



**GREAT VISIBILITY FROM THE I-15 FREEWAY**

# For sublease

7770 Dean Martin Drive #303, Las Vegas, NV 89139

±16,390 SF



# Property Highlights

- Immediate access to the I-15 freeway via Blue Diamond Rd
- Minutes to the Las Vegas Strip, T-Mobile Arena, Allegiant Stadium and Las Vegas Convention Center corridor
- Conveniently located in the heart of the Las Vegas Southwest submarket with easy access to the I-15 and I-215 Freeways, Harry Reid International Airport, Town Square, Las Vegas South Premium Outlets and the Las Vegas Strip
- Annual average traffic counts exceeding 238,000 vehicles daily





# Property Features

**Available Suite** : ±16,390 SF

**Office**: ±1,872 SF office

**Clear Height**: 24'

**Grade Doors**: One (1) (12x14)

**Dock Doors**: Three (3), One (1)  
Mechanical Pit Leveler

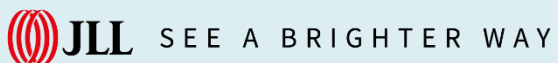
**Sprinklers**: ESFR

**Power**: 225 Amps, 208/120v, 3 phase, 4  
Wire \*tenant to verify\*

**Zoning**: IL-Industrial Light (Clark County)

**Available**: Immediately

**Year Built**: 2004



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## Master Lease Expires

October 31, 2028

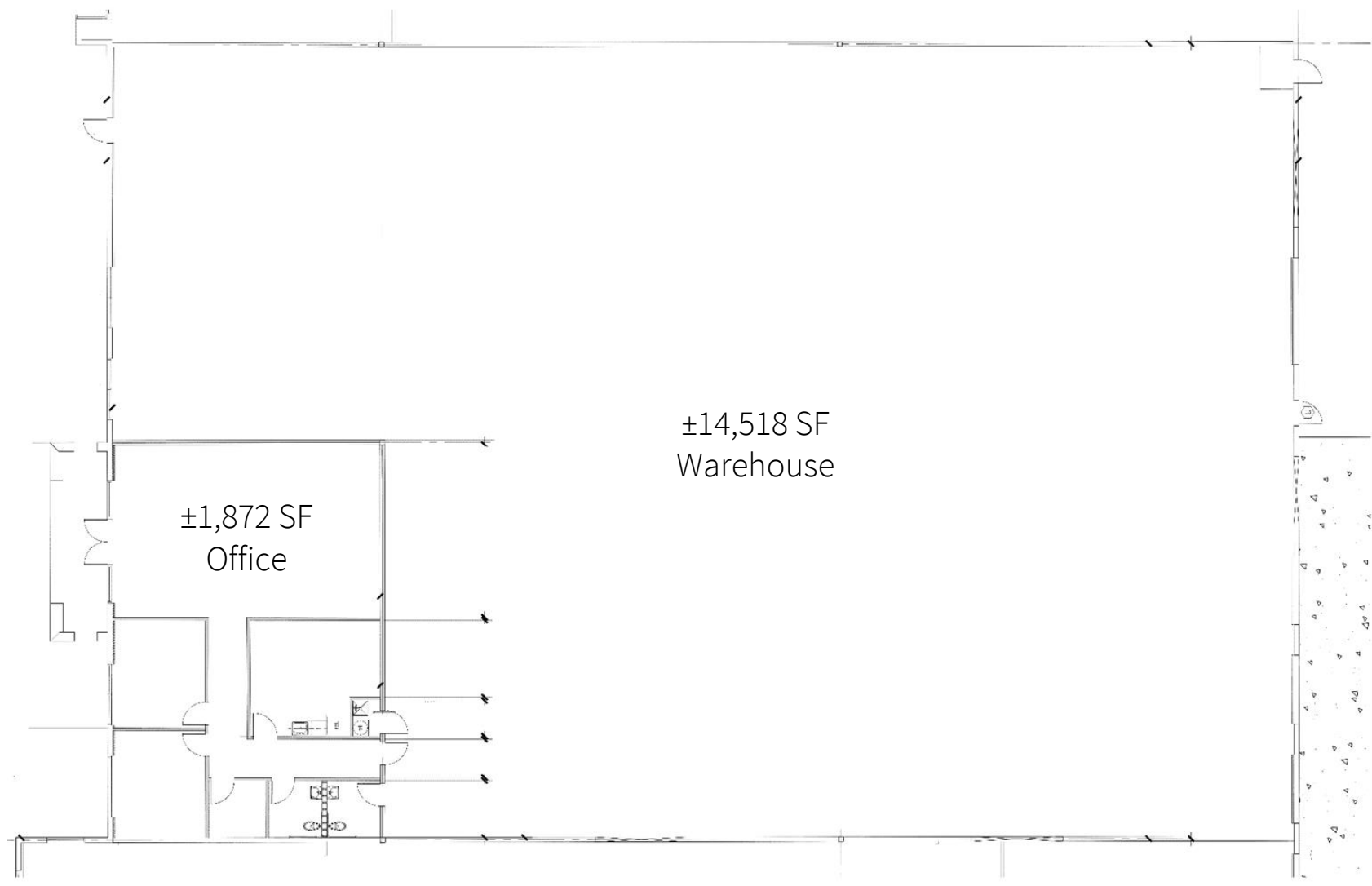


## Rate

\$1.45 | \$0.24 CAM



# Space Specifications



±14,518 SF  
Warehouse

±1,872 SF  
Office

\*For illustration purposes only. Not to scale.  
Dimensions are approximate.  
Information to be verified by the tenant



# Property Photos

7770 Dean Martin Drive, Las Vegas, NV 89139



# PROJECT & LOCATION HIGHLIGHTS

Conveniently located in the heart of the Southwest Las Vegas with immediate access to I-15 freeway via Blue Diamond to the south. Proximate to Harry Reid International Airport, I-15 & 215 freeways & less than a 9-minute drive to the Las Vegas Strip!

**4 MILES TO THE  
Las Vegas Strip**



**LESS THAN AN 9 MINUTE DRIVE  
TO THE LAS VEGAS STRIP**



**4.4 MILES TO HARRY REID  
INTERNATIONAL AIRPORT**



**3.5 MILES TO THE NEW  
ALLEGiant STADIUM**



**FOR MORE INFORMATION PLEASE CONTACT:**

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