

3,200 - 6,400 SF Industrial Space for Lease



Exclusively Marketed By:

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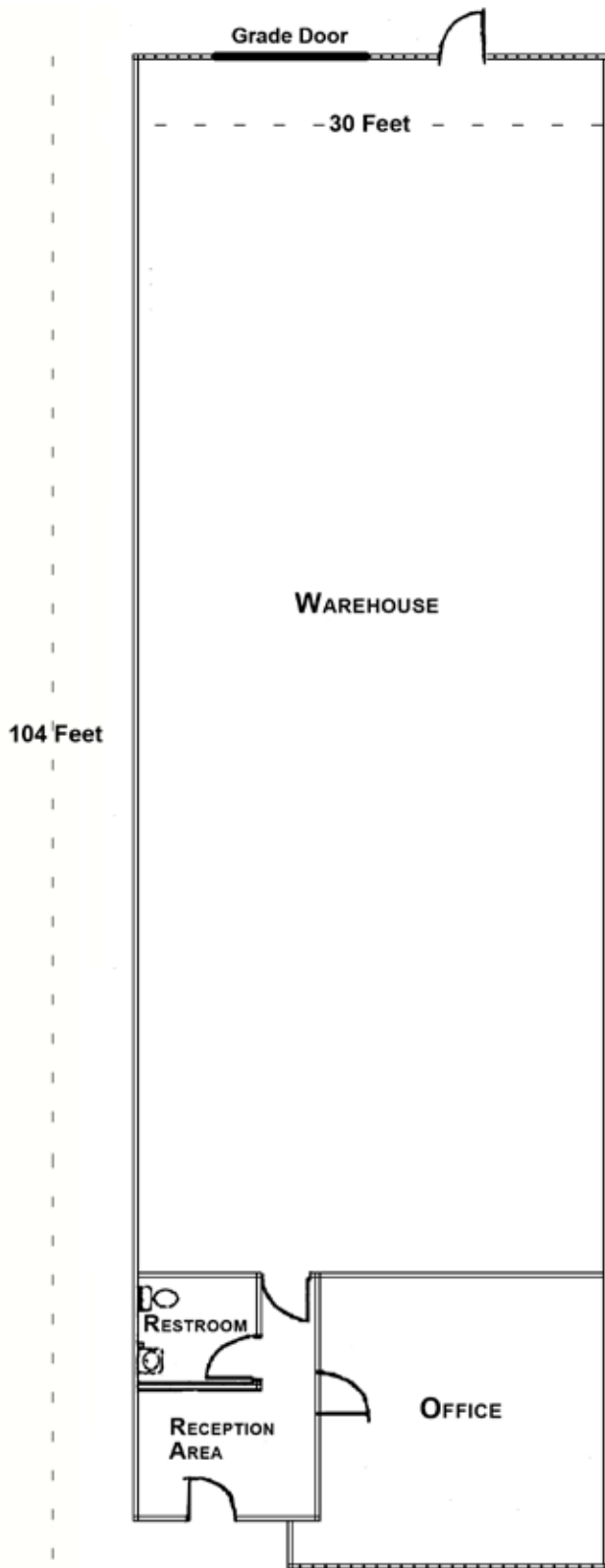


6012 Topaz Street

Topaz Industrial Center is located just north of the corner of Patrick Lane and Topaz. The building is 1/4 mile east of Eastern Avenue and located in very close proximity to the McCarran International Airport, Las Vegas Strip as well as the I-15 and I-215.



Unit 4 3,200 SF Industrial Space

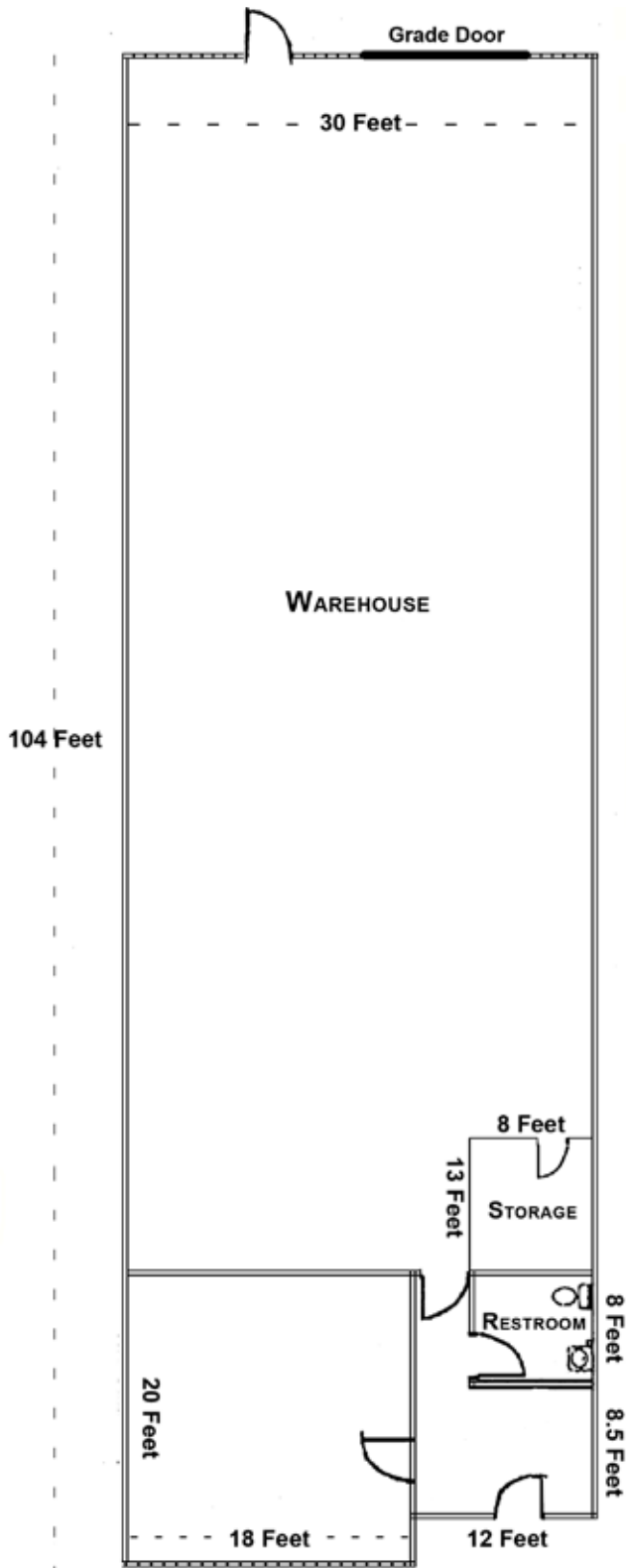


Unit 4 Features

3,200 Total Square Foot

- 565 sq ft of HVAC office consisting of reception area, executive office and restroom
- 2,635 sq ft warehouse with:
 - 200 AMP, 3 Phase Power
 - 20" Clear Ceiling Height
 - 12' x 14' Roll Up Door
 - Sprinklered
 - Evaporative Cooler
 - Skylights
 - Metal Halide Lighting
 - Insulated Ceiling
 - Walls - finished, painted
 - Floors - finished, sealed
- CAM: \$0.13 psf
- Lease Rate: \$0.36 NNN

Unit 7 3,200 SF Industrial Space



Unit 7 Features

3,200 Total Square Foot

- 600 sq ft of HVAC office consisting of reception area, executive office and restroom
- 2,600 sq ft warehouse with:
 - 200 AMP, 3 Phase Power
 - 20" Clear Ceiling Height
 - 12' x 14' Roll Up Door
 - Sprinklered
 - Evaporative Cooler
 - Skylights
 - Metal Halide Lighting
 - Insulated Ceiling
 - Walls - finished, painted
 - Floors - finished, sealed
- CAM: \$0.13 psf
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