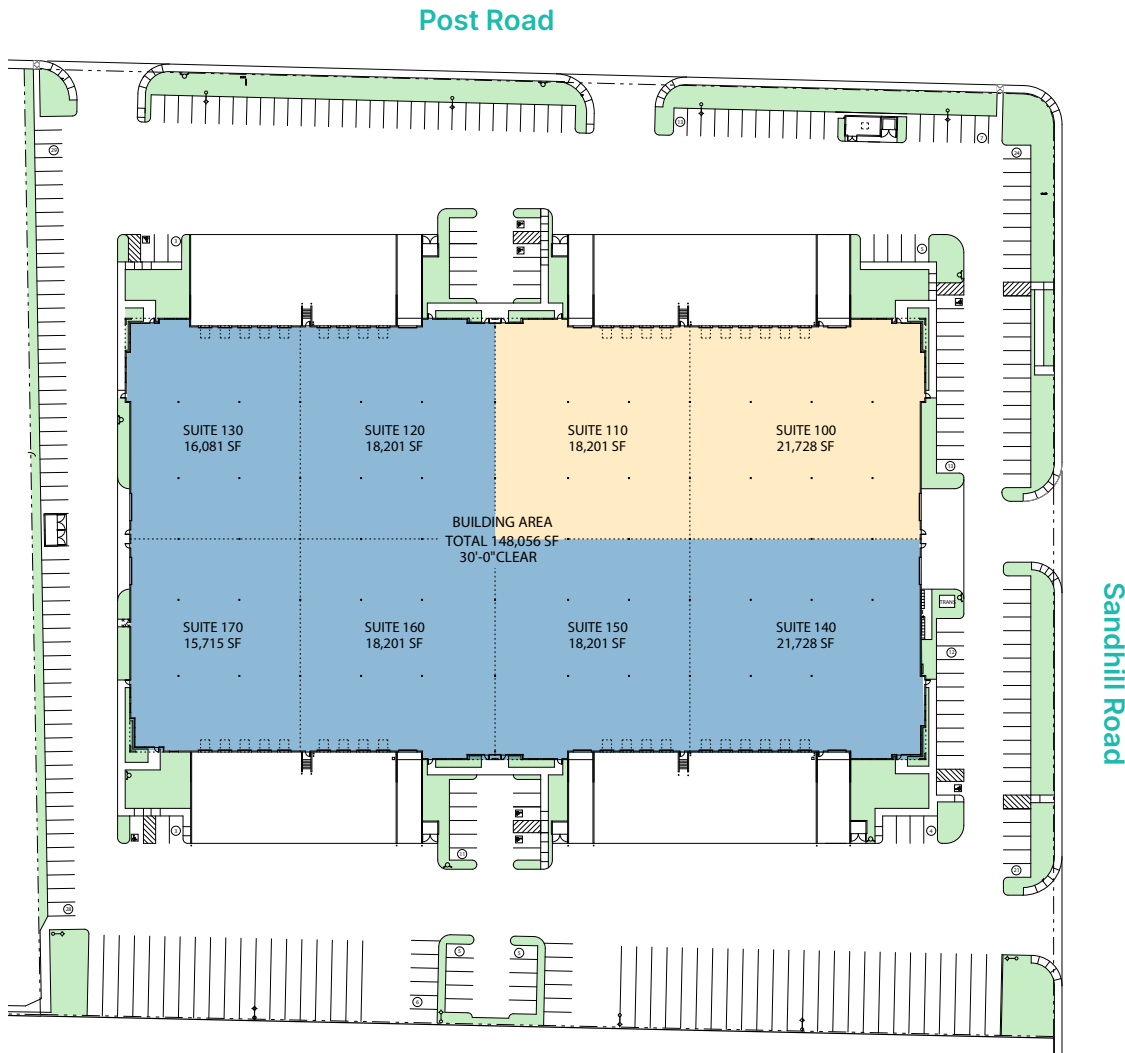


Unlock the full potential of your warehouse with one strategic, single-source partner.



■ = Leased ■ = Available

For illustration purposes only. Not to scale.



Colliers
Spencer Pinter
 Executive Vice President
 spencer.pinter@colliers.com
 ph +1 702 836 3776
 License # NV-S.0039013

Colliers
Chris Lane, SIOR, CCIM
 Executive Vice President
 chris.lane@colliers.com
 ph +1 702 836 3728
 License # NV-S.0166896

Colliers
Dan Doherty, SIOR
 Vice Chairman
 dan.doherty@colliers.com
 ph +1 702 836 3707
 License # NV-S.0024287

Prologis
Renee Carroll
 Senior Leasing Manager
 rcarroll@prologis.com
 ph +1 702 891 9503
 License # NV-S.0202501



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

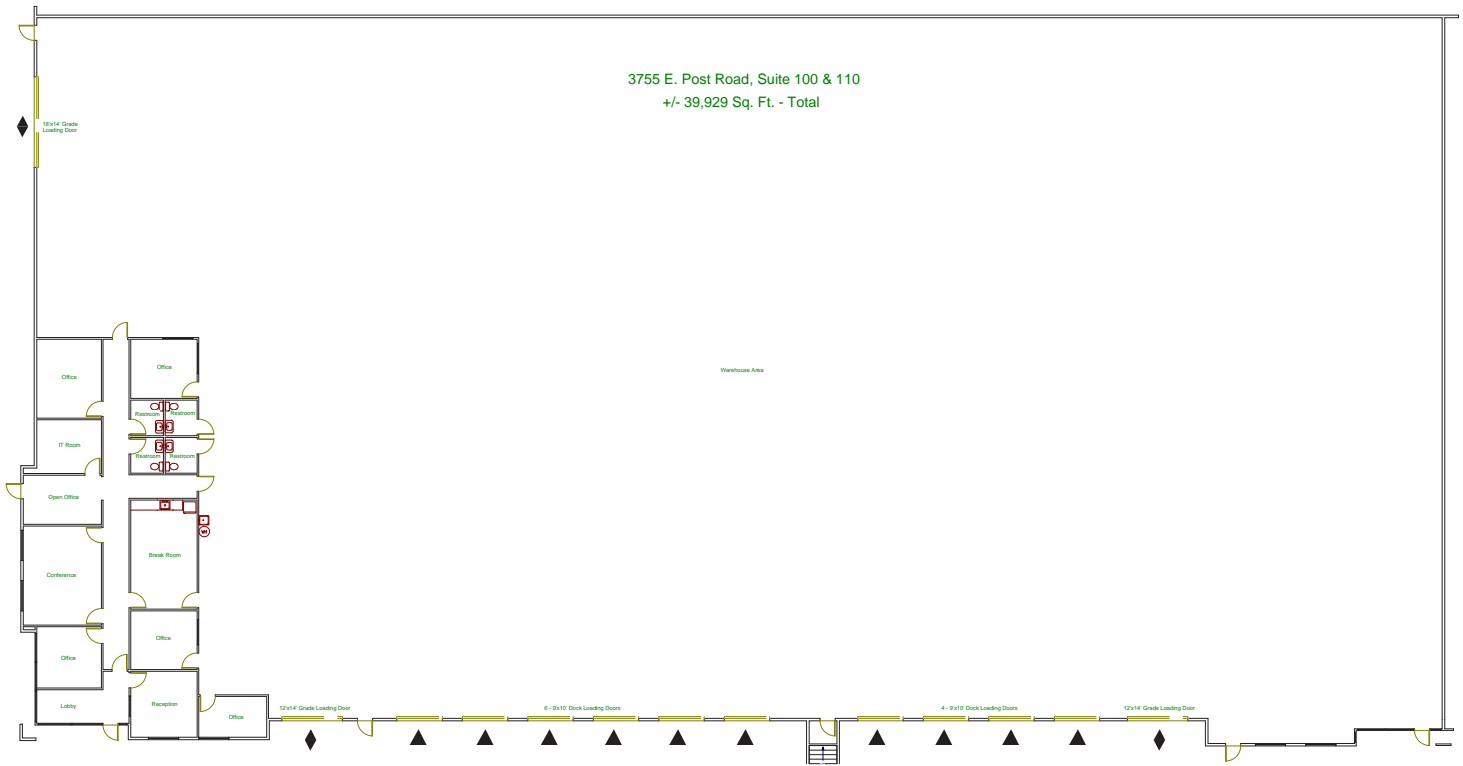


▲ = Dock High Door

For illustration purposes only. Not to scale.

◆ = Grade Level Door

3755 E. Post Road, Suite 100 & 110
+/- 39,929 Sq. Ft. - Total

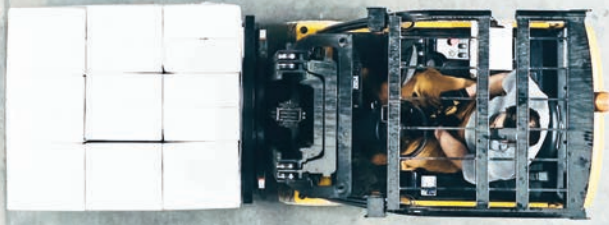


Colliers
Spencer Pinter
Executive Vice President
spencer.pinter@colliers.com
ph +1 702 836 3776
License # NV-S.0039013

Colliers
Chris Lane, SIOR, CCIM
Executive Vice President
chris.lane@colliers.com
ph +1 702 836 3728
License # NV-S.0166896

Colliers
Dan Doherty, SIOR
Vice Chairman
dan.doherty@colliers.com
ph +1 702 836 3707
License # NV-S.0024287

Prologis
Renee Carroll
Senior Leasing Manager
rcarroll@prologis.com
ph +1 702 891 9503
License # NV-S.0202501



Worry less about your real estate expenses and focus more on your business.

Don't be blindsided by unexpected costs or a surprise bill at year-end. Get greater cost certainty through the term of your lease. There is NO annual reconciliation with the exception of property taxes.*

Simplify Your Lease, Simplify Your Life

Prologis' Clear Lease includes fixed base rent as well as fixed operating expenses,* including both capital and non-capital expenses, throughout the initial lease term. We make your lease easier allowing for you to focus on streamlining your operations.



Simplified leasing process



Greater cost certainty



Trusted property maintenance



No operating or capital expense surprises



No reconciliation for common area maintenance



Shortened 11-page lease with no complex legal jargon

Clear Lease		Typical Lease Triple Net (NNN)
✓ Fixed and no unexpected costs or surprises	Common Area Maintenance (CAM) Landscaping Fire protection Snow removal Common utilities Roof repair	✗ Variable and reconciled
✓ Fixed and no unexpected costs or surprises	Capital Repairs and Replacements Parking lot repair and replacement Exterior building paint Roof replacement	✗ Variable and reconciled
✓ Fixed and no unexpected costs or surprises	Management Fee	✗ Variable
✓ Fixed and no unexpected costs or surprises	Property Insurance and Liability Insurance Fees	✗ Variable and estimated annually
✓ Fixed and no unexpected costs or surprises	Office HVAC and Warehouse Heating Maintenance Repair and replacement	✗ Tenant contracts and pays directly
✓ Fixed and no unexpected costs or surprises	Dock Doors Bi-annual maintenance	✗ Tenant contracts and pays directly

*property taxes excluded