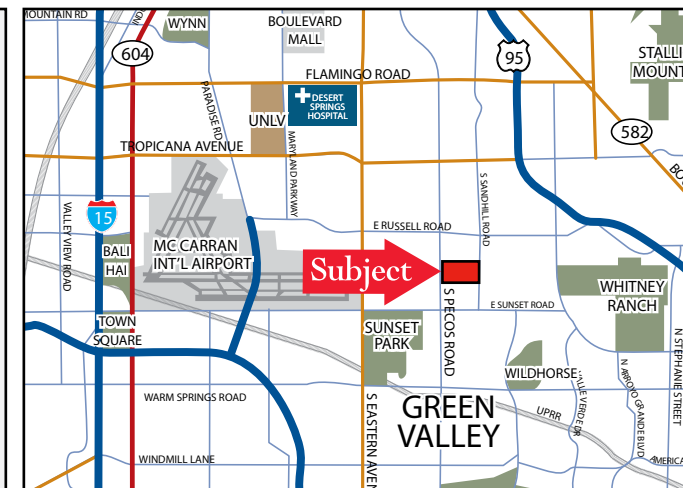


ARROWHEAD COMMERCE CENTER

Owned & Managed by:



- Arrowhead Commerce Center is one of the premier master planned industrial parks in the airport submarket.
- The project is bordered by Pecos Road to the west, Post Road to the south, Sandhill Road to the east and Patrick Lane to the north.
- Arrowhead Commerce Center is minutes from McCarran International Airport and the McCarran Aircargo Facility. Access to I-215, I-15 and Las Vegas Blvd., "The Strip", can be reached via Sunset Road.
- Overall, Arrowhead Commerce Center consists of 15 buildings with approximately ±1,124,551 square feet of total space situated on 100 acres.
- The landlord, KTR Capital Partners, owns and operates over 1.5 million square feet of industrial product within the Las Vegas valley. The Landlord continues to strive for excellence by offering local, professional, and responsive property management.



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ARROWHEAD COMMERCE CENTER

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For more information or an appointment to show call:



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ARROWHEAD

COMMERCE CENTER

Owned & Managed by:



BUILDING 3 & 4 | FOR LEASE

- ±41,620 SF total, on ±3.73 Acres
- Divisible to ±3,160 SF
- ±16' minimum clear height in warehouse
- One (1) 12' x 14' grade level roll-up door per unit
- Skylights in warehouse
- Fully sprinklered
- 200 amp, 277/480 volt, 3-phase power per unit
- 128 parking spaces
- Zoned M-D
- Pecos Road frontage

[CLICK ON SUITE # FOR MORE DETAILS](#)

BUILDING 3 - 6280 SOUTH PECOS RD. | LAS VEGAS, NV | 89120

SUITE #	TOTAL SIZE	OFFICE SIZE	DOCK LOADING	GRADE LOADING	CLEAR HEIGHT	POWER	LEASE RATE	NNN
500	±3,160	±1,200	N/A	1 (12' X 14')	±16'	±200 Amp	\$0.70 PSF	\$0.178 PSF

BUILDING 4 - 6290 SOUTH PECOS RD. | LAS VEGAS, NV | 89120

SUITE #	TOTAL SIZE	OFFICE SIZE	DOCK LOADING	GRADE LOADING	CLEAR HEIGHT	POWER	BASE RATE	NNN
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NO AVAILABILITIES



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ARROWHEAD COMMERCE CENTER

Owned & Managed by:



BUILDING 8 | FOR LEASE

- ±33,973 SF total, on ±2.41 Acres
- Divisible to ±4,000 SF units
- 16' minimum clear height
- 12' x 14' grade level doors
- Evaporative cooling in warehouse
- Fully sprinklered
- 277/480 volt, 3-phase power
- 93 parking spaces
- Zoned M-D
- Post Road frontage

[CLICK ON SUITE # FOR MORE DETAILS](#)

BUILDING 8 - 3550 EAST POST ROAD | LAS VEGAS, NV | 89120

SUITE #	TOTAL SIZE	OFFICE SIZE	DOCK LOADING	GRADE LOADING	CLEAR HEIGHT	POWER	LEASE RATE	NNN
200	±4,012	±4,012	N/A	1 (12' X 14')	Standard	±200 Amp	\$0.70 PSF	\$0.187 PSF
300	±4,000	±2,945	N/A	1 (12' X 14')	±16'	±200 Amp	\$0.68 PSF	\$0.187 PSF



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ARROWHEAD COMMERCE CENTER

Owned & Managed by:



BUILDING 9 & 10 | FOR LEASE

- ±126,880 SF total, on ±8.83 Acres
- Divisible to ±4,840 SF units
- 20' to 22' clear height
- 12' x 14' grade level doors
- 8' x 10' dock high doors
- Fully sprinklered
- 277/480 volt, 200 amp, 3-phase power
- 251 parking spaces
- Zoned M-D
- Patrick Lane frontage

[CLICK ON SUITE # FOR MORE DETAILS](#)

BUILDING 9 - 3585 EAST PATRICK LANE | LAS VEGAS, NV | 89120

SUITE #	TOTAL SIZE	OFFICE SIZE	DOCK LOADING	GRADE LOADING	CLEAR HEIGHT	POWER	LEASE RATE	NNN
NO AVAILABILITIES								

BUILDING 10 - 3595 EAST PATRICK LANE | LAS VEGAS, NV | 89120

SUITE #	TOTAL SIZE	OFFICE SIZE	DOCK LOADING	GRADE LOADING	CLEAR HEIGHT	POWER	BASE RATE	NNN
900	±8,642	±1,118	4 (8' X 10')	1 (12' X 14')	±22'	±200 Amp	\$0.55 PSF	\$0.122 PSF



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ARROWHEAD COMMERCE CENTER

Owned & Managed by:



BUILDING 11 & 12 | FOR LEASE

- ±152,724 SF total, on ±10.66 Acres
- Divisible to ±4,800 SF units
- 22' - 24' clear height
- 12' x 14' grade level doors
- 8' x 10' dock high doors
- Fully sprinklered
- 277/480 volt, 3-phase power
- 227 parking spaces
- Zoned M-D
- Pearl Street frontage

[CLICK ON SUITE # FOR MORE DETAILS](#)

BUILDING 11 - 6275 SOUTH PEARL STREET | LAS VEGAS, NV | 89120

SUITE #	TOTAL SIZE	OFFICE SIZE	DOCK LOADING	GRADE LOADING	CLEAR HEIGHT	POWER	LEASE RATE	NNN
500	±5,500	±750	2 (8'6" X 10')	1 (12' X 14')	±24'	±200 Amp	\$0.55 PSF	\$0.132 PSF
100-300	±16,362	±15,664	None	1 (12' X 14')	±24'	±400 Amp	\$0.70 PSF	\$0.132 PSF

BUILDING 12 - 6295 SOUTH PEARL STREET | LAS VEGAS, NV | 89120

SUITE #	TOTAL SIZE	OFFICE SIZE	DOCK LOADING	GRADE LOADING	CLEAR HEIGHT	POWER	BASE RATE	NNN
400	±4,800	±730	1 (8' X 10')	1 (12' X 14')	±22'	±200 Amp	\$0.55 PSF	\$0.123 PSF
700	±5,000	±660	1 (8' X 10')	1 (12' X 14')	±22'	±200 Amp	\$0.55 PSF	\$0.123 PSF
1000	±4,800	±770	1 (8' X 10')	1 (12' X 14')	±22'	±200 Amp	\$0.55 PSF	\$0.123 PSF



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ARROWHEAD

COMMERCE CENTER

Owned & Managed by:



BUILDING 13 | FOR LEASE

- ±70,252 SF total, on ±5.80 Acres
- Divisible to ±5,104 SF units
- 20' clear height
- 12' x 14' grade level doors
- 8' x 10' dock high doors
- Fully sprinklered
- 277/480 volt, 3-phase power
- 182 parking spaces
- Zoned M-D
- Patrick Lane frontage

[CLICK ON SUITE # FOR MORE DETAILS](#)

BUILDING 13 - 3655 EAST PATRICK LANE | LAS VEGAS, NV | 89120

SUITE #	TOTAL SIZE	OFFICE SIZE	DOCK LOADING	GRADE LOADING	CLEAR HEIGHT	POWER	LEASE RATE	NNN
200	±6,599	±1,090	3 (8' X 10')	2 (12' X 14')	±20'	±200 Amp	\$0.55 PSF	\$0.128 PSF
600	±5,104	±865	2 (8' X 10')	1 (12' X 14')	±20'	±200 Amp	\$0.55 PSF	\$0.128 PSF
1200	±8,099	±2,732	4 (8' X 10')	2 (12' X 14')	±20'	±200 Amp	\$0.58 PSF	\$0.128 PSF

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ARROWHEAD COMMERCE CENTER

Owned & Managed by:



BUILDING 14 | FOR LEASE

- ±130,540 SF total, on ±7.58 Acres
- Divisible to ±22,000 SF units
- 30' clear height
- 12' x 14' & 15' x 14' grade level doors
- 9' x 10' dock high doors
- ESFR Fire sprinklers
- 277/480 volt, 3-phase power
- 223 parking spaces
- Zoned M-D
- Pearl Street frontage

[CLICK ON SUITE # FOR MORE DETAILS](#)

BUILDING 14 - 6180 SOUTH PEARL STREET | LAS VEGAS, NV | 89120

SUITE #	TOTAL SIZE	OFFICE SIZE	DOCK LOADING	GRADE LOADING	CLEAR HEIGHT	POWER	LEASE RATE	NNN
E	±21,600	±1,693	6 (9' X 10')	N/A	±30'	±200 Amp	\$0.53 PSF	\$0.118 PSF



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COMMERCE CENTER

Owned & Managed by:



BUILDING 15 | FOR LEASE

- ±158,124 SF total, on ±9.74 Acres
- Divisible to ±11,661 SF units
- 28' clear height
- 12' x 14' grade level doors
- 9' x 10' dock high doors
- ESFR Fire sprinklers
- 277/480 volt, 3-phase power
- 265 parking spaces
- Zoned M-D
- Post Road frontage

[CLICK ON SUITE # FOR MORE DETAILS](#)

BUILDING 15 - 3650 EAST POST ROAD | LAS VEGAS, NV | 89120

SUITE #	TOTAL SIZE	OFFICE SIZE	DOCK LOADING	GRADE LOADING	CLEAR HEIGHT	POWER	LEASE RATE	NNN
NO AVAILABILITIES								



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ARROWHEAD COMMERCE CENTER

Owned & Managed by:



BUILDING 16 & 17 | FOR LEASE

- ±121,716 SF total, on ±8.60 Acres
- Divisible to ±6,050 SF units
- 24' clear height
- 12' x 14' grade level doors
- 9' x 10' dock high doors
- ESFR Fire sprinklers
- 277/480 volt, 3-phase power
- 266 parking spaces
- Zoned M-D
- Sandhill Road frontage

[CLICK ON SUITE # FOR MORE DETAILS](#)

BUILDING 16 - 6175 SOUTH SANDHILL ROAD LAS VEGAS, NV 89120								
SUITE #	TOTAL SIZE	OFFICE SIZE	DOCK LOADING	GRADE LOADING	CLEAR HEIGHT	POWER	LEASE RATE	NNN
NO AVAILABILITIES								

BUILDING 17 - 6155 SOUTH SANDHILL ROAD LAS VEGAS, NV 89120								
SUITE #	TOTAL SIZE	OFFICE SIZE	DOCK LOADING	GRADE LOADING	CLEAR HEIGHT	POWER	LEASE RATE	NNN
NO AVAILABILITIES								



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ARROWHEAD COMMERCE CENTER

Owned & Managed by:



BUILDING 19 & 20 | FOR LEASE

- ±139,682 SF total, on ±9.24 Acres
- Divisible to ±4,000 SF units
- 20' to 28' clear height
- 12' x 14' grade level doors
- 8' x 10' dock high doors
- ESFR Fire sprinklers
- 277/480 volt, 3-phase power
- 280 parking spaces
- Zoned M-D
- Sandhill Road frontage

[CLICK ON SUITE # FOR MORE DETAILS](#)

BUILDING 19 - 6275 SOUTH SANDHILL ROAD | LAS VEGAS, NV | 89120

SUITE #	TOTAL SIZE	OFFICE SIZE	DOCK LOADING	GRADE LOADING	CLEAR HEIGHT	POWER	LEASE RATE	NNN
NO AVAILABILITIES								

BUILDING 20 - 6255 SOUTH SANDHILL ROAD | LAS VEGAS, NV | 89120

SUITE #	TOTAL SIZE	OFFICE SIZE	DOCK LOADING	GRADE LOADING	CLEAR HEIGHT	POWER	BASE RATE	NNN
600	±5,391	±2,965	2 (8' X 10')	1 (12' X 14')	±20'	±200 Amp	\$0.65 PSF	\$0.153 PSF



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ARROWHEAD COMMERCE CENTER

Owned & Managed by:



BUILDING 21 | FOR LEASE

- ±148,056 SF total, on ±9.56 Acres
- Divisible to ±16,000 SF units
- 30' clear height
- 12' x 14' grade level doors
- 9' x 10' dock high doors
- ESFR Fire sprinklers
- 277/480 volt, 3-phase power
- 237 parking spaces & 43 Trailer Spaces
- Zoned M-D
- Post Road frontage

[CLICK ON SUITE # FOR MORE DETAILS](#)

BUILDING 21 - 3755 EAST POST ROAD | LAS VEGAS, NV | 89120

SUITE #	TOTAL SIZE	OFFICE SIZE	DOCK LOADING	GRADE LOADING	CLEAR HEIGHT	POWER	LEASE RATE	NNN
NO AVAILABILITIES								



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