

GREAT VISIBILITY FROM THE I-15 FREEWAY

For sublease

7770 Dean Martin Drive #303, Las Vegas, NV 89139 $\pm 16,\!390~SF$



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)

JLL SEE A BRIGHTER WAY

Available: Immediately

Year Built: 2004

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7770 Dean Martin Drive, Las Vegas, NV 89139







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Space Specifications



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Property Photos











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!









FOR MORE INFORMATION PLEASE CONTACT:

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