

Current Availabilities as of July 2012

State	Market	Address	City	Industrial/ Office/ Cold Storage	Availabilities (SF)		Clear Height	Listing Broker Contact	Broker Email
					Total	Minimum			
AZ	Southwest Phoenix	4901 W. Van Buren St.	Phoenix	I	5,780	5,780	18'	Marc Hertzberg - Jones Lang LaSalle (602) 648-9219	marc.hertzberg@am.jll.com
		4929 W. Van Buren St.	Phoenix	I	74,642	37,321	24'	Marc Hertzberg - Jones Lang LaSalle (602) 648-9219	marc.hertzberg@am.jll.com
		6111 W. Washington St. (Land/BTS)	Phoenix	I	273,000	114,000	32'-36'	John Werstler - CBRE (602) 735-5504	john.werstler@cbre.com
CA	Los Angeles	24760 S Main St.	Carson	I	231,008	231,008	30'	John Repstad - Binswanger (213) 892-8881	jrepstad@raginc.com
		12632 Monarch St	Garden Grove	I	61,225	20,000	27'	Bob Goodmanson - CBRE	bob.goodmanson@cbre.com
		2 Goodyear Ave	Irvine	R&D	26,462	26,462	20'	Trent Walker - Voit Commercial Brokerage (949) 851-5100	TWalker@voitco.com
		1551 E Victoria St.	Carson	I	101,826	101,826	30'	John Schumacher - CBRE (310) 363-4960	John.Schumacher@cbre.com
		1601 W. Mission Blvd.	Pomona	I	751,528	32,220	12'-20'	John Repstad - Binswanger (213) 892-8881	jrepstad@raginc.com
		13083 Slover Ave	Fontana	I	323,660	323,660	32'	Chuck Belden - Cushman & Wakefield (909) 942-4640	chuck.belden@cushwake.com
		6100 Garfield Ave (Land/BTS)	Commerce	I	620,000	152,000	32'	Zac Sakowski - JLL (213) 239-6239	zac.sakowski@am.jll.com
		775 W. Manville	Compton	I	116,263	116,263	22'	Rooney Daschbach - Cushman & Wakefield (562) 276-1431	rooney.daschbach@cushwake.com
		675 W. Manville	Compton	I	123,456	123,456	22'	Rooney Daschbach - Cushman & Wakefield (562) 276-1431	rooney.daschbach@cushwake.com
		775 - 675 W. Manville St.	Compton	I	239,719	116,263	22'	Rooney Daschbach - Cushman & Wakefield (562) 276-1431	rooney.daschbach@cushwake.com
		350 W. Manville St.	Compton	I	50,000	50,000	24'	Brad Levin - Daum Commercial (310) 538-6728	brad.levin@daumcommercial.com
		9425 Nevada St.	Redlands	I	187,673	187,673	32'	Chuck Belden - Cushman & Wakefield (909) 942-4640	chuck.belden@cushwake.com
		9910 Nevada St. (Land/BTS)	Redlands	I	425,940	425,940	32'	Jeff Smith - Lee & Associates (909) 373-2909	jsmith@lee-assoc.com
CA	Bay Area	4422 Airport Dr.	Ontario	I	25,488	25,488	26'	Len Santoro - CBRE (909) 418-2158	len.santoro@cbre.com
		8000 Central Ave.	Newark	I/O	28,904	14,000	20'-23'	Joe Kelly - CBRE (408) 453-7474	joe.kelly@cbre.com
		33200 Lewis Ave.	Union City	I	31,500	31,500	24'	Kevin Hatcher - Colliers (510) 433-5818	kevin.hatcher@colliers.com
FL	Southeast Florida	1001 Broken Sound Pkwy.	Boca Raton	I/O	10,250	10,250	16'	Jeff Kelly - CBRE (561) 393-1621	jeffrey.kelly@cbre.com
		1155 Broken Sound Pkwy.	Boca Raton	I/O	42,563	11,351	16'	Jeff Kelly - CBRE (561) 393-1621	jeffrey.kelly@cbre.com
		1225 Broken Sound Pkwy.	Boca Raton	I/O	5,720	5,720	16'	Jeff Kelly - CBRE (561) 393-1621	jeffrey.kelly@cbre.com
		4935 Park Ridge Blvd	Boynton Beach	I	22,735	22,735	18'	Brad Stitchberry - KTR Capital Partners (954) 421-0948	bstitchberry@ktrcapital.com
		1335 W. 53rd St.	Mangonia Park	I	27,265	7,500	24'	Robert Smith - CBRE (561) 393-1608	robert.c.smith@cbre.com
		1395 NW 17th Ave.	Delray Beach	I/O	3,930	1,930	20'	Christopher Thomson - Cushman & Wakefield (561) 227-2020	christopher.thomson@cushwake.com
		430 S. Congress Ave.	Delray Beach	I	43,942	2,608	24'	Jeff Kelly - CBRE (561) 393-1621	jeffrey.kelly@cbre.com
		251 International Pkwy.	Sunrise	I	178,791	178,791	40'	Brad Stitchberry - KTR Capital Partners (954) 421-0948	bstitchberry@ktrcapital.com
		602 - 668 S. Military Trl.	Deerfield Beach	I/O	31,301	940	16'	Tom Hotz - Butters Realty (954) 312-2415	tom@butters.com
		700 - 710 S. Military Trl.	Deerfield Beach	I	30,850	12,739	18'	Tom Hotz - Butters Realty (954) 312-2415	tom@butters.com
		712 - 734 S. Military Trl.	Deerfield Beach	I	16,008	16,008	24'	Tom Hotz - Butters Realty (954) 312-2415	tom@butters.com
		736 - 774 S. Military Trl.	Deerfield Beach	I	27,766	12,991	24'	Tom Hotz - Butters Realty (954) 312-2415	tom@butters.com
		776 - 858 S. Military Trl.	Deerfield Beach	I/O	20,302	550	16'	Tom Hotz - Butters Realty (954) 312-2415	tom@butters.com
		5555 Anglers Ave	Hollywood	O	18,583	931	16'	David Wigoda - Jones Lang Lasalle (954) 829-3737	david.wigoda@am.jll.com
		3700 N. 29th Ave	Hollywood	I	14,850	3,100	22'	David Wigoda - Jones Lang Lasalle (954) 829-3737	david.wigoda@am.jll.com
		3601-3613 N. 29th Ave	Hollywood	I	36,150	9,150	24'	David Wigoda - Jones Lang Lasalle (954) 829-3737	david.wigoda@am.jll.com
		3850 N. 29th Ter	Hollywood	I	24,480	24,480	23'	David Wigoda - Jones Lang Lasalle (954) 829-3737	david.wigoda@am.jll.com
		1951-1991 Tigertail Blvd	Hollywood	I	19,600	5,600	22'	David Wigoda - Jones Lang Lasalle (954) 829-3737	david.wigoda@am.jll.com
		5553 Anglers Ave (Bldg 1)	Hollywood	I	32,000	32,000	21'	David Wigoda - Jones Lang Lasalle (954) 829-3737	david.wigoda@am.jll.com
		5553 Anglers Ave (Bldg 4)	Hollywood	I	32,000	5,440	21'	David Wigoda - Jones Lang Lasalle (954) 829-3737	david.wigoda@am.jll.com
645 NW Enterprise Dr.	Port St. Lucie	I	21,600	2,400	18'	Derrick Christenson - Christenson Commercial RE (772) 419-5076	derricksoldit@aol.com		
651 NW Enterprise Dr.	Port St. Lucie	I	13,824	1,536	18'	Derrick Christenson - Christenson Commercial RE (772) 419-5076	derricksoldit@aol.com		
7655 Enterprise Dr.	Riviera Beach	I	20,386	1,592	18'	Christopher Thomson - Cushman & Wakefield (561) 227-2020	christopher.thomson@cushwake.com		
7656 Byron Dr.	Riviera Beach	I	22,849	1,592	18'	Christopher Thomson - Cushman & Wakefield (561) 227-2020	christopher.thomson@cushwake.com		

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FL	Southeast Florida	7540 Byron Dr.	Riviera Beach	I	104,640	104,640	32'	Christopher Thomson - Cushman & Wakefield (561) 227-2020	christopher.thomson@cushwake.com
		9439 W. Commercial Blvd.	Tamarac	I	84,100	84,100	35'	Harry Tangalakis - CBRE (954) 745-7651	harry.tangalakis@cbre.com
		1904 NW 97th Ave.	Doral	I	102,808	43,680	22'	Brian Smith - Cushman & Wakefield (305) 533-2892	brian.smith@cushwake.com
		2000 NW 97th Ave.	Doral	I	54,574	25,400	24'	Brian Smith - Cushman & Wakefield (305) 533-2892	brian.smith@cushwake.com
		2100 NW 97th Ave.	Doral	I	61,869	16,800	24'	Brian Smith - Cushman & Wakefield (305) 533-2892	brian.smith@cushwake.com
		Beacon @ 97th Ave (Land/BTS)	Doral	I	55,000	55,000	30'	Brian Smith - Cushman & Wakefield (305) 533-2892	brian.smith@cushwake.com
		Miami Int'l Distribution Center (Land/BTS)	Doral	I	335,730	151,100	30'	Jose Juncadella - Fairchild Partners (305) 668-0620	jjuncadella@fairchildpartners.com
		Miami Int'l Distribution Center (Land/BTS)	Doral	I	94,000	94,000	30'	Jose Juncadella - Fairchild Partners (305) 668-0620	jjuncadella@fairchildpartners.com
		Seneca North Industrial Park (Land/BTS)	Pembroke Pines	I	36,300	36,300	30'	Rick Etner - Cushman & Wakefield (954) 771-0800	rick.etner@cushwake.com
FL	Tampa	4023 Tampa Rd.	Oldsmar	I/O	20,064	9,564	20'	Alan Feldshue - Colliers Arnold (727) 442-7296	alan.feldshue@colliers.com
		4025 Tampa Rd.	Oldsmar	I/O	19,638	750	20'	Alan Feldshue - Colliers Arnold (727) 442-7296	alan.feldshue@colliers.com
		4027 Tampa Rd.	Oldsmar	I/O	32,000	11,500	22'	Al Corr - KTR Capital Partners (484) 530-1821	acorr@ktrcapital.com
		4029 Tampa Rd.	Oldsmar	I	94,000	18,000	22'	Al Corr - KTR Capital Partners (484) 530-1821	acorr@ktrcapital.com
		4035 Tampa Rd.	Oldsmar	O	7,225	7,225	n/a	Alan Feldshue - Colliers Arnold (727) 442-7296	alan.feldshue@colliers.com
FL	Orlando	38 Skyline Dr.	Lake Mary	I	60,500	25,000	32'	Bo Bradford - Southern Commercial (321) 281-8502	bbradford@southerncommercialre.com
		7000 Kingspointe Pkwy.	Orlando	I	42,000	42,000	30'	Bo Bradford - Southern Commercial (321) 281-8502	bbradford@southerncommercialre.com
FL	Jacksonville	6595 Pritchard Rd.	Jacksonville	I	44,732	22,317	24'	Bobby Gatling - Grubb & Ellis / Phoenix Realty (904) 399-5222	bgatling@phoenixrealty.net
GA	Atlanta	1500 Distribution Ct.	Lithia Springs	I	89,337	20,000	24'	Bob Burdell - NAI Brannen Goddard (404) 812-4065	bburdell@naibg.com
		1575 Distribution Ct.	Lithia Springs	I	196,033	65,000	26'	Bob Burdell - NAI Brannen Goddard (404) 812-4065	bburdell@naibg.com
		660 Campbell Ct.	Lithia Springs	I	224,000	224,000	24'-28'	Chip Craighill - Cushman and Wakefield (404)-853-5875	chip.craighill@cushwake.com
		1650 Horizon	Buford	I	60,960	20,480	28'	Nathan Pramik - Resource Real Estate Partners (770) 436-4553	npramik@resourcere.com
		200 S Mitchell	Addison	I	205,049	50,000	21'-9"	Jeff Fischer - NAI Hiffman (630) 317 - 0726	jfischer@hiffman.com
IL	Chicago	5619 W. 115th St.	Alsip	I	349,889	51,384	28'	Larry Johnson - CB Richard Ellis (630) 573 - 7099	larry.johnson@cbre.com
		3557 Butterfield Rd.	Aurora	I	60,151	30,000	30'	Brian Kling - Colliers International (847) 698 - 8223	brian.kling@colliers.com
		3565 Butterfield Rd.	Aurora	I	176,098	20,000	30'	Brian Kling - Colliers International (847) 698 - 8223	brian.kling@colliers.com
		7447 Central Ave.	Bedford Park	I	118,218	55,718	21'	Steve Connolly - NAI Hiffman (630) 639-0642	sconnolly@hiffman.com
		513 Express Center Dr	Chicago	I	138,000	69,000	24'	Matt Mulvihill - CBRE (847) 706-4964	matt.mulvihill@cbre.com
		3100-3250 S. Central Ave.	Cicero	I	220,685	10,134	14'-22'	Tom Condon - Colliers International (847) 698-8212	tcondon@colliers.com
		200 E. Oakton St.	Des Plaines	I	80,480	80,480	18'	John Suerth - CBRE (847) 706-4929	john.suerth@cbre.com
		801 Chase Ave.	Elk Grove Village	I	6,383	6,383	17'	Rick Daly - Darwin Realty (630) 782-9520	rdaly@darwinrealty.com
		2501 Lunt Ave.	Elk Grove Village	I	154,776	154,776	24'	Matthew Stauber - Colliers International (847) 698-8236	matthew.stauber@colliers.com
		3710 N. River Rd.	Franklin Park	I	108,773	20,000	30'	Matt Mulvihill - CBRE (847) 706-4964	matt.mulvihill@cbre.com
		10800-10900 W. Belmont Ave.	Franklin Park	I	66,417	66,417	16'-24'	Larry Goldwasser - Cushman & Wakefield (312) 470-2323	larry.goldwasser@cushwake.com
		240 Windy Point Dr.	Glendale Heights	I	35,981	35,981	30'	Britt Casey - Cushman & Wakefield (847)518-3280	Britt.Casey@cushwake.com
		1820 Northwestern Ave.	Gurnee	I	24,000	24,000	22'	Patrick Shannon - Darwin Realty (630) 782 - 9520	pshannon@darwinrealty.com
		1400-1456 Norwood Dr	Itasca	I	74,158	14,080	16'	Jeff Janda - Lee & Associates of Illinois (773) 355-3015	jjanda@lee-associates.com
		6100 W. Howard St.	Niles	I	81,390	81,390	23'	Chris Volkert - Colliers International (847) 698-8237	chris.volkert@colliers.com
21399 Torrence Ave.	Sauk Village	I	108,550	108,550	32'	Jeff Janda - Lee & Associates of Illinois (773) 355-3015	jjanda@lee-associates.com		
3701-3749 N. 25th Ave.	Schiller Park	I	12,978	5,618	16'	Tom Rodeno - Colliers International (847) 698-8231	tom.rodeno@colliers.com		
10524 N. United Pkwy	Schiller Park	I	19,500	19,500	16'	Larry Goldwasser - Cushman & Wakefield (312) 470-2323	larry.goldwasser@cushwake.com		
4310 Transworld Ave.	Schiller Park	I	23,000	23,000	18'	Larry Goldwasser - Cushman & Wakefield (312) 470-2323	larry.goldwasser@cushwake.com		
4350 N. United Pkwy.	Schiller Park	I	23,270	23,270	16'	Larry Goldwasser - Cushman & Wakefield (312) 470-2323	larry.goldwasser@cushwake.com		
4217-4321 N. United Pkwy.	Schiller Park	I	16,200	5,000	16'	Larry Goldwasser - Cushman & Wakefield (312) 470-2323	larry.goldwasser@cushwake.com		

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IL	Chicago	10501 - 10505 Delta Pkwy.	Schiller Park	I	35,860	16,481	16'	Larry Goldwasser - Cushman & Wakefield (312) 470-2323	larry.goldwasser@cushwake.com
		10509-10521 N. United Pkwy.	Schiller Park	I	40,000	8,000	16'	Larry Goldwasser - Cushman & Wakefield (312) 470-2323	larry.goldwasser@cushwake.com
		4250 - 4306 N. United Pkwy.	Schiller Park	I	108,040	27,010	21'	Larry Goldwasser - Cushman & Wakefield (312) 470-2323	larry.goldwasser@cushwake.com
		1601 Atlantic Dr.	West Chicago	I	6,491	3,233	18'	Adam Johnson- NAI Hiffman (630) 317-0729	ajohnson@hiffman.com
		712 N. Central Ave.	Wood Dale	I	30,115	30,115	22'	Jeff Fischer - NAI Hiffman (630) 317 - 0726	jfischer@hiffman.com
		KTR - Crossroads DuPage (Land/BTS)	West Chicago	I	210,000	30,600	30'	Kirk Armour - CB Richard Ellis (847) 706 - 4030	kirk.armour@cbre.com
IN	Indianapolis	6887 West 350 N	Greenfield	I	135,000	135,000	32'	Steve A. Schwegman - Jones Lang LaSalle (317) 810-7185	steve.schwegman@am.jll.com
KY	Louisville	7240 Global Dr.	Louisville	I	82,950	82,950	32'	Kevin Grove - CBRE (502) 412-7615	kgrove@cbrelouisville.com
		300 Omicron Ct.	Louisville	I	140,548	140,548	36'	Kevin Grove - CBRE (502) 412-7615	kgrove@cbrelouisville.com
NJ	New Jersey	600 Meadowlands Pkwy.	Secaucus	I	15,043	2,400	24'	Brian Scheuer - Chaus Realty (201) 288-8818	bscheuerchaur@aol.com
		600 Meadowlands Pkwy.	Secaucus	O	32,633	1,360	n/a	Brian Scheuer - Chaus Realty (201) 288-8818	bscheuerchaur@aol.com
		3001 Woodbridge Ave.	Edison	I	393,000	86,000	27'	Adam Citron - Jones Lang LaSalle (732) 590-4174	adam.citron@am.jll.com
		3025 Woodbridge Ave.	Edison	I	62,208	62,208	36'	Adam Citron - Jones Lang LaSalle (732) 590-4174	adam.citron@am.jll.com
NV	Las Vegas	6280 S. Pecos Rd	Las Vegas	I/O	3,160	3,160	16'-30'	Spencer Pinter - Colliers (702) 836-3776	spinter@lvcolliers.com
		6290 S. Pecos Rd	Las Vegas	I/O	6,960	6,960	16'-30'	Spencer Pinter - Colliers (702) 836-3776	spinter@lvcolliers.com
		3550 E. Post Rd.	Las Vegas	I/O	10,974	4,012	16'-30'	Spencer Pinter - Colliers (702) 836-3776	spinter@lvcolliers.com
		3585 E. Patrick Ln.	Las Vegas	I/O	17,800	4,385	16'-30'	Spencer Pinter - Colliers (702) 836-3776	spinter@lvcolliers.com
		3595 E. Patrick Ln.	Las Vegas	I/O	36,888	5,267	16'-30'	Spencer Pinter - Colliers (702) 836-3776	spinter@lvcolliers.com
		6275 S. Pearl St.	Las Vegas	I/O	44,306	11,000	16'-30'	Spencer Pinter - Colliers (702) 836-3776	spinter@lvcolliers.com
		6295 S. Pearl St.	Las Vegas	I/O	50,956	4,800	16'-30'	Spencer Pinter - Colliers (702) 836-3776	spinter@lvcolliers.com
		3655 E. Patrick Ln.	Las Vegas	I/O	25,520	5,104	16'-30'	Spencer Pinter - Colliers (702) 836-3776	spinter@lvcolliers.com
		6180 S. Pearl St.	Las Vegas	I/O	86,870	21,600	16'-30'	Spencer Pinter - Colliers (702) 836-3776	spinter@lvcolliers.com
		3650 E. Post Rd.	Las Vegas	I/O	27,981	11,661	16'-30'	Spencer Pinter - Colliers (702) 836-3776	spinter@lvcolliers.com
		6175 S. Sandhill Rd.	Las Vegas	I/O	12,600	12,600	16'-30'	Spencer Pinter - Colliers (702) 836-3776	spinter@lvcolliers.com
		6155 S. Sandhill Rd.	Las Vegas	I/O	26,228	6,050	16'-30'	Spencer Pinter - Colliers (702) 836-3776	spinter@lvcolliers.com
		6275 S. Sandhill Rd.	Las Vegas	I/O	15,000	15,000	16'-30'	Spencer Pinter - Colliers (702) 836-3776	spinter@lvcolliers.com
		6255 S. Sandhill Rd.	Las Vegas	I/O	4,800	4,800	16'-30'	Spencer Pinter - Colliers (702) 836-3776	spinter@lvcolliers.com
		7350 Dean Martin Dr.	Las Vegas	I/O	6,596	6,596	20'-24'	Jeremy Green - CBRE (702) 369-4883	jeremy.green@cbre.com
7370 Dean Martin Dr.	Las Vegas	I/O	21,629	21,629	20'-24'	Jeremy Green - CBRE (702) 369-4883	jeremy.green@cbre.com		
7440 Dean Martin Dr.	Las Vegas	I/O	99,869	21,350	20'-24'	Jeremy Green - CBRE (702) 369-4883	jeremy.green@cbre.com		
5220 Cameron St.	Las Vegas	I/O	54,175	54,175	24'	Mike Hillis & Susan Borst - CW (702) 688-6915	sborst@comre.com		
6445 Montessori St.	Las Vegas	I/O	71,678	71,678	30'	Mike Hillis & Susan Borst - CW (702) 688-6915	sborst@comre.com		
NV	Reno	Eagle Valley Industrial Center (Land/BTS)	McCarraan	I	566,875	275,000	32'-36'	Eric Bennett - CBRE (775) 823-6963	eric.bennett@cbre.com
OH	Columbus	5650 Greenpoint Dr. North	Groveport	I	120,000	60,000	32'	Michael Mullady - CBRE (614) 430-5030	michael.mullady@cbre.com
		5820 Opus Dr.	Groveport	I	181,190	90,595	36'	Jeff Lyons - CBRE (614) 430-5012	jeff.lyons@cbre.com
		6766 Pontius Road	Groveport	I	160,000	160,000	32' - 37'	Michael Mullady - CBRE (614) 430-5030	michael.mullady@cbre.com
PA	Harrisburg	3700 Industrial Rd.	Harrisburg	I	572,207	213,708	30'	Joe McDermott - CBRE (610) 251-5107	joe.mcdermott@cbre.com
		3700 Industrial Rd.	Harrisburg	C	178,479	82,682	30'	Joe McDermott - CBRE (610) 251-5107	joe.mcdermott@cbre.com
	Carlisle	950 Centerville Road	Newville	I	570,000	570,000	32'	Michael Hess - CBRE (717) 540-2705	michael.hess@cbre.com
TN	Nashville	104 Challenger Rd.	Portland	I	300,000	60,000	30'	Michael Reid - Binswanger (404) 307-6900	mreid@binswanger.com
TX	Dallas	921 W. Bethel Rd., Bldg 300	Coppell	I	36,870	36,870	30'	Rick Medinis - NAI Robert Lynn (214) 256-7116	rmedinis@robertlynn.com
		777 Freeport Pkwy	Coppell	O	43,132	18,132	n/a	Rick Medinis - NAI Robert Lynn (214) 256-7116	rmedinis@robertlynn.com
		14900 Frye Rd.	Ft. Worth	I	494,990	146,790	32'	Cannon Green - Stream Realty Partners (214) 560-5096	cgreen@streamrealty.com

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TX	Dallas	5401 N. Riverside Dr.	Ft. Worth	I	658,692	658,692	40'	Paul Whitman - JLL (214) 438-6280	paul.whitman@am.jll.com
TX	Houston	14430-14440 JFK Blvd.	Houston	I/O	56,000	13,440	24'	Justin Robinson Stream Realty Partners (713) 300-0304	jrobinson@streamrealty.com
		14445-14469 Heathrow Forest Pkwy.	Houston	I	10,800	10,800	24'	Justin Robinson Stream Realty Partners (713) 300-0304	jrobinson@streamrealty.com
		9010 West Little York Rd	Houston	I	91,200	22,800	24'	Justin Robinson Stream Realty Partners (713) 300-0304	jrobinson@streamrealty.com
		9020 Jackrabbit Rd.	Houston	I	80,465	80,465	30'	Gray Gilbert - CBRE (713) 577-1777	gray.gilbert@cbre.com
WI	Wisconsin	11100 W. Silver Spring Rd.	Milwaukee	I	127,400	28,286	22' - 24'	Samuel Dickman Jr. - The Dickman Company (414) 271-6100	sam-jr@dickmanrealestate.com

KTR Asset Management Contacts

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John Clowney - Vice President - GA, TX

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Al Corr - Senior Vice President - PA, NJ, NV, CFL

acorr@ktrcapital.com (484) 530-1821

Bob Andrews - Senior Vice President - CA, WA, AZ

bandrews@ktrcapital.com (213) 784-3656

Kevin Apel - Vice President - Southern CA, AZ

kapel@ktrcapital.com (213) 784-4429

Renee Carroll - Asset Manager - NV

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FOR LEASE

Divisible Warehouse/Showroom/Office Space

WARM SPRINGS CROSSING

7440, 7370, 7350 & 7470 DEAN MARTIN DRIVE :: LAS VEGAS, NV 89139



OWNED AND
MANAGED BY:



FOR MORE INFORMATION PLEASE CONTACT:

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CBRE

WARM SPRINGS CROSSING

7440, 7370, 7350 & 7470 DEAN MARTIN DRIVE :: LAS VEGAS, NV 89139



McCarran International Airport

215

215

215

215

15

WARM SPRINGS ROAD

WARM SPRINGS ROAD

WARM SPRINGS ROAD

DEAN MARTIN DRIVE

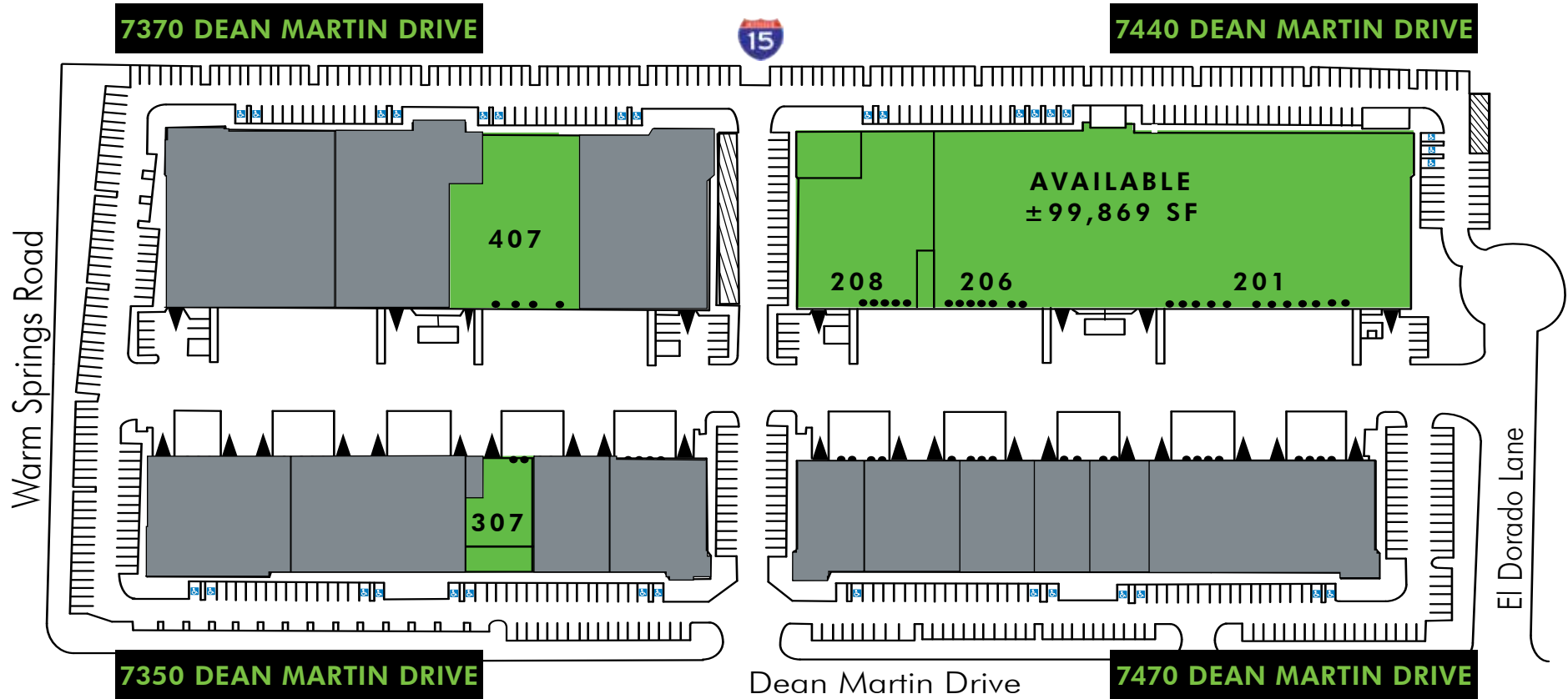
SITE
WARM SPRINGS CROSSING

15

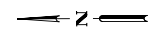
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WARM SPRINGS CROSSING

7440, 7370, 7350 & 7470 DEAN MARTIN DRIVE :: LAS VEGAS, NV 89139



- Leased
- Available
- Dock Doors
- Grade Doors



	Total SF	Rate PSF
Unit 208	±21,350	\$0.53
Unit 206	±28,584	\$0.53
Unit 201	±49,935	\$0.53
Unit 201-206	±78,519	\$0.53
Unit 201-208	±99,869	\$0.52

	Total SF	Rate PSF
Unit 307	±6,596	\$0.54
Unit 407	±21,629	\$0.53

OWNED AND
MANAGED BY:



WARM SPRINGS CROSSING

7440, 7370, 7350 & 7470 DEAN MARTIN DRIVE :: LAS VEGAS, NV 89139

FLOOR PLANS

7350 Dean Martin Drive, Suite 307

SUITE:

±6,596 SF Total

±1,549 Office SF Total

±5,047 Warehouse SF

AMENITIES:

Two (2) Dock High Doors

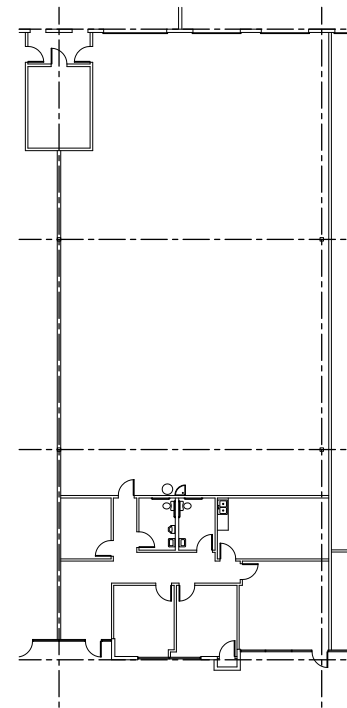
One (1) Grade Level Door

22' Clear Height

RATES:

\$0.54 PSF/Mo.

\$0.15 CAM's (Includes after hours security)



WARM SPRINGS CROSSING

7440, 7370, 7350 & 7470 DEAN MARTIN DRIVE :: LAS VEGAS, NV 89139

FLOOR PLANS

7370 Dean Martin Drive, Suite 407

SUITE:

±21,629 SF Total

±BTS Office SF Total

±21,629 Warehouse SF

24' Clear Height

I-15 Frontage

AMENITIES:

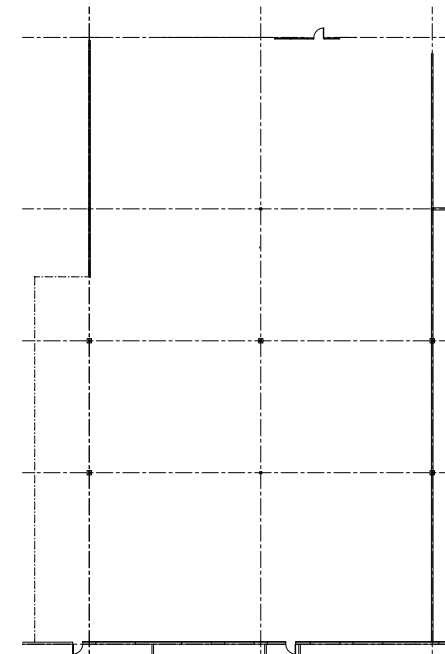
Four (4) Dock High Doors

One (1) Grade Level Door

RATES:

\$0.53 PSF/Mo.

\$0.14 CAM's (Includes after hours security)



WARM SPRINGS CROSSING

7440, 7370, 7350 & 7470 DEAN MARTIN DRIVE :: LAS VEGAS, NV 89139

FLOOR PLANS

7440 Dean Martin Drive, Suite 208

SUITE:

±21,350 SF Total

±2,494 Office SF

±18,856 Warehouse SF

24' Clear Height

I-15 Frontage

AMENITIES:

Five (5) Dock High Doors

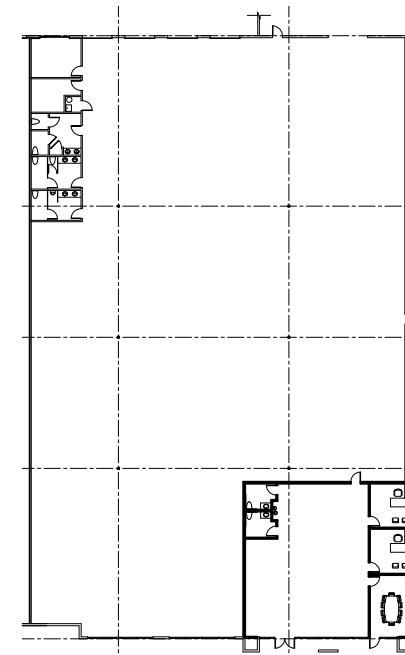
One (1) Grade Level Door

Adjustable T-5 Lighting

RATES:

\$0.53 PSF/Mo.

\$0.14 CAM's (Includes after hours security)



WARM SPRINGS CROSSING

7440, 7370, 7350 & 7470 DEAN MARTIN DRIVE :: LAS VEGAS, NV 89139

FLOOR PLANS

7440 Dean Martin Drive, Suite 201-208

AVAILABLE

Unit	Total SF	Office	Dock/Grade	Rate PSF
Unit 208	±21,350	±2,494	5/1	\$0.53
Unit 206	±28,584	BTS	7/1	\$0.53
Unit 201	±49,935	BTS	12/2	\$0.53
Unit 201-206	±78,519	BTS	19/3	\$0.53
Unit 201-208	±99,869	±2,494	24/4	\$0.52

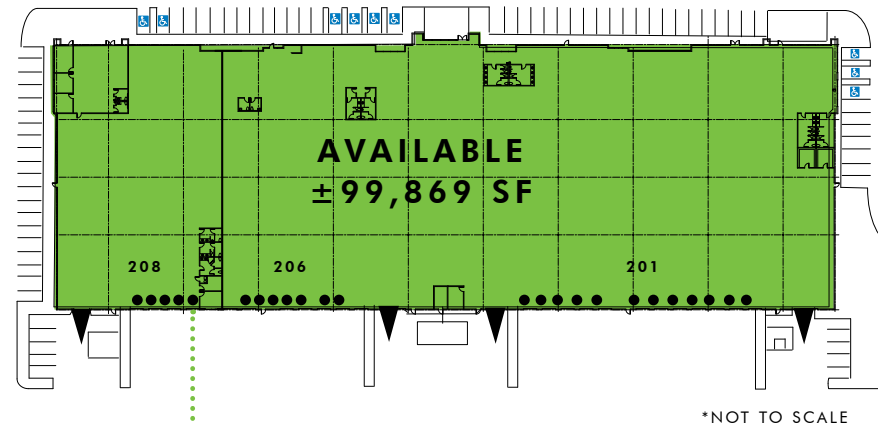
FEATURES

Building	±99,869 Total SF
Divisible	Min. ±21,350 SF
Office	BTS-Build to Suit (Suite 208 has ±2,494 Existing)
Dock High	9' x 12' Roll-Up (24)
Grade Level	14' x 16' Roll-Up (4)
Column Width	±52'
Warehouse Depth	±184'
Clear Height	±24' Min. to Truss
Zoning	MD, Clark County
Power	277/480 Volt 3 Phase
Lighting	Adjustable T-5 Fluorescent
ESFR	Yes
Traffic Count (I-15)	±130,000
After Hours Security	Yes

RATES:

\$0.52-\$0.53 PSF/Mo.

\$0.14 CAM's



WARM SPRINGS CROSSING

7440, 7370, 7350 & 7470 DEAN MARTIN DRIVE :: LAS VEGAS, NV 89139

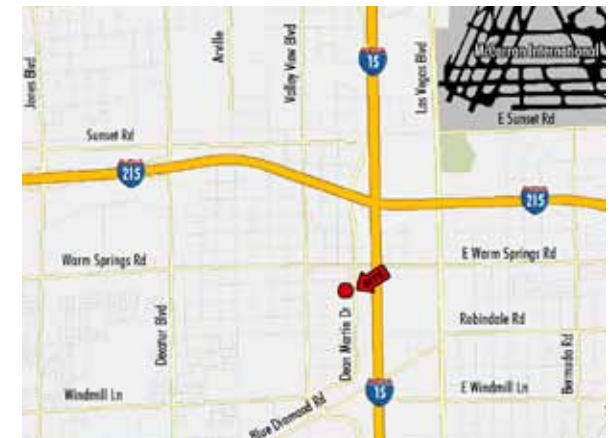
PROPERTY DESCRIPTION:

Warm Springs Crossing is a ±302,350 SF concrete tilt up showroom distribution center composed of four buildings, two of which have frontage along the I-15 freeway. Generous glass storefronts for natural light make this property ideal for those looking for a showroom/office/warehouse space.

AREA DESCRIPTION:

Located at the southeast corner of Warm Springs Road and Dean Martin Drive. Warm Springs Crossing offers easy access to the I-15 freeway and I-215 beltway, the strip and McCarran International Airport.

Zoning	M-D
Parcel Number	177-08-102-003-002
Built Yet	Yes
Land SF	±771,012
Land Acres	±17.7
Building SF	±302,350 SF
Rail Served	No
Sprinklers	Yes
After Hours Security	Yes



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