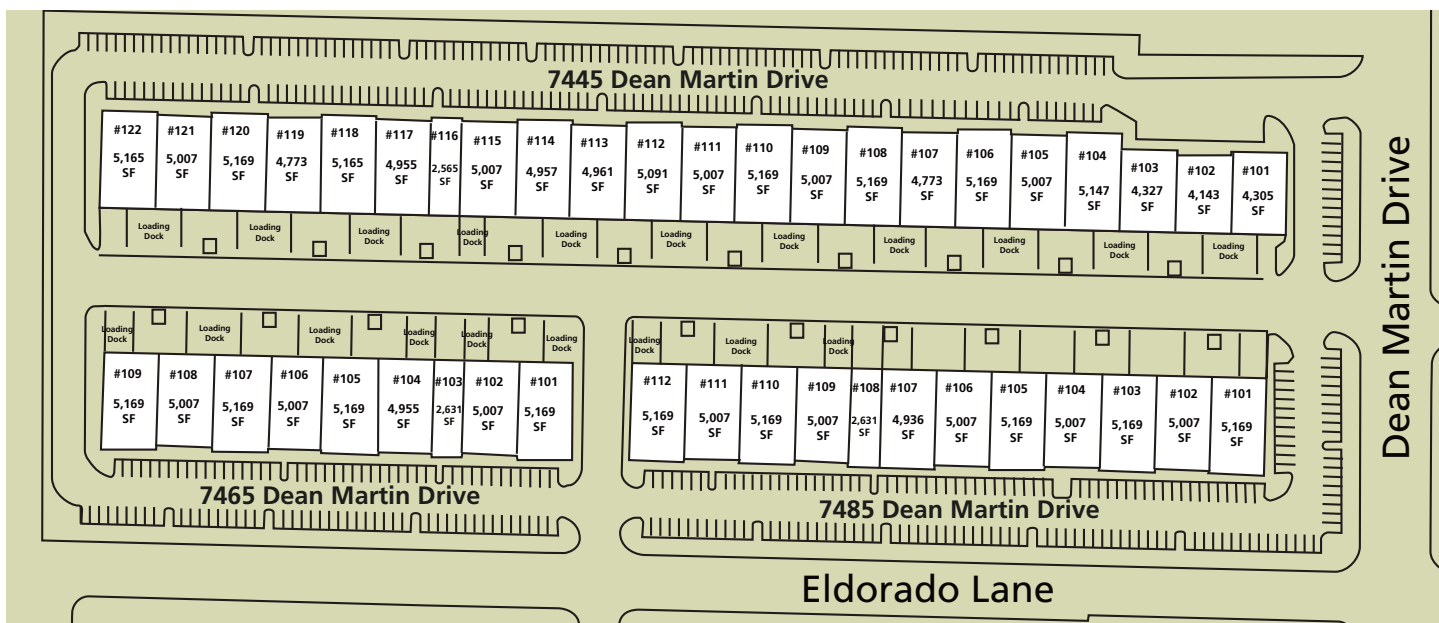


Warehouse/Office Space Available



ELDORADO BUSINESS PARK

7445, 7465, 7485 Dean Martin Drive, Las Vegas, Nevada 89139



- 208,076 SF master-planned business park
- 5,000 – 20,000±SF available
- Units include 2 dock-high doors and 1 grade level door
- High tech video surveillance system
- 24' minimum clear height
- Upgraded fire sprinkler system
- Zoned M-D (Clark County)
- 200 amp, 277/480 volt, 3-phase power per unit
- Skylights in warehouse
- Accented storefront entries
- 2.4:1,000 parking ratio
- Column spacing 54' x 95'
- 3 or 5-year lease term with option

Leasing Information: Chris Johnson (702) 732-8860 or chris.r.johnson@gmail.com