

SANDHILL AIRPORT PARK

TheoPacific
CORPORATION

FOR
LEASE

INDUSTRIAL OFFICE/
WAREHOUSE SPACE

6320, 6330 & 6340 SOUTH SANDHILL ROAD

LAS VEGAS, NEVADA 89120

DAN DOHERTY, SIOR | SUSAN BORST, CCIM | CHRIS LANE | JERRY DOTY
+1 702 735 5700

3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
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www.colliers.com/lasvegas



±122,376 SF TOTAL

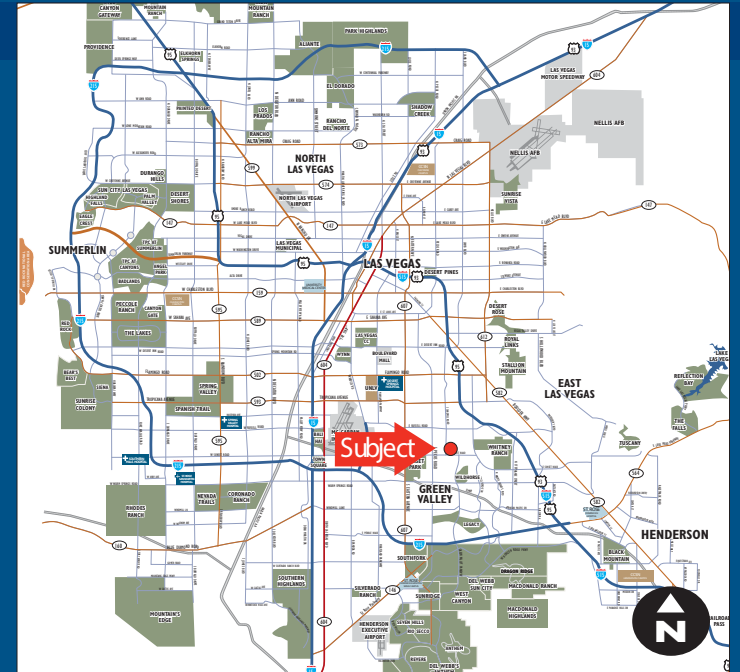
PROPERTY DESCRIPTION

The property is centrally located in the Airport submarket with the ability to service all areas of town from one central area. This location offers close proximity to the I-15, I-215, the Las Vegas "Strip", and the McCarran International Airport.

Sandhill Airport Park consists of three multi-tenant light industrial/office buildings totaling ±122,376 SF. The buildings were built in 1997 and are situated on ±7.78 acres. The buildings are concrete tilt up construction and serviced by grade level roll up doors and dock high loading doors. Warehouse improvements include evaporative coolers, fire sprinklers, and ±16' to ±24' warehouse ceiling height.

PROPERTY FEATURES

- ±122,376 SF Situated on 7.78 Acres
- 200 - 400 Amps 120/240 Volt, 3 Phase Power
- Fire Sprinklers
- M-D Zoning (Clark County)
- 3:2:1,000 Parking Ratio
- **6330 SANDHILL AVENUE**
 - Suites Ranging from ±2,160 SF - ±6,480 SF
 - ±16' Clear Height
 - Grade Level Loading Doors
- **6320 & 6340 SANDHILL AVENUE**
 - Suites Ranging from ±3,420 SF - ±7,296 SF
 - ±24' Clear Height
 - Dock High and Grade Level Loading Doors

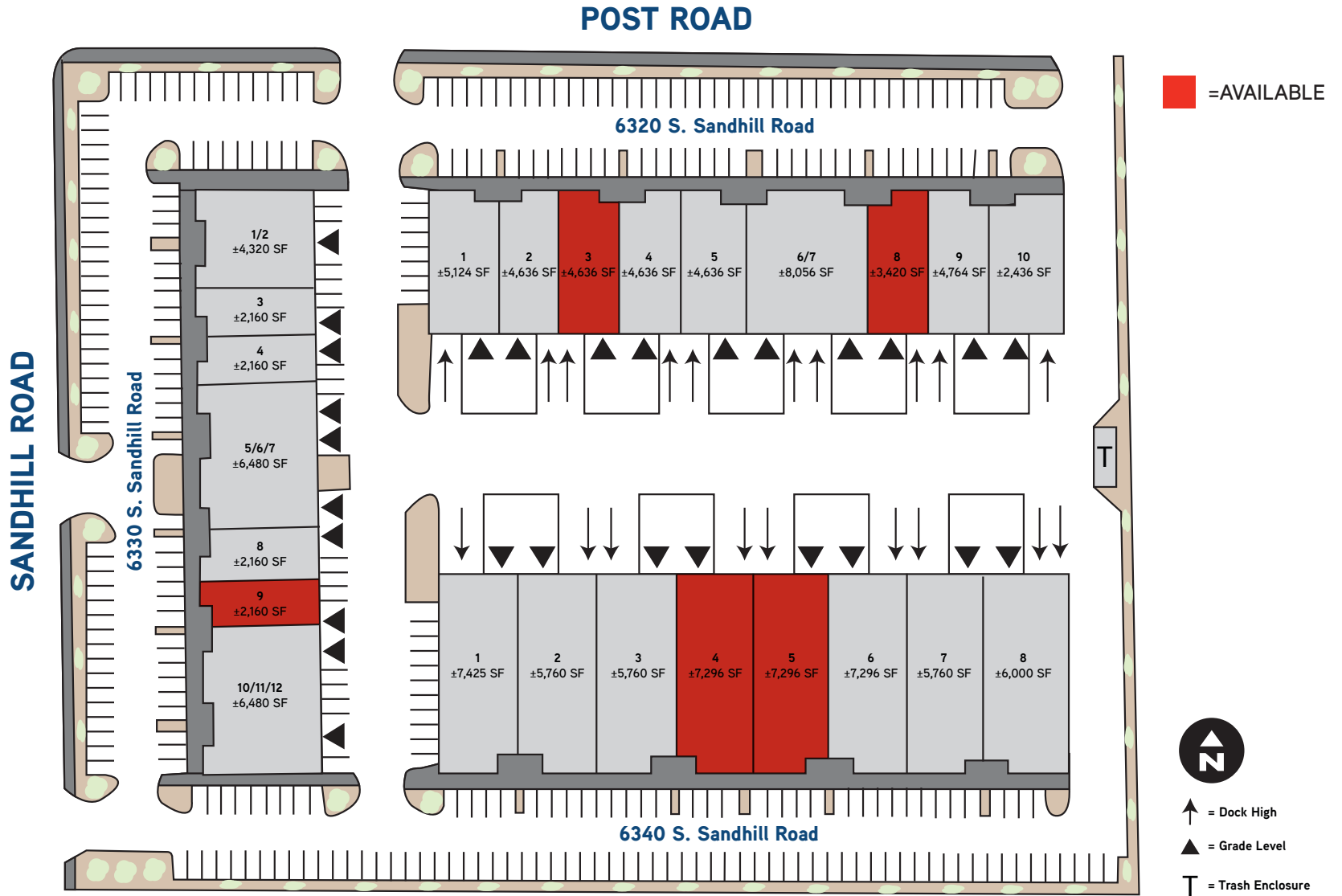


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SANDHILL AIRPORT PARK

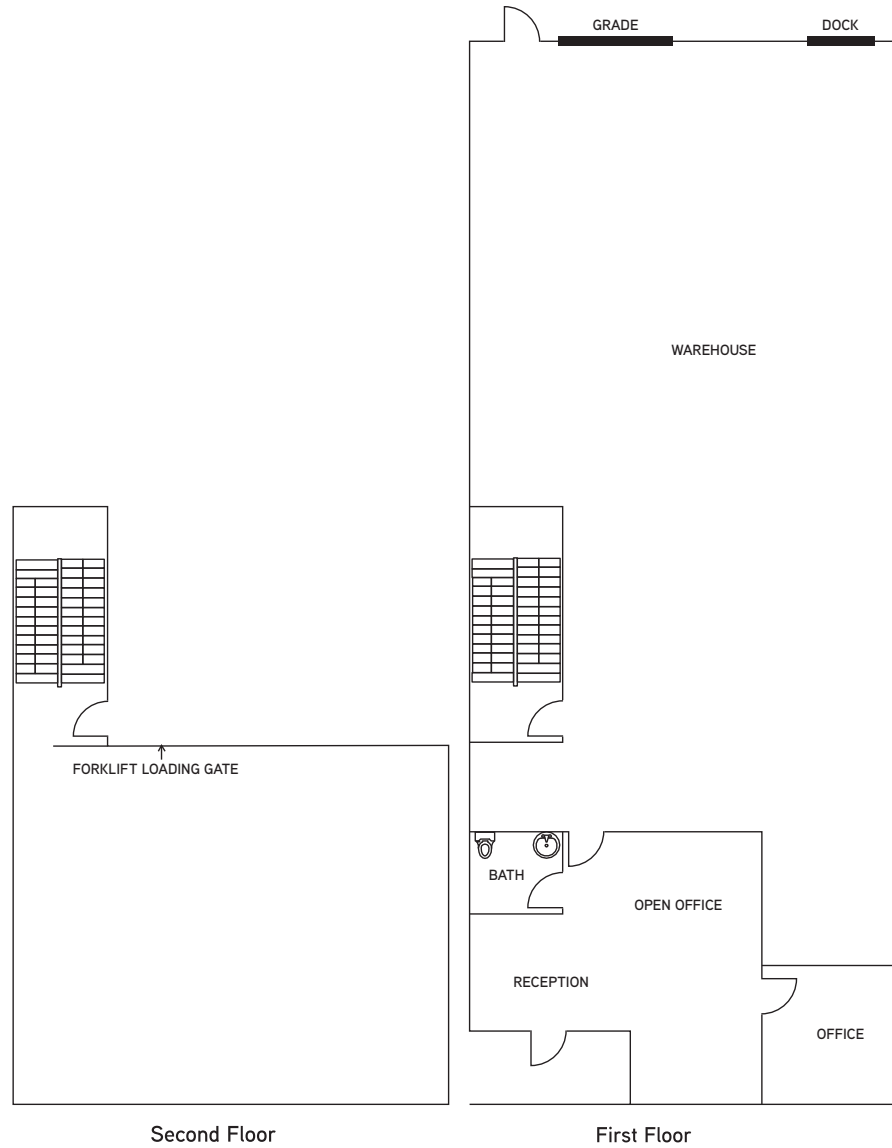


SITE PLAN

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SANDHILL AIRPORT PARK



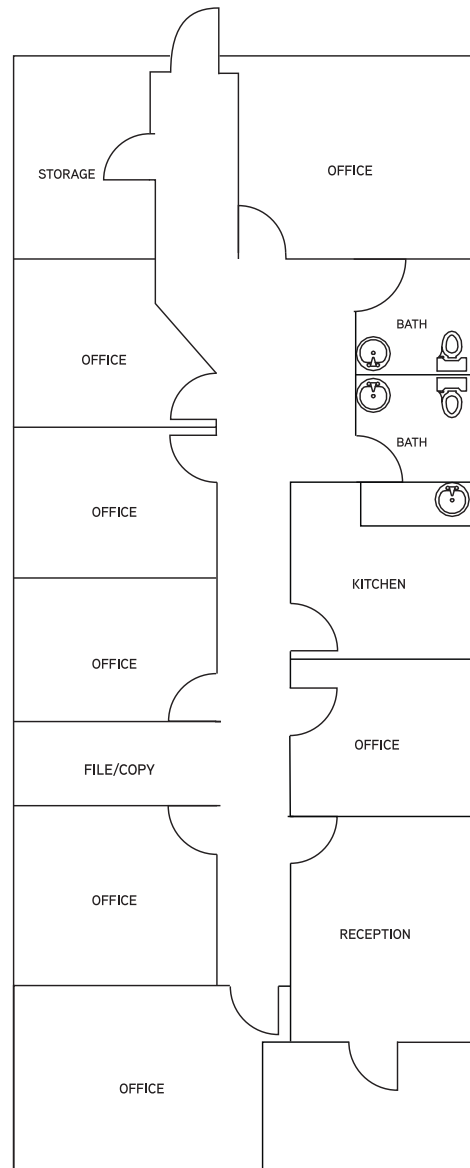
±4,636 SF Total
±649 SF Office
±3,987 SF Warehouse

6320 SOUTH SANDHILL ROAD | SUITE 3

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±2,160 SF Total - Office

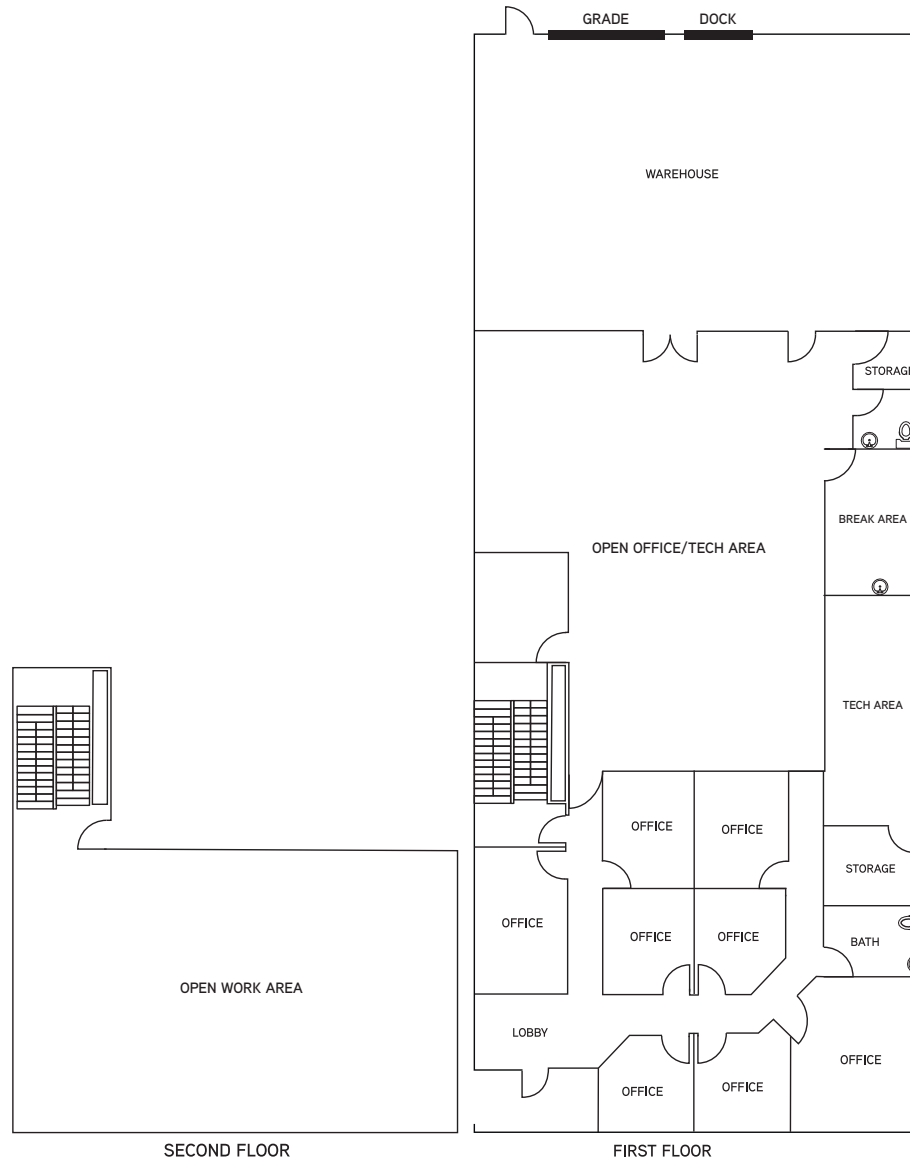
6330 SOUTH SANDHILL ROAD | SUITE 9

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±7,296 SF Total
±5,867 SF Office
±1,429 SF Warehouse

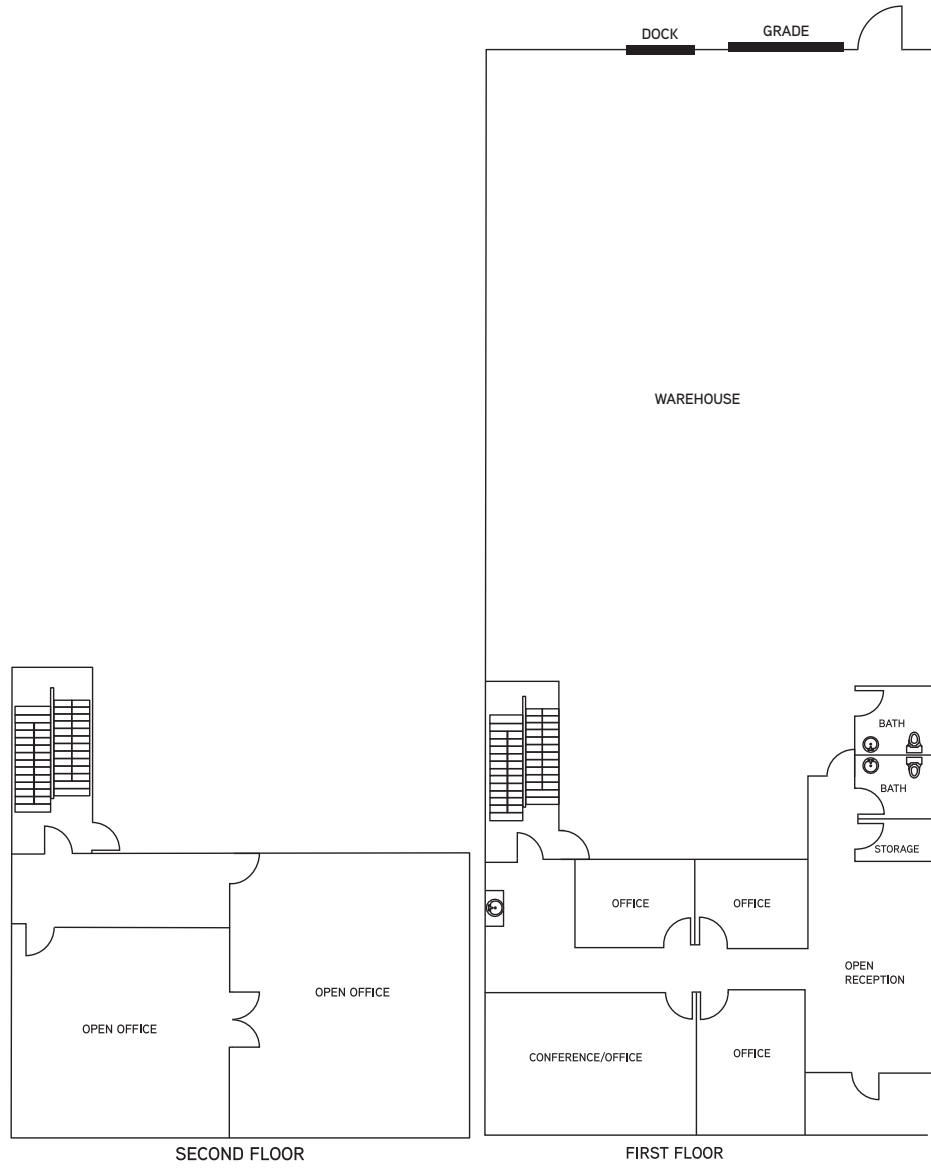
6340 SOUTH SANDHILL ROAD | SUITE 4

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SANDHILL AIRPORT PARK



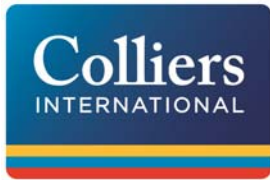
±7,296 SF Total
±3,116 SF Office
±4,180 SF Warehouse

6340 SOUTH SANDHILL ROAD | SUITE 5

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COLLIERS INTERNATIONAL
LISTING DETAIL WORKSHEET
INDUSTRIAL
FOR LEASE

Listing Agent(s): **Dan Doherty, SIOR**
Susan Borst, CCIM
Jerry Doty
Chris Lane

Phone: (702) 735-5700

Fax: (702) 731-5709

Address: 3960 Howard Hughes Pkwy.
Suite 150
Las Vegas, Nevada 89169

Last Updated: May 18, 2015

Property Name: **Sandhill Airport Park**

Addresses: 6320, 6330 and 6340 Sandhill Road
Las Vegas, NV 89120

Cross Streets: Sandhill Road and Post Road

County: Clark

Zoning: M-D

APN: 161-31-801-001

Building Area: +/-122,376 square feet

Year Built: 1997

Flood Zone: Not in a 100 year flood zone per
Clark County Assessor

Sandhill Airport Park consists of three multi-tenant office/warehouse buildings totaling +/-122,376 SF. The buildings were built in 1997 and are situated on +/-7.78 acres. The buildings are concrete tilt up construction and serviced by grade level roll up doors and dock high loading doors. Warehouse improvements include evaporative coolers, fire sprinklers and +/-16' to +/-24' warehouse ceiling height.

Building	Suite	Available SF	Office SF	Mezz SF	Clear Height	Dock Loading	Grade Loading	Rate (NNN)	CAM
6320	3	+/-4,636	+/-1,976	+/-1,216	+/-24'	1	1	\$0.55	\$0.15
6320	8	+/-3,420	0	+/-1,216	+/-24'	0	1	\$0.55	\$0.15
6330	9	+/-2,160	+/-2,160	0	+/-16'	0	1	\$0.75	\$0.15
6340	4	+/-7,296	+/-5,771	+/-1,440	+/-24'	1	1	\$0.55	\$0.15
6340	5	+/-7,296	+/-3,358	+/-1,440	+/-24'	1	1	\$0.55	\$0.15

LOCATION

The property is centrally located in the Airport submarket with the ability to service all areas of town from one central area. This location offers close proximity to the I-15, I-215, Las Vegas "Strip" and the McCarran International Airport.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.