

277 PILOT RD.

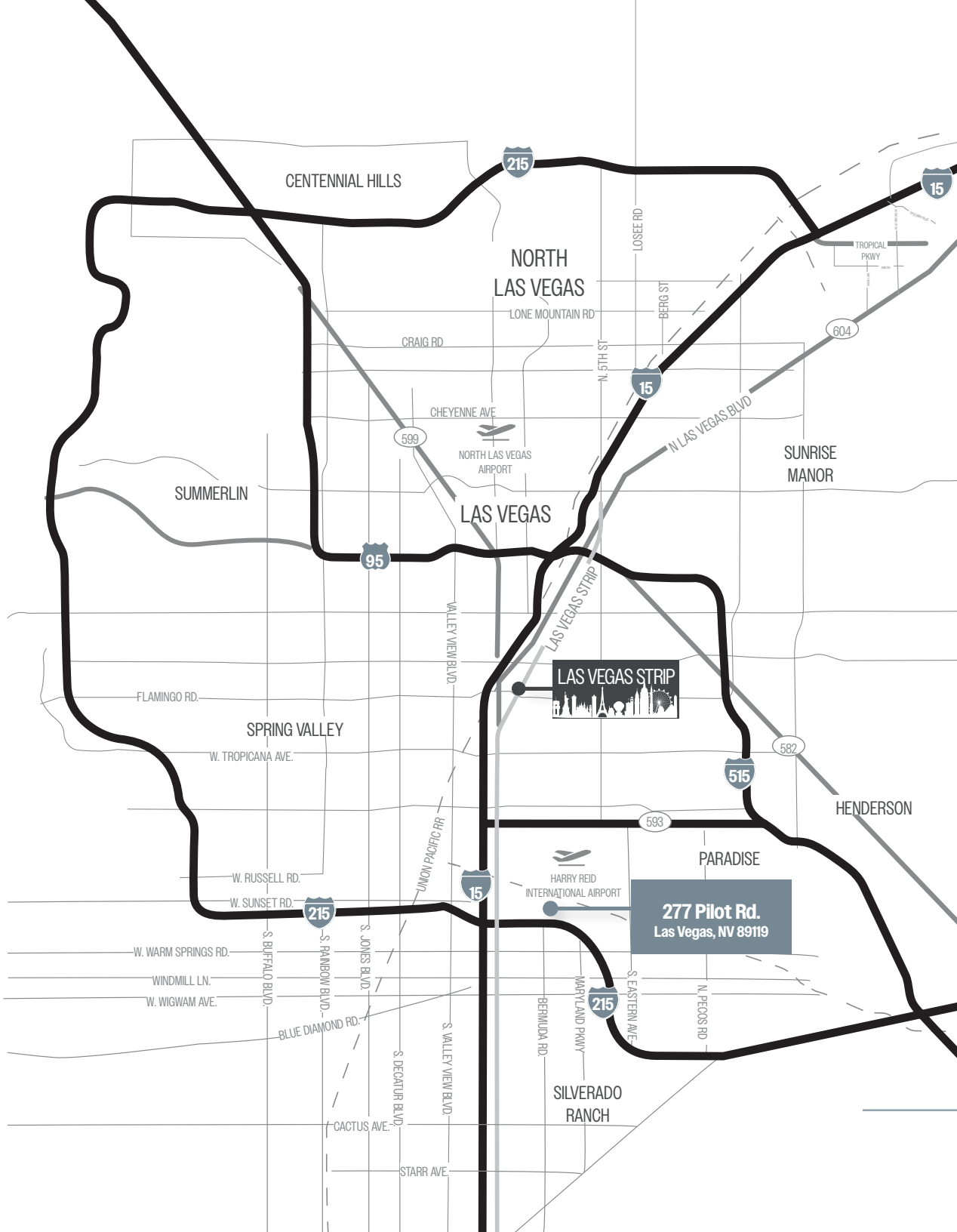
±39,746 SF FREESTANDING BUILDING ON ±2.15 ACRES

LAS VEGAS, NV 89119



CBRE

FOR LEASE



LOCATION HIGHLIGHTS

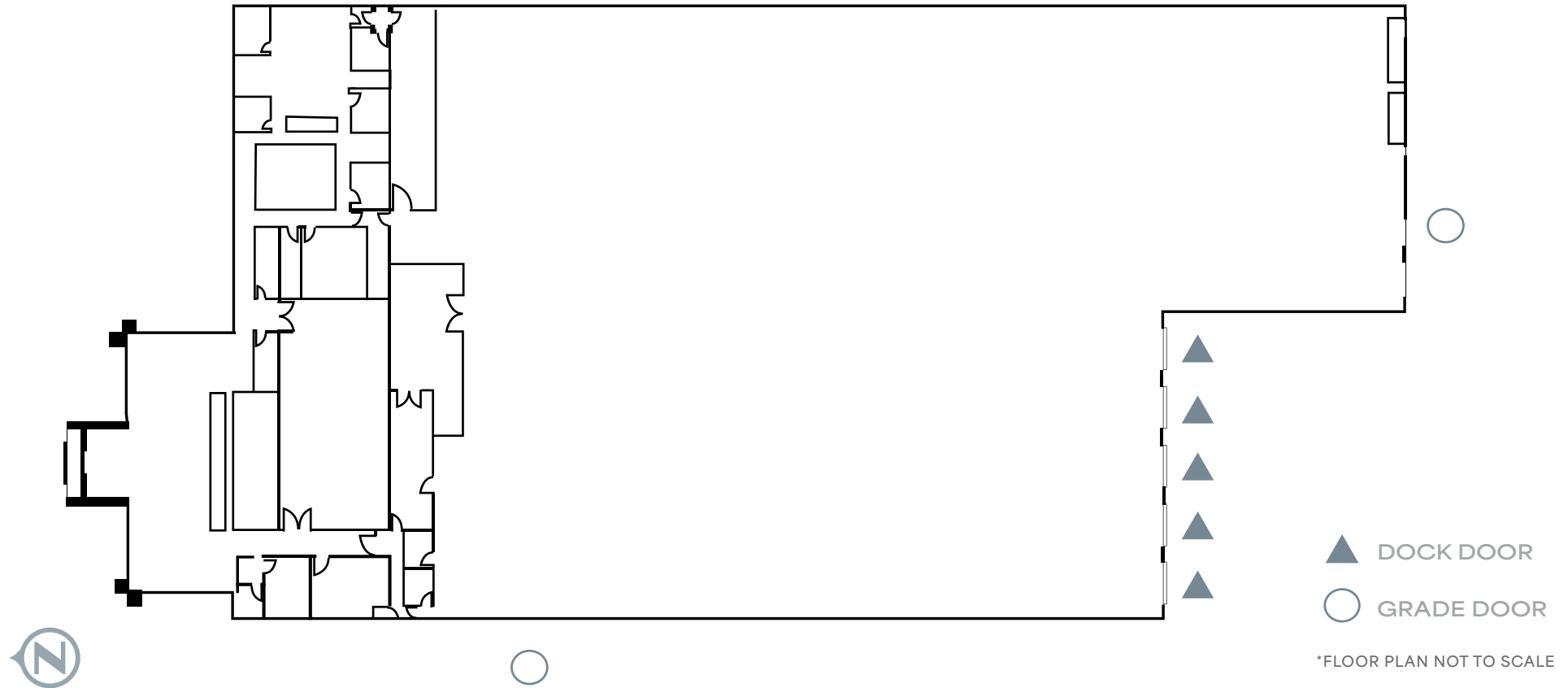
- Located in the highly desired Hughes Airport Center
- In close proximity to the Las Vegas Strip, Harry Reid International Airport, Town Square and numerous other amenities
- Excellent connectivity with access to the I-15 and 215 freeways via Sunset Road

PROPERTY HIGHLIGHTS

- ±39,746 SF freestanding building on ±2.15 acres
- Ideal corporate headquarters facility
- Secured yard
- IL Zoning (Clark County Jurisdiction)
- Evaporative cooled warehouse

LEASE RATE:
\$1.35 PSF NNN

SITE PLAN



BUILDING SPECIFICATIONS

Total SF ±39,746 SF

Office SF ±9,746 SF

Acres ±2.15

Yard ±0.32 acres

Clear Height 22'

Configuration Rear-loaded

Dock Doors 5 with pit levelers

Grade Doors 2

Fire Sprinklers Yes

Auto Parking 63 stalls

Insulation Fully insulated warehouse walls

AMENITY MAP



Harry Reid International Airport

SUNSET RD.



LAS VEGAS BLVD.

Clark County Aviation

GILLESPIE ST.

SITE



Harry Reid International Airport Rental Car Center



277 PILOT RD.

LAS VEGAS, NV
89119

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