



## FOR LEASE

Prime Southwest location

Exposure on Sunset Road

+/- 120,702 square feet

High image office/warehouse

ESFR fire suppression system

Minimum 200 amp, 277/480 volt,  
3-phase power per unit

+/- 290 parking spaces

Zoned M-D (Clark County)

+/- 60' Deep concrete truck aprons

Skylights in warehouse

Close proximity to  
McCarran International Airport &  
Las Vegas Boulevard "The Strip"

## BUILDING 5

+/- 57,330 square feet

8 - 12'x14' grade loading doors

20 - 9'x10' dock loading doors

+/- 22' minimum clear height

Divisible to +/- 5,800 square feet

## BUILDING 6

+/- 63,160 square feet

6 - 12'x14' grade loading doors

20 - 9'x10' dock loading doors

+/- 24' minimum clear height

Divisible to +/- 8,500 square feet

Currently Available



For more information or an appointment to show call:

**Spencer Pinter** 702-836-3776  
spinter@lvcolliers.com

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.

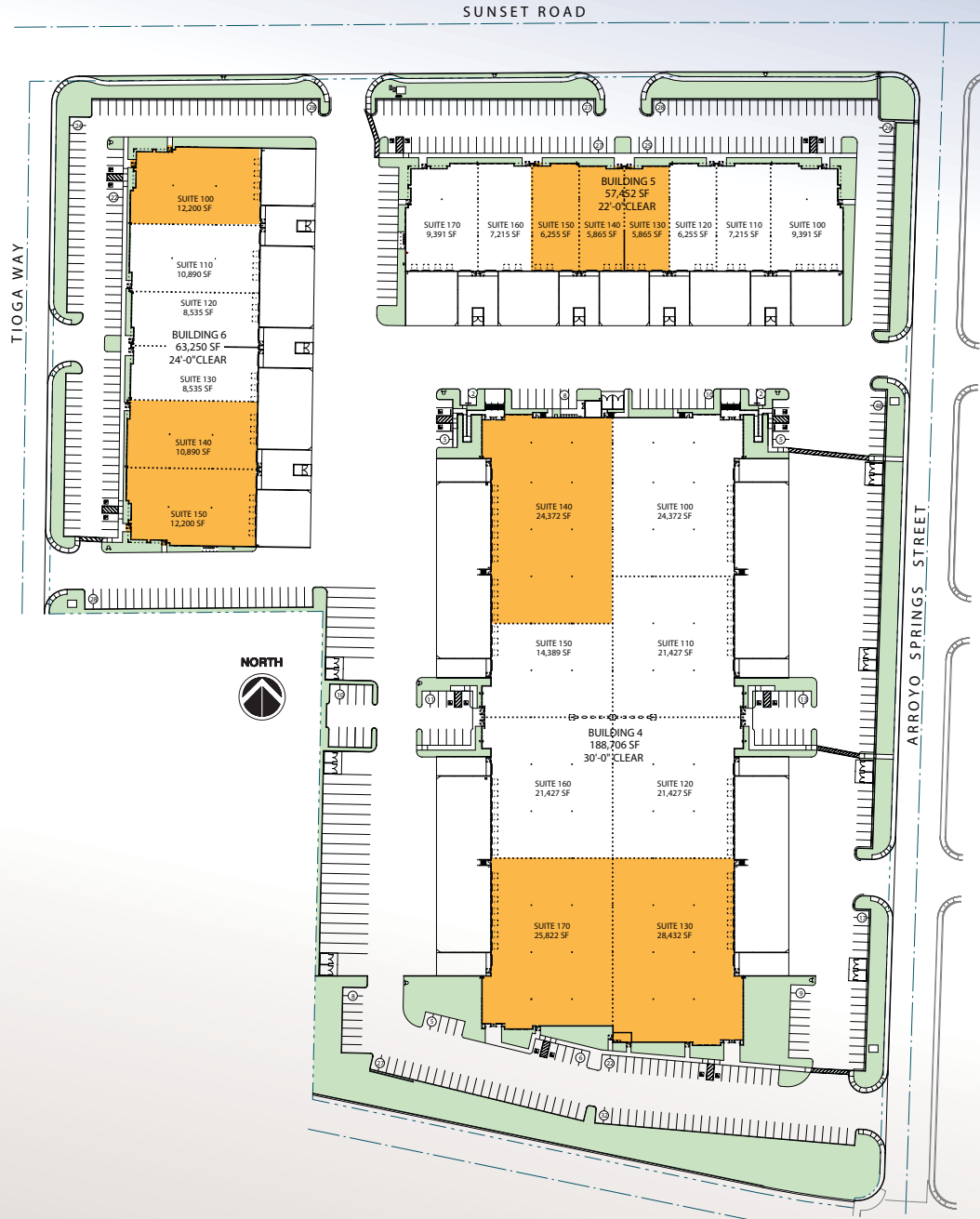
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Americas, Europe, Middle East, Asia Pacific & Africa

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

# THE ARROYO

WEST SUNSET ROAD · LAS VEGAS, NEVADA 89113

**COLLIERS**  
INTERNATIONAL



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## FOR LEASE

### +/- 8,535 Square Feet – Light Distribution Space

Listing Agent(s): **Spencer Pinter**Phone: 702.836.3776  
Fax: 702.939.5083  
Address: 3960 Howard Hughes Parkway  
Suite 150  
Las Vegas, Nevada 89169

Last Updated: 02/15/08

Property Name: **The Arroyo (Building 6)**  
Address: **6560 Tioga Way, Suite 130**  
**Las Vegas, Nevada 89113**County: Clark  
Zoning: M-D  
Lot Size: +/- 21 Acres (total for Buildings 4, 5 & 6)  
Project Size: +/- 120,702 sq. ft. – Total (Building 5 & 6)  
Divisibility: +/- 8,535 sq. ft. (Building 6)  
Available: June 2008

### LEASABLE PREMISE DETAIL

Divisibility:	+/- 8,535 sf
Office Area:	+/- 915 sf
Sprinklers:	Yes - ESFR
Dock High:	2 – 9' x 10'
Grade Level:	1 – 12' x 14'
Truss Height:	+/- 24' min
Power:	277/480 volt 3-Phase

The Arroyo is a new master planned industrial/office project located very centrally within the Southwest sub market of the Las Vegas Valley and just minutes from McCarran International Airport and "The Las Vegas Strip". Located near the corner of I-215 and Buffalo Drive, Building 6 offers an approximate 8,535 square foot industrial unit for lease that includes approximately 915 square feet of office space. The unit is serviced by three dock loading doors and one grade loading door, and is equipped with ESFR fire sprinklers, evaporative cooling and high bay lighting in the warehouse, insulation in the warehouse ceiling and 200 amps of 277/480 volt, 3-phase power. Please see the attached floor plan for more details.

### PARKING AND UTILITIES

The Arroyo is serviced by municipal water and sewer. Each building has 277/480 volt, 3-phase power service to each panel. Each Tenant is responsible for its own electrical, gas, telephone, janitorial and trash removal services. This unit includes 11 parking spaces for Tenant's use.

### TERMS AND TAX DATA

Base Rent / Mo.:	\$7,667 (NNN) or approximately \$0.898/s.f.
NNN, Modified Gross or Gross:	NNN
Estimated NNN / Psf / Mo.:	\$0.15 or \$1,281 for the year 2008
Total Rent / Mo.:	\$8,948 (this figure includes the estimated NNN Expenses)
Lease Term:	3 – 5 years

### PROMOTIONAL FEATURES / DISCLOSURES

The Arroyo offers a variety of buildings to fit the growing demand of users within the Las Vegas Valley. The master-planned park also offers build-to-suite opportunities. Please call for more information.

The Landlord of this project, EJM Development Co., owns and has constructed over 4,000,000 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.

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.



# THE ARROYO

WEST SUNSET ROAD · LAS VEGAS, NEVADA 89113

