



100% WAREHOUSE SPACE

For sublease

2951 N Marion Dr., Ste. 107, Las Vegas, NV 89115
A portion of a ±31,680/sf suite

Space Highlights

Available Size : ±6,650 SF warehouse
(portion of ±31,680 SF office/warehouse suite – location in premises TBD)

Office: Negotiable

Clear Height: ±25'

Docks: 4

Drive In Door: 1 shared

Cooling: Evaporative Coolers

Available: Immediately

2951 N. Marion Dr., Ste. 107 (a portion), Las Vegas, NV 89115



14.9 MILES TO HARRY REID
INTERNATIONAL AIRPORT



13.1 MILES TO
ALLEGiant STADIUM



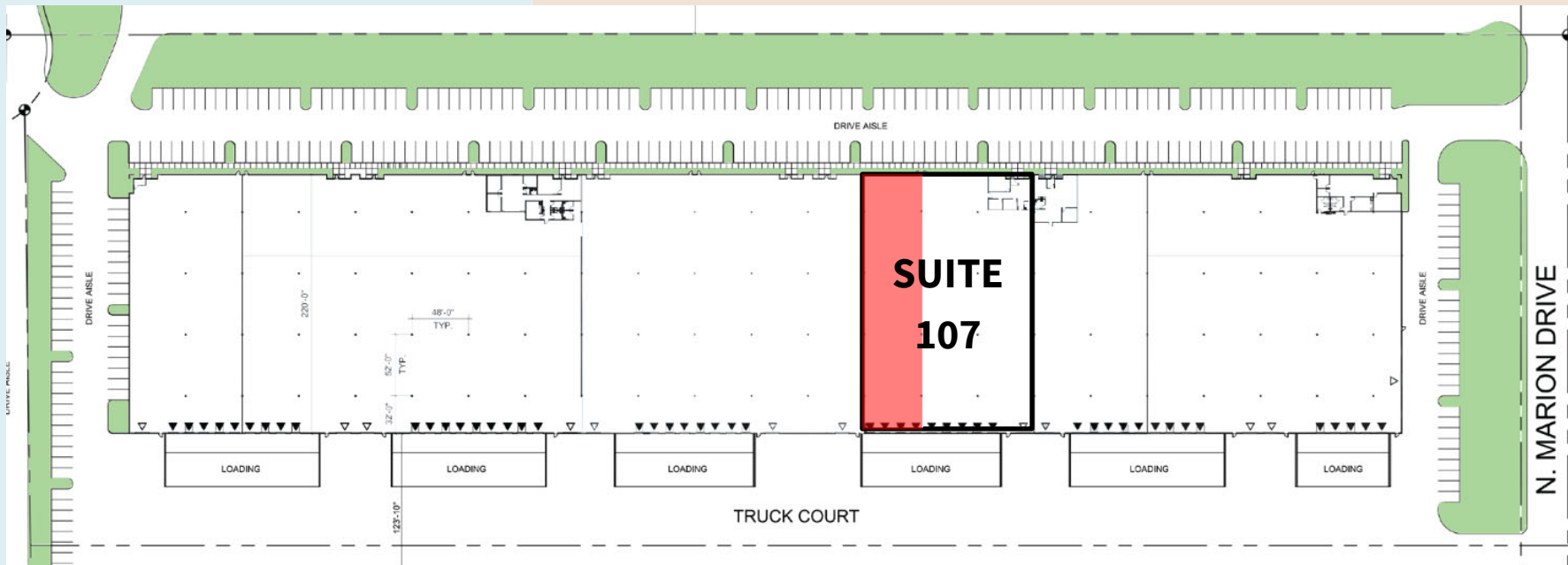
Master Lease Expires

March 31, 2026



Rate

\$1.20/SF Modified Gross



LOCATION AERIAL



Location Details

- Conveniently located off of Cheyenne Ave., just 3.2 minutes to the I-15 interchange
- Approximately 10 minutes to an abundance of restaurants and shopping.

FOR MORE INFORMATION PLEASE CONTACT:

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