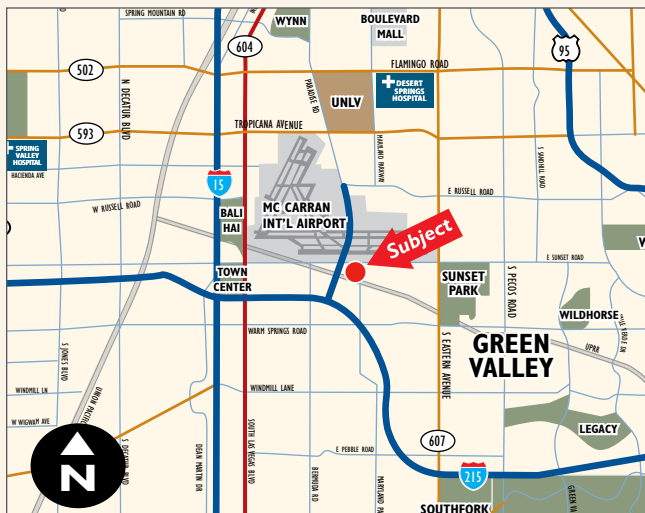


TWO INDUSTRIAL/DISTRIBUTION BUILDINGS: 41,277 SF & 49,828 SF (91,105 SF COMBINED)

FOR SALE / LEASE / OPTION TO PURCHASE

EXCELLENT AIRPORT LOCATION | 1550 HELM DRIVE SUITES 100 & 140 - LAS VEGAS, NV 89119



PROPERTY HIGHLIGHTS:

- ±41,277 Sq. Ft. - ±49,828 Sq. Ft. (±91,105 Sq. Ft. Combined);
- Separate Parcels for each Building (±4.65 Acres Total)
- ±1,433 Sq. ft. - ±8,616 Sq. Ft. of Office space
- Currently ±1600 Amps 277/480v, 3-phase power up to 3,000 Amps Available*
- ±28' - ±30' Clear Height in Warehouse
- ESFR Sprinkler System
- 50' x 51' and 50' x 60 Column Spacing **

- 4 - 8 Dock Doors
 - 3 - 7 Grade Level Doors
 - Skylights in Warehouse
 - High Bay Lighting in Warehouse
 - Fenced Yard/Parking; ±1 Acre
- *Power to be independently verified by Tenant's Electrician*
- ** Column spacing varies throughout the building.*

For more information or an appointment to show call:

E.J. Paul Sweetland IV, 
paul.sweetland@colliers.com

702-836-3709

COLLIERS INTERNATIONAL
3960 Howard Hughes Pkwy, Suite 150
Las Vegas, Nevada USA 89169
Tel 702-735-5700 Fax 702-731-5709

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

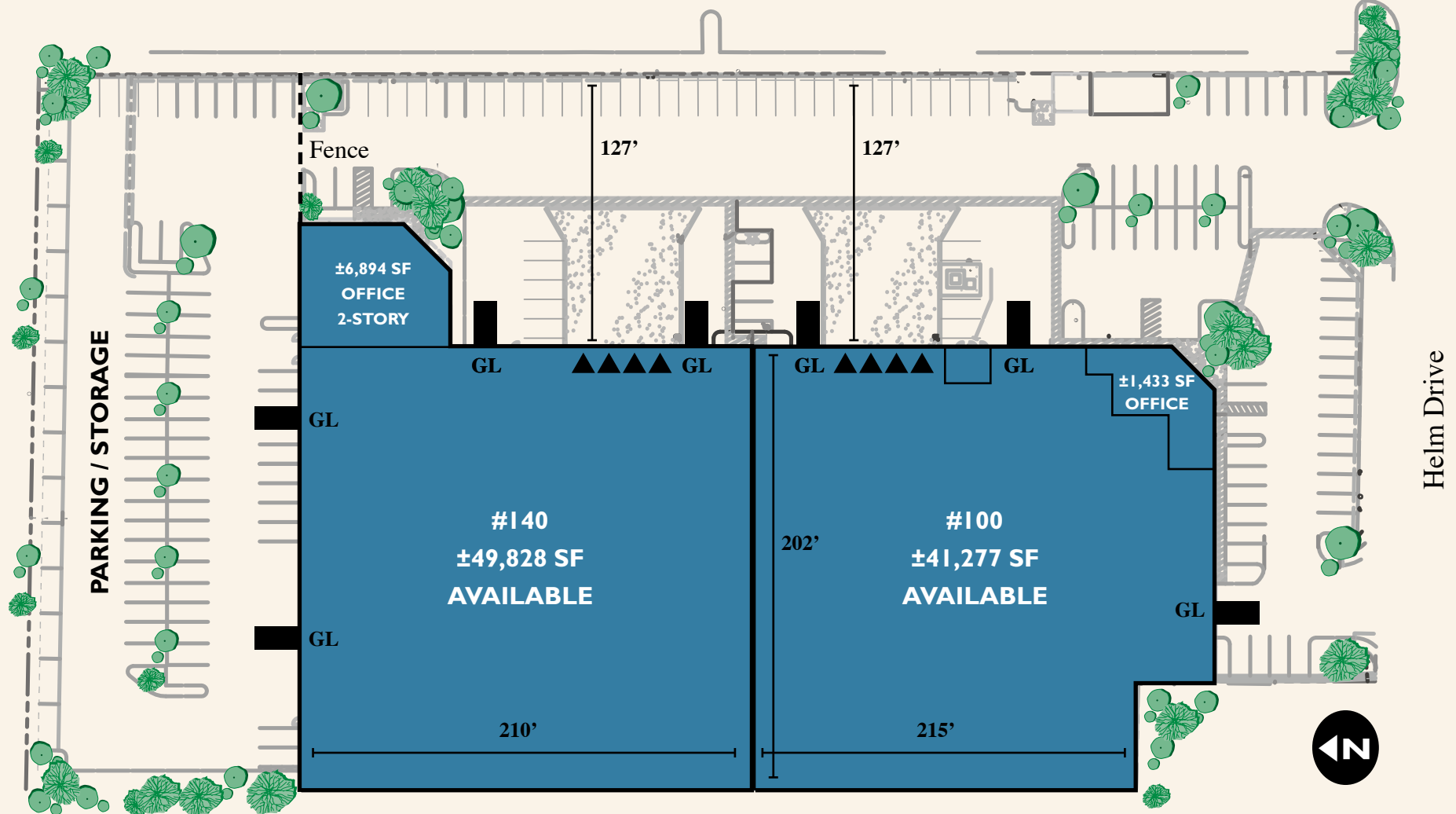
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SITE PLAN:



▲ = Dock Loading
GL = Grade Level Loading

Drawings Not Exact/Not To Scale

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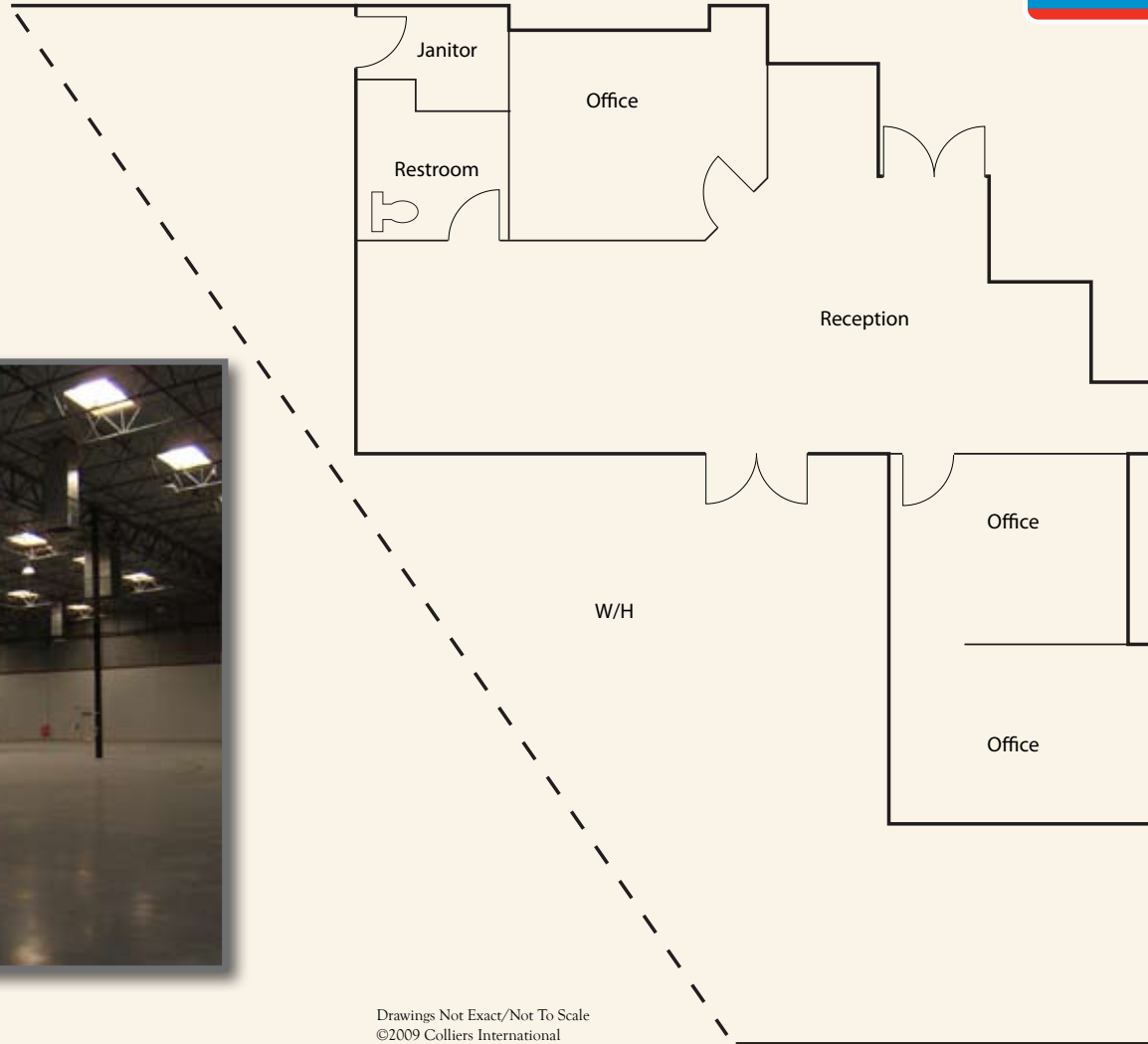
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FLOOR PLAN SUITE 100:



Drawings Not Exact/Not To Scale
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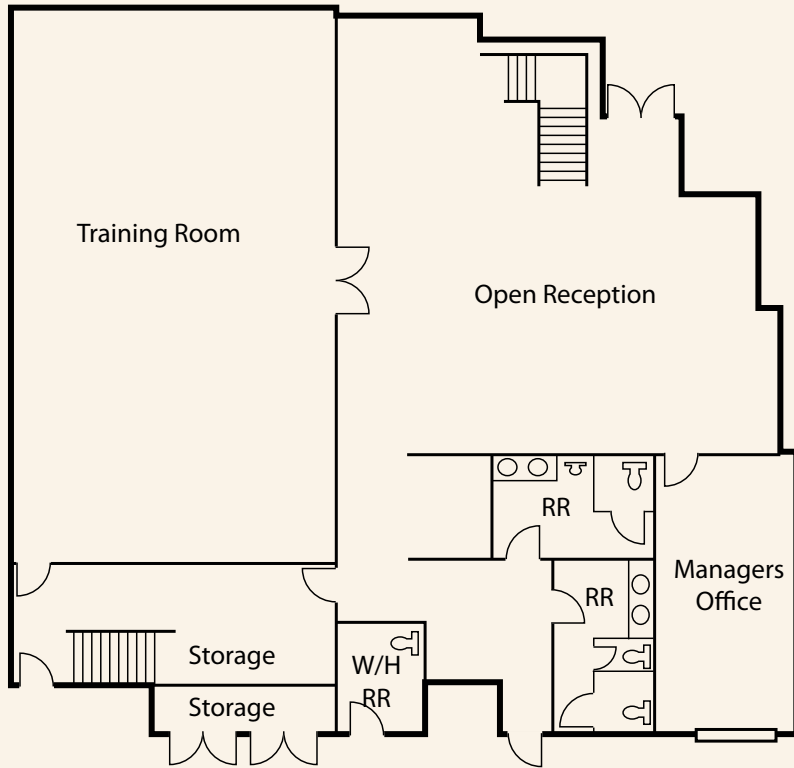
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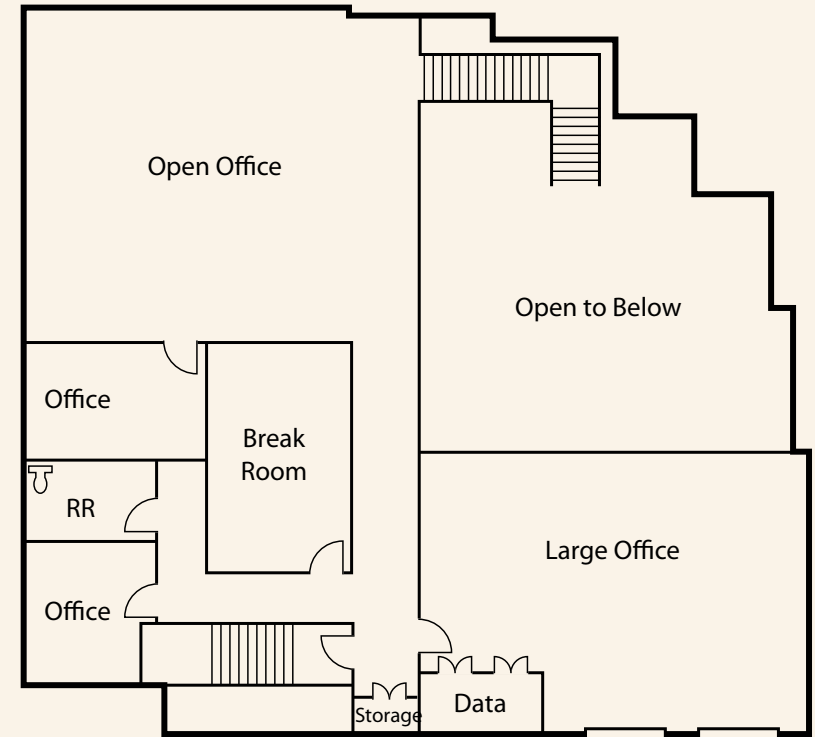
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FLOOR PLAN SUITE 140:



First Floor Plan



Second Floor Plan

Drawings Not Exact/Not To Scale
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AERIAL:



For more information or an appointment to show call:

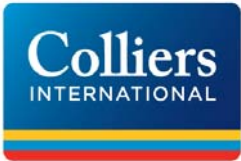
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LISTING DETAIL WORKSHEET
**OFFICE/WAREHOUSE BUILDING
 FOR SALE / LEASE**



Listing Agent(s): **E.J. Paul Sweetland IV, SIOR**

Phone: (702) 836-3709

Fax: (702) 731-5709

Address: 3960 Howard Hughes Parkway, Suite 150
 Las Vegas, NV 89169

Address: 1550 Helm Dr.
 Las Vegas, NV 89119

Cross Streets: Spencer and Helm

County: Clark

Zoning: M-D

APN: 177-02-110-001, 005

Total Site Area: +/- 4.53 Acres

Year Built: 2004

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

PREMISE DETAIL

1550 Helm Dr, Las Vegas, NV 89119 is a +/- 91,105 distribution and manufacturing building located in the heart of the preferred Airport Industrial Submarket. The building can be purchase/leased as one +/- 91,105 Sq. Ft. building situated on +/- 4.53 Acres and since the site is subdivided into two (2) parcels can be purchased/leased as a +/- 49,828 Sq. Ft. building or +/- 41,277 Sq. Ft. building. The North side of the building boasts of just under an acre of fenced and secured parking and storage/yard area. Ample parking with dock and grade level loading, ESFR fire sprinkler system, +/- 30' clear height and freeze protection heaters. This building allows for the flexibility of many uses and is ideally located close to the 215 Beltway, I-15 Freeway and McCarran International Airport.

Total SF	Office SF	Divisible	Clear Height	Dock Doors	Grade Doors	Yard	Price / Lease Rate (NNN)
+/- 91,105	+/-8,327	YES	+/-30'	(8) Eight	(8) Eight	YES	\$8,175,000 \$0.49 PSF
+/- 49,828	+/-6,894 (2 Story)	YES	+/-30'	(4) Four	(5) Five	YES	\$5,189,000 \$0.55 PSF
+/- 41,277	+/-1,433	YES	+/-30'	(4) Four	(3) Three	TBD	\$TBD \$0.45 PSF

ADDITIONAL TERMS

Estimated NNN Fees: \$0.13 PSF per month

All Information herein to be independently verified by Buyer/ Tenant.