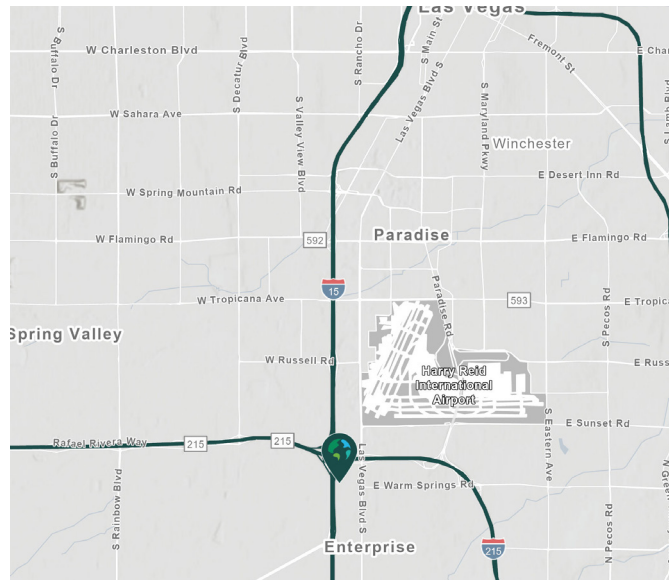




INDUSTRIAL SPACE FOR LEASE

25,569 SF

Warm Springs Business Center 1
2895 W. Capovilla Avenue
Suite 140
Las Vegas, NV 89119



Property Features

Available Space	25,569 SF	Column Spacing	50' x 52'
Office SF	4,673 SF	Car Parking Spaces	34
Clear Height	33'	Electrical Service	600 amps, 277/480 V
Warehouse Cooling	Evaporative Cooled	Sprinkler System	ESFR
Dock Doors	5	Lighting	LED Motion Sensor
Drive-in Doors	1	Zoning	IP (Industrial Park)

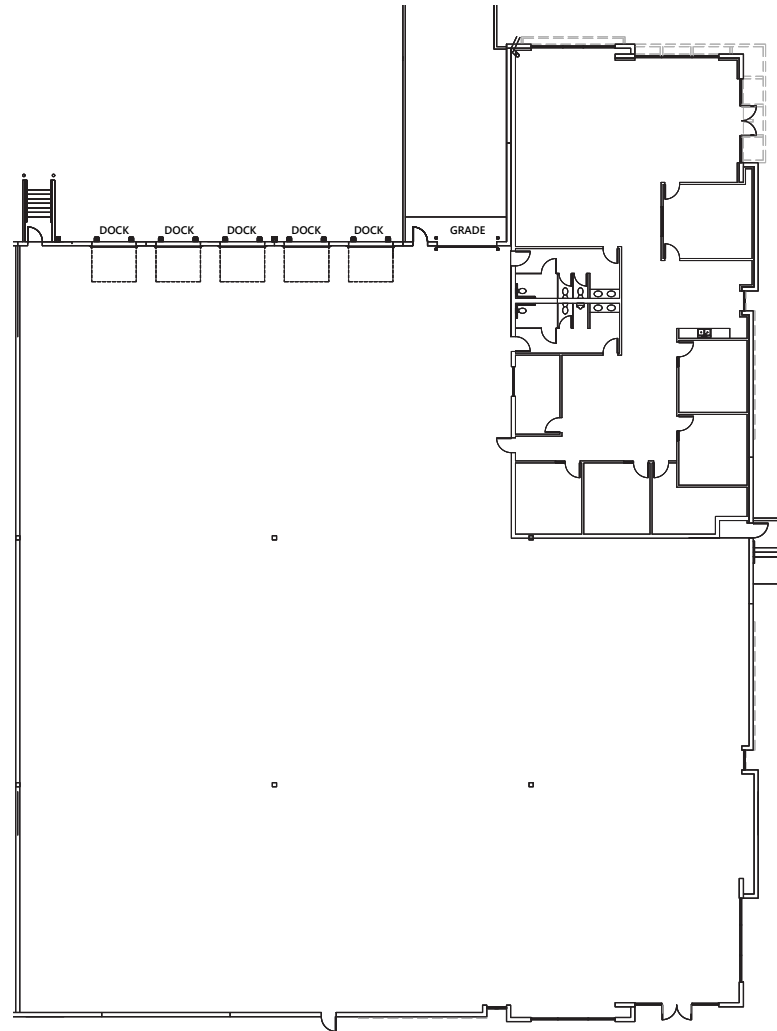
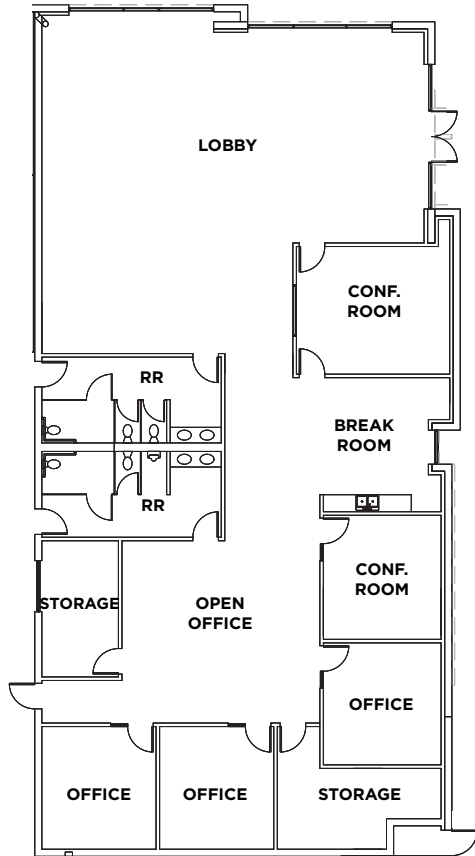
- Close proximity to Las Vegas Blvd. exit ramp off of the I-15 and I-215, and Blue Diamond Road exit ramp off of the I-15.
- Easy access to Harry Reid International Airport, Town Square and the Las Vegas Strip.
- Highly Visible, I-15 Frontage, exterior façade mounted 30' x 13' tenant signage panels



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



OFFICE LAYOUT



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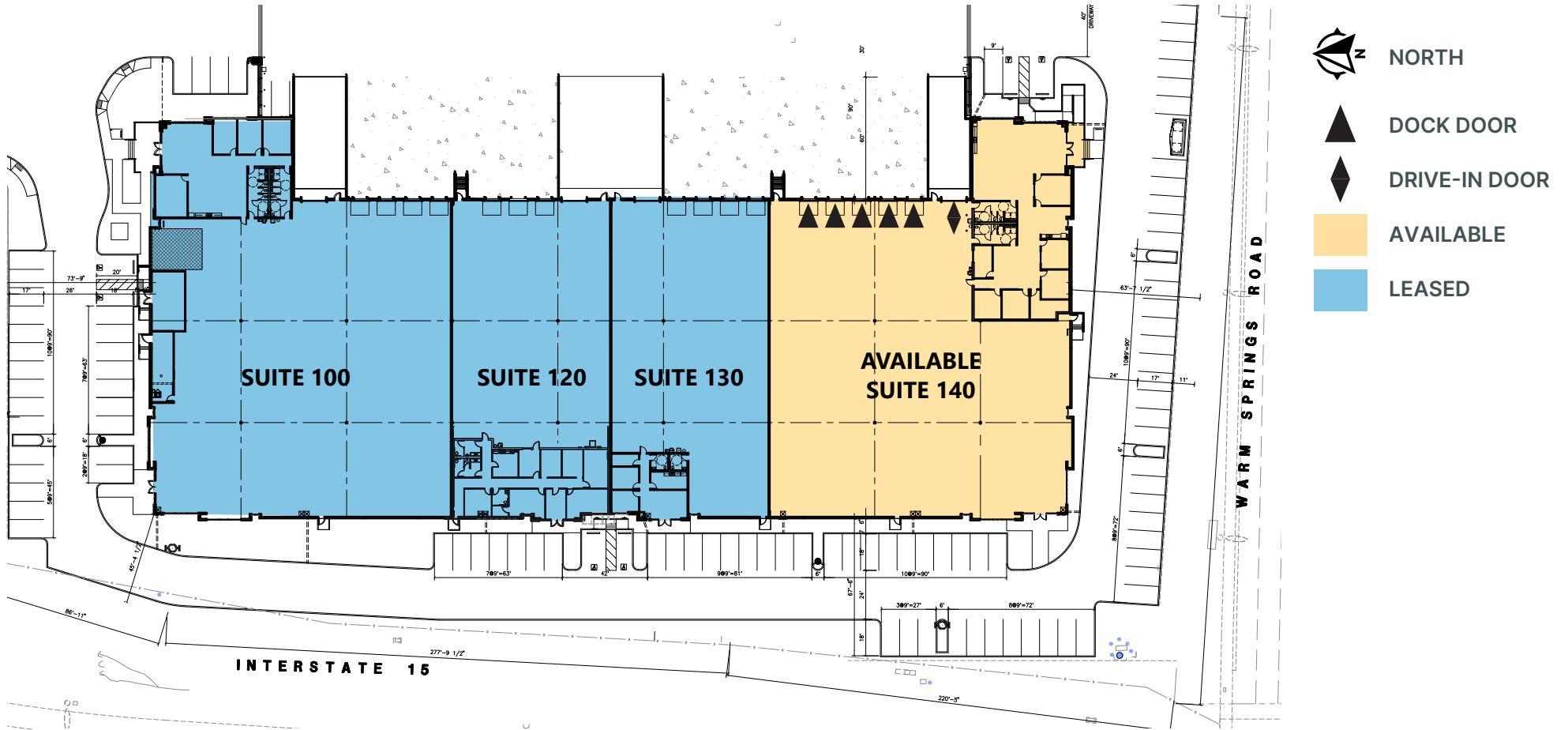
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