

**FOR
LEASE**



Hughes Airport Center

INDUSTRIAL



Hughes Airport Center is the premier business park in Las Vegas with 3.3 million sq. ft. of office and industrial space in close proximity to the Las Vegas Strip, McCarran International Airport, Town Square and numerous other amenities.

Voit
REAL ESTATE SERVICES

**HIGGINS
AND
TOFT**

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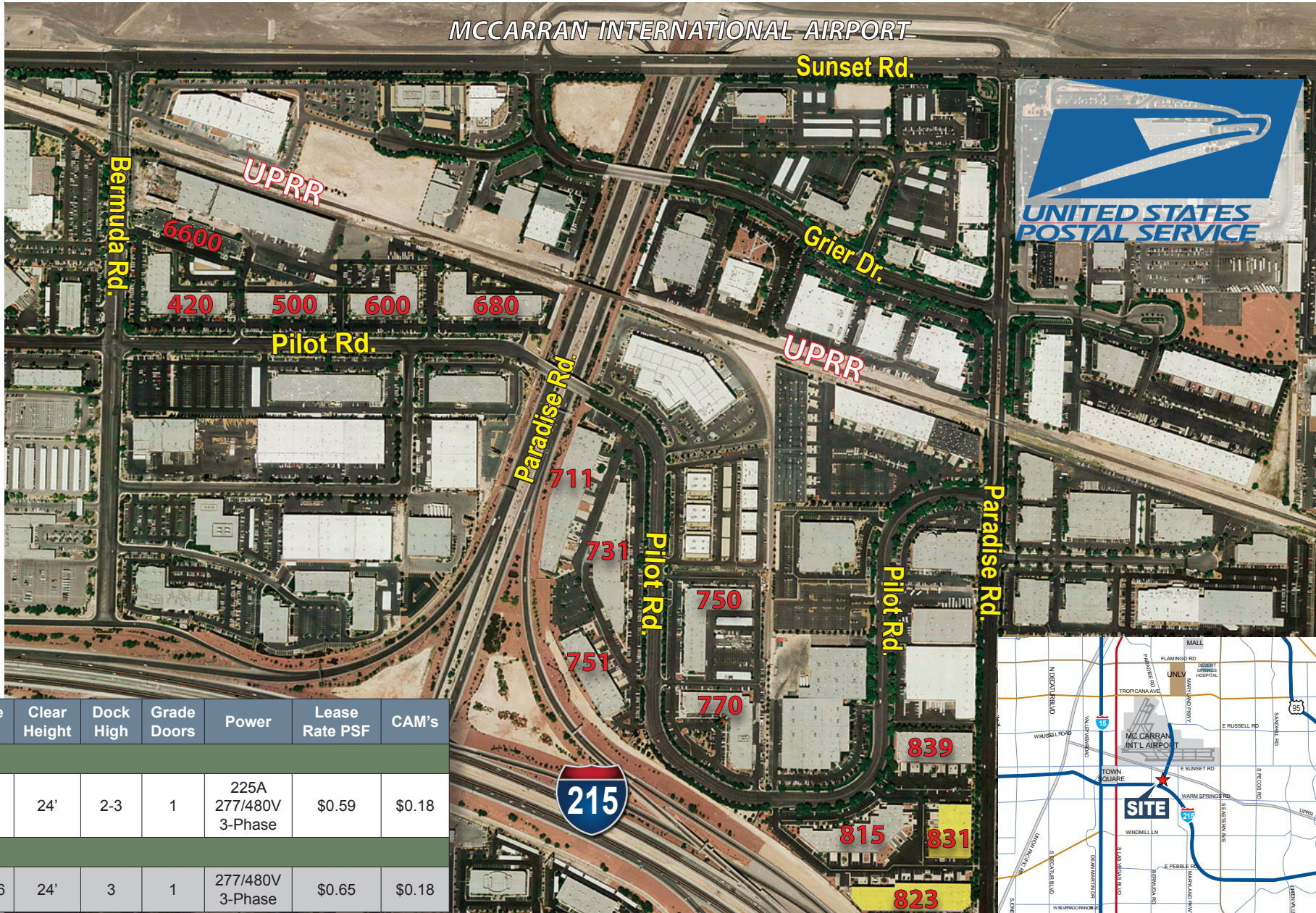
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Suite	Total SF	Office SF	Clear Height	Dock High	Grade Doors	Power	Lease Rate PSF	CAM's
823 Pilot Rd.								
D	12,333	625	24'	2-3	1	225A 277/480V 3-Phase	\$0.59	\$0.18
831 Pilot Rd.								
A-C	24,665	10,066	24'	3	1	277/480V 3-Phase	\$0.65	\$0.18

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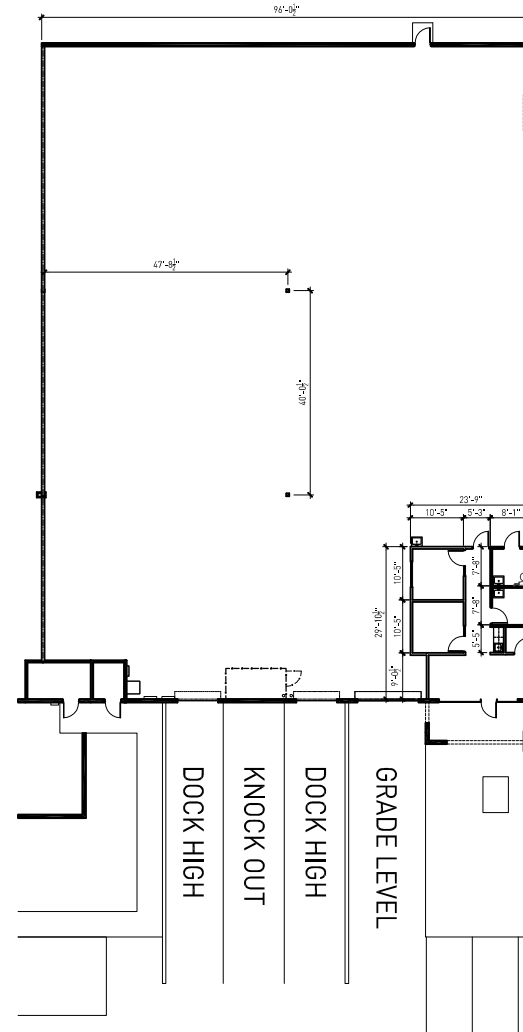
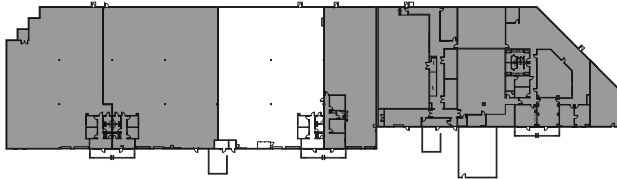
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823 Pilot Rd., Suite D

- 12,333 Total SF
 - 625 SF Office
 - 11,708 SF Warehouse
- Move-in ready
- Clear height: 24'
- Dock doors: 2 - 3
- Grade doors: 1
- Fire sprinklers
- 225A, 277/480V, 3-phase power
- Parking ratio: 0.92/1,000 SF
- Zoning: M-1 (Clark County)
- Lease rate: \$0.59 PSF NNN
- CAMs: \$0.18 PSF

Newly constructed high quality office improvements. Potential to add an additional 200 amps.



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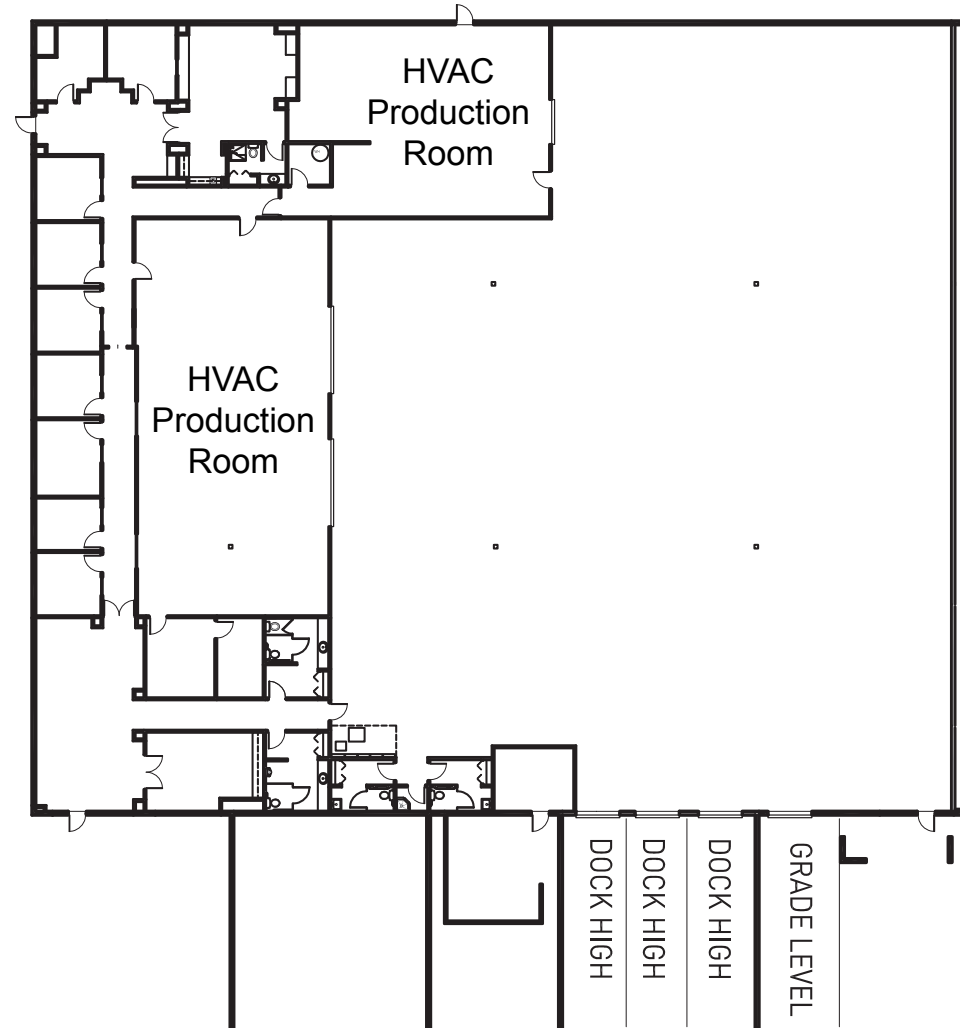
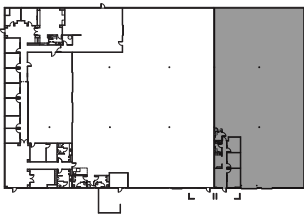
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831 Pilot Rd., Suite A-C

- 24,665 Total SF
 - 10,066 SF Office / HVAC Production
 - 14,599 SF Warehouse
- Move-in ready
- Clear height: 24'
- Dock doors: 3
- Grade doors: 1
- Fire sprinklers
- 277/480V, 3-phase power
- Parking ratio: 1.22/1,000 SF
- Zoning: M-1 (Clark County)
- Lease rate: \$0.65 PSF NNN
- CAMs: \$0.18 PSF

Additional dock high & grade doors can be added.



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