



**FOR  
LEASE**

## Patrick Commerce Center

2875 & 2925 E. Patrick Ln. & 6151-6231 McLeod Drive

Patrick Commerce Center is located on the southwest corner of Patrick Lane and McLeod Drive. The park is comprised of five multi-tenant office/industrial buildings totaling  $\pm 223,032$  SF. Patrick Commerce Center is located just minutes from McCarran International Airport and the Las Vegas Strip. The park is situated within close proximity to the I-15 and I-215 freeways and many amenities including: FedEx Express, U.S. Post Office, Ross, Lowes, Wal-Mart, Office Depot and Pet Smart. With such variety of product types, Patrick Commerce Center can accommodate the specific demands of your business.



### PROPERTY HIGHLIGHTS

#### SPACE

- Full office/warehouse suites ranging from  $\pm 1,141$  SF to  $\pm 8,485$  SF
- Property SF:  $\pm 223,032$

#### LOCATION

- Excellent Access to the I-15 & I-215 Freeways

#### AMENITIES

- Zoning: M1 & MD Clark County
- Dock High & Grade Level Loading Doors
- Skylights in Warehouses
- Fire Sprinklers
- CAM Includes HVAC/Evaporative Cooler Maintenance, Trash/Recycling
- Power:  $\pm 200$  Amps; 120/208 Volt and 277/480 Volt

### CONTACT

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