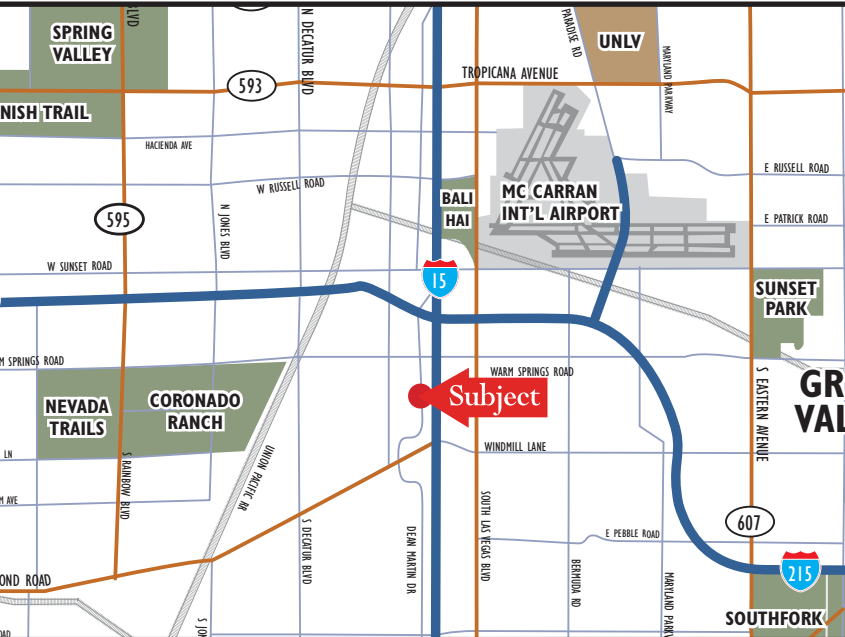


WARM SPRINGS CROSSING III

7540 & 7570 DEAN MARTIN DRIVE | LAS VEGAS, NV 89139

Owned & Managed by:



- Warm Springs Crossing III is conveniently located near the crossing of the I-15 and I-215 freeways.
- Concrete tilt up construction built in 2001 with glass storefront entries for each suite.
- Available suite sizes from ±6,077 to ±12,155 SF. Several suites with direct I-15 frontage (7570).
- Warehouse features include; fire sprinklers (can be upgraded to ESFR), 277/480 V 3-Phase power, dock and grade level loading doors and ±20 to ±24' clear height.



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Suite 150
Las Vegas, NV 89169
TEL: +1 702 735 5700
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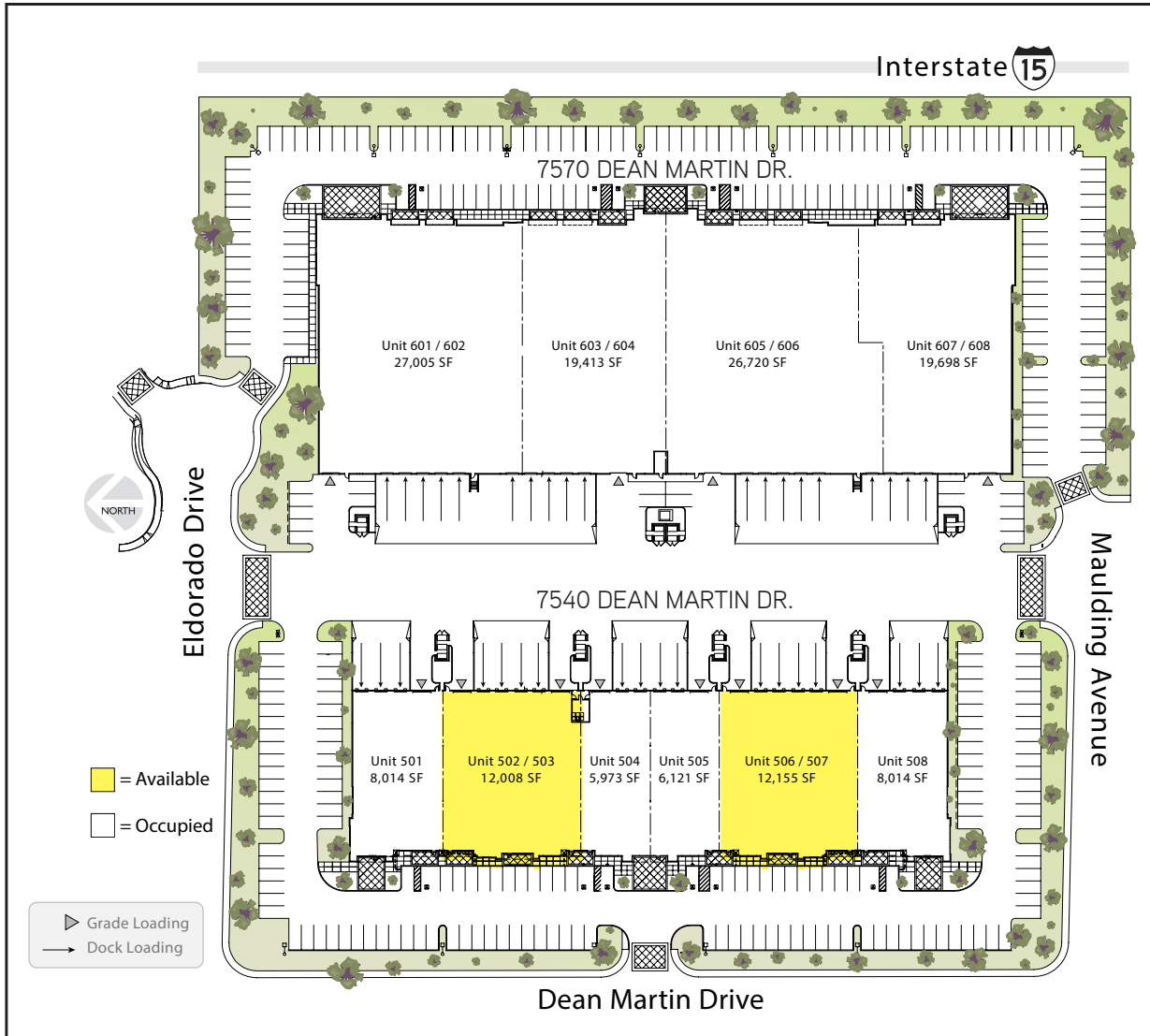
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CURRENT RENOVATIONS & UPGRADES INCLUDE:

- Roof Tile Replacement
- Exterior Paint
- Parking Lot Seal and Stripe
- Landscaping Upgrades



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Owned & Managed by:



7540 DEAN MARTIN DRIVE | FOR LEASE

- ±52,285 SF total
- Divisible to ±6,000 SF
- ±20' minimum clear height in warehouse
- Dock and grade level doors
- Evaporative cooling in warehouse
- Fully sprinklered (.33 GPM/3,000)
- 277/480 volt, 3-phase power
- Zoned M-D
- Dean Martin Drive frontage
- Office build out for tenant requirements

7540 DEAN MARTIN DRIVE | LAS VEGAS, NV | 89139

SUITE #	TOTAL SIZE	OFFICE SIZE	DOCK LOADING	GRADE LOADING	CLEAR HEIGHT	POWER	LEASE RATE	NNN
502/503	±12,008	±1,200	4	2	±20'	277/480V 3-Phase	\$0.57	\$0.15
502	±6,075	±1,429	2	1	±20'	277/480V 3-Phase	\$0.57	\$0.15
503	±5,933	±1,192	2	1	±20'	277/480V 3-Phase	\$0.57	\$0.15
506	±6,077	TBD*	2	1	±20'	277/480V 3-Phase	TBD**	\$0.15
507	±6,077	TBD*	2	1	±20'	277/480V 3-Phase	TBD**	\$0.15
506/507	±12,155	±4,005	4	2	±20'	277/480V 3-Phase	\$0.57	\$0.15

* Office build-out per tenant requirements.

** Rated based on tenant build out requirements.



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