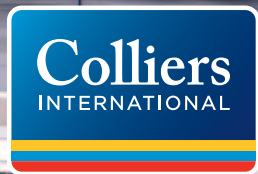




# MARNELL AIR CARGO CENTER



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Colliers International  
3960 Howard Hughes Pkwy.  
Suite 150  
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www.colliers.com

## Property Features and Highlights

- \* ±201,428 SF Distribution Facility
- \* Direct Tarmac Access
- \* Dock and Grade Level Loading
- \* Suites from ±3,588 SF to ±32,292 SF Available
- \* Quick and Convenient Access to:
  - McCarran International Airport
  - Marnell Airport Center
  - Airport Connector
  - Interstate 15 and the I-215 Beltway
  - The “Strip” and Downtown Las Vegas



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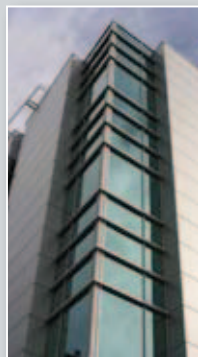


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Quality



Location

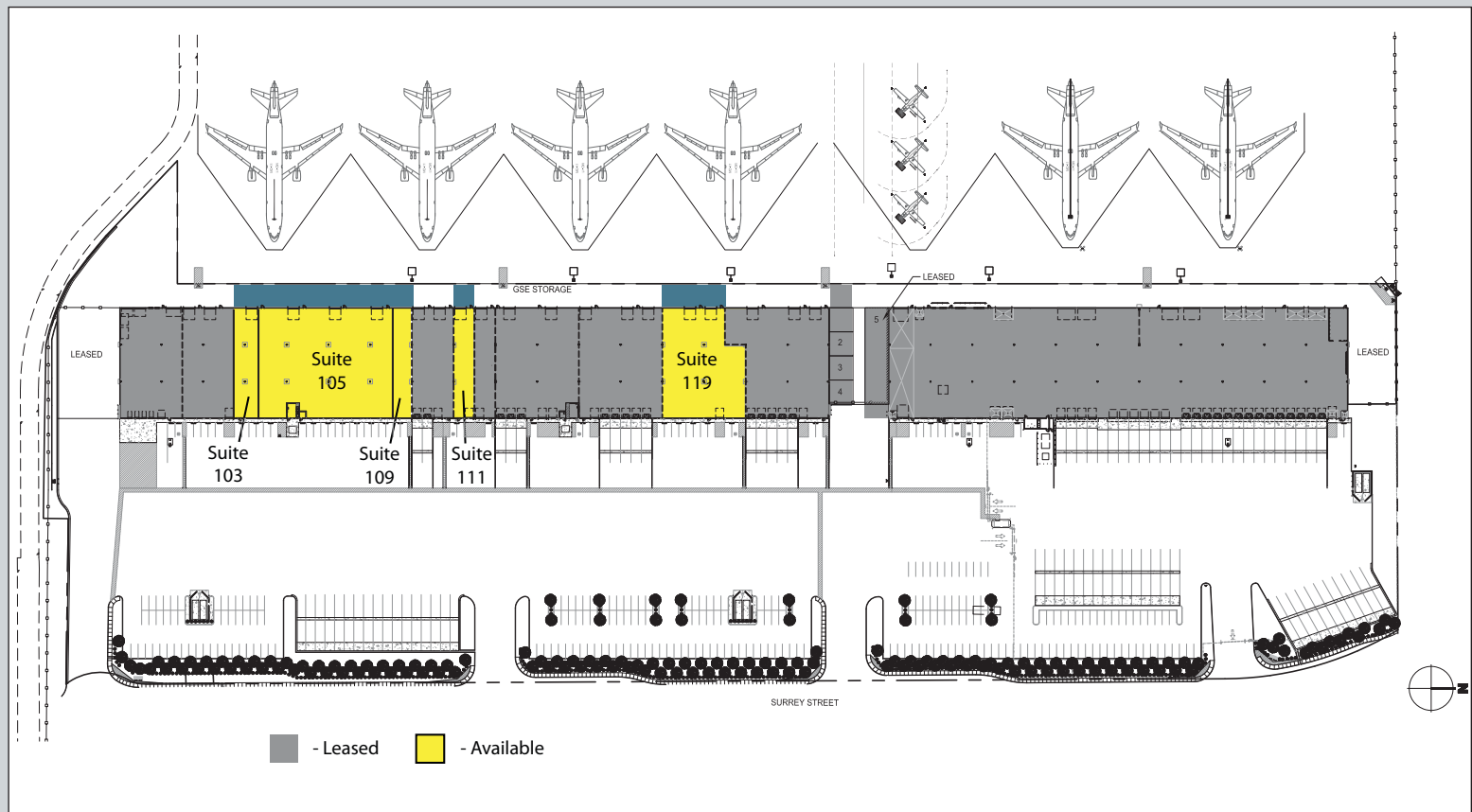


Lifestyle





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### Availability Detail:

- Suite 103      ±3,588 SF expandable to ±31,919 SF      Spec Suite Under Construction
- Suite 105      ±3,588 SF to ±31,919 SF      Shell Condition
- Suite 111      ±3,588 SF      Shell Condition
- Suite 119      ±5,725 SF to ±12,901 SF      Shell Condition

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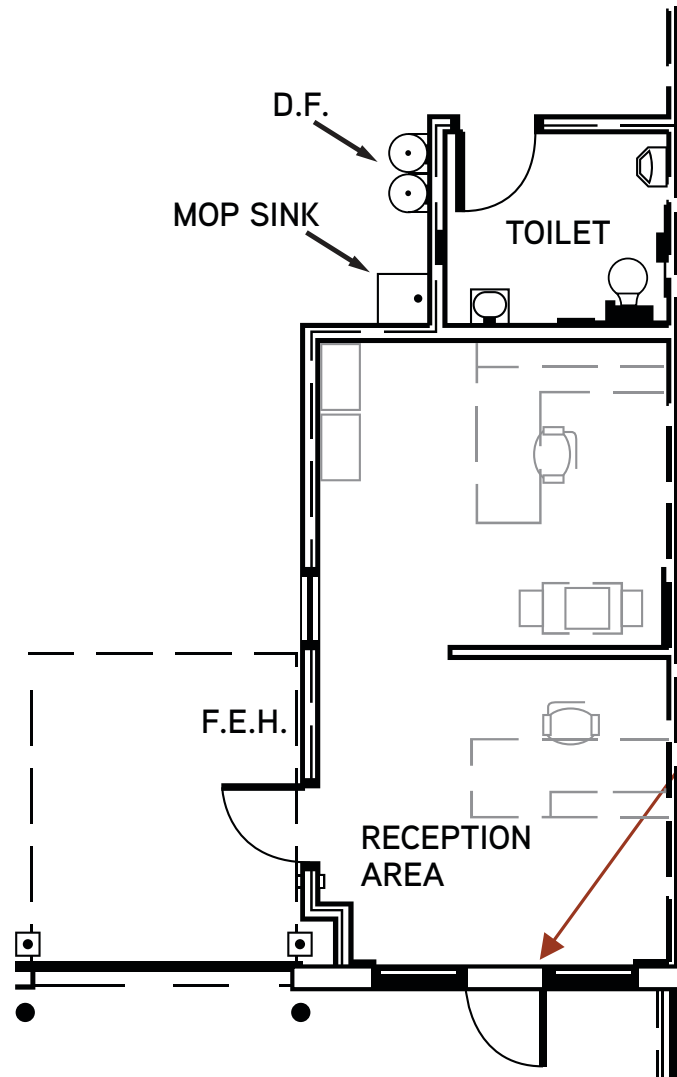
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## OFFICE LAYOUT



- > FRONT AT GRADE OPENINGS WITH 10' X 12' ROLL UP DOOR
- > ON TARMAC AT GRADE OPENINGS WITH 14' X 14' ROLL UP DOOR
- > MINIMUM '24 FOOT CLEAR CLASS A WAREHOUSE

ALUMINUM STORE FRONT

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