

FOR LEASE

Hughes Airport Center

950 Pilot Road, Las Vegas, NV 89119

Voit

REAL ESTATE SERVICES

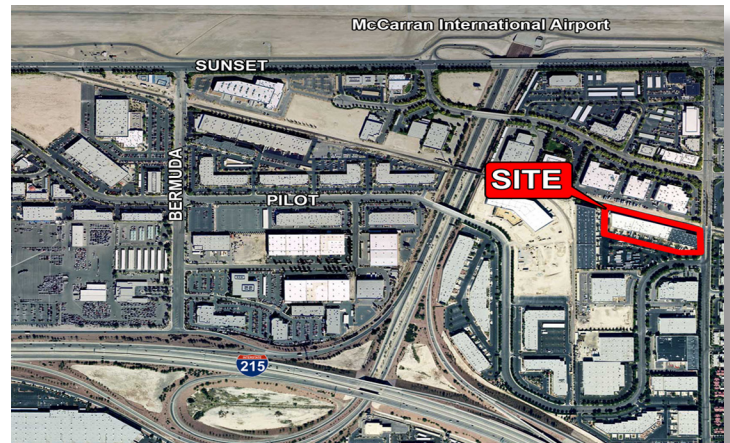


Property Features:

- Located in Hughes Airport Center with close proximity to McCarran International Airport, I-15, I-215 and the Las Vegas "Strip"
- First Class 420 Acre 3.3 million sq. ft. Business Park
- Front loading with dock and grade level doors
- Newly constructed office
- Additional Trailer parking available
- Frontage on Pilot Road
- 24' Clear Height
- Parking Ratio: 1.54/1,000



Hughes Airport Center



Owned and Operated By:

TA Associates Realty

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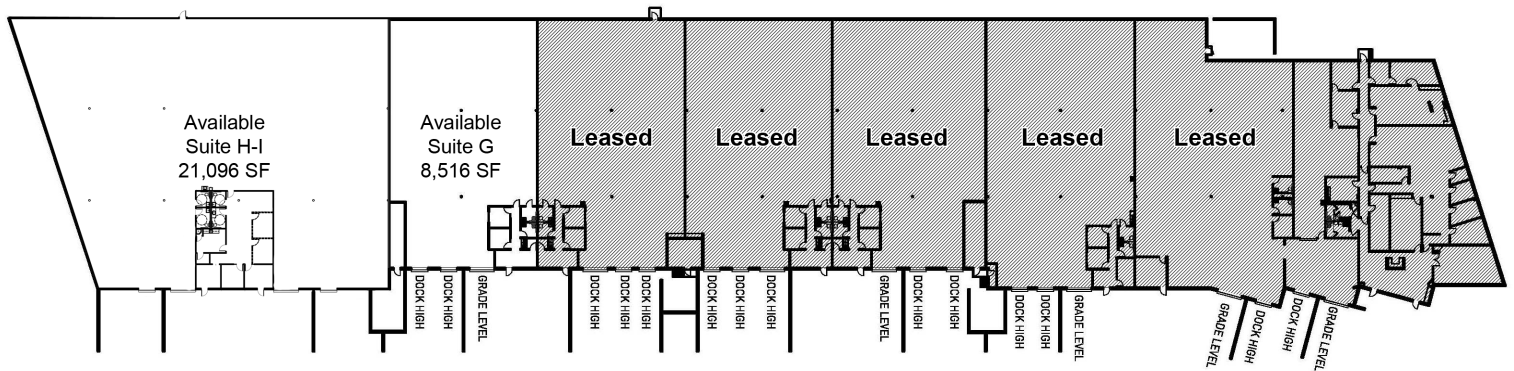
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Site Plan



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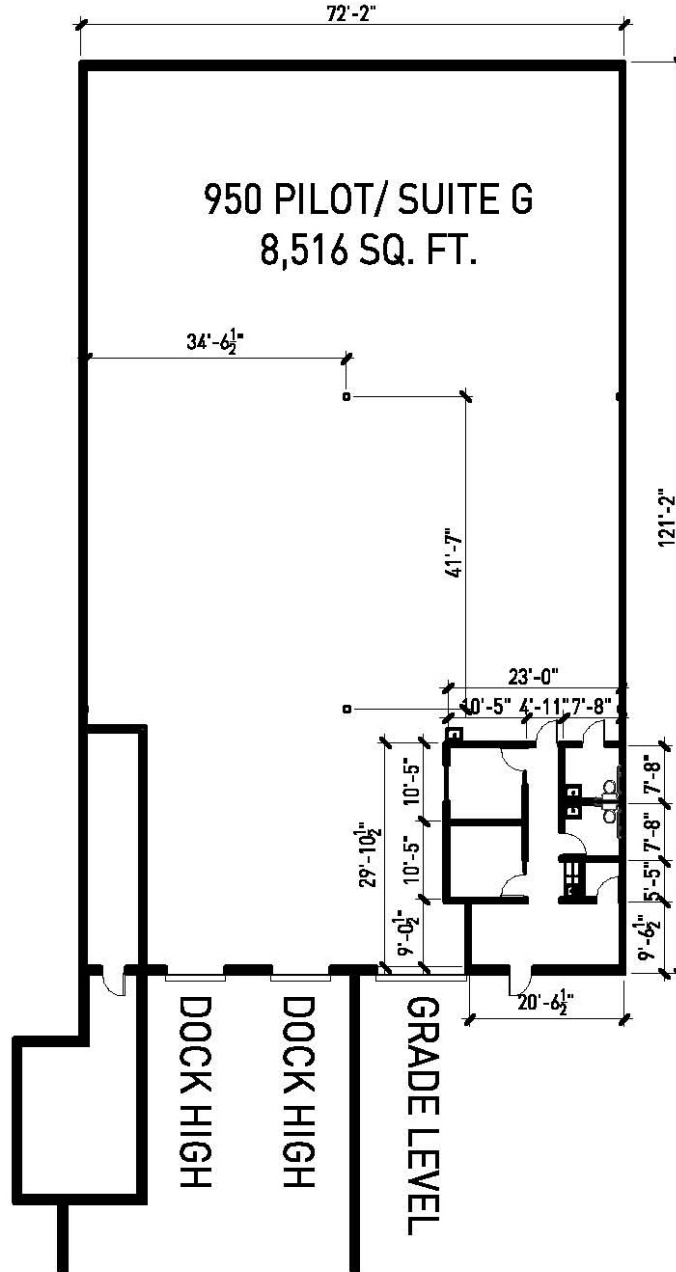
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Suite G



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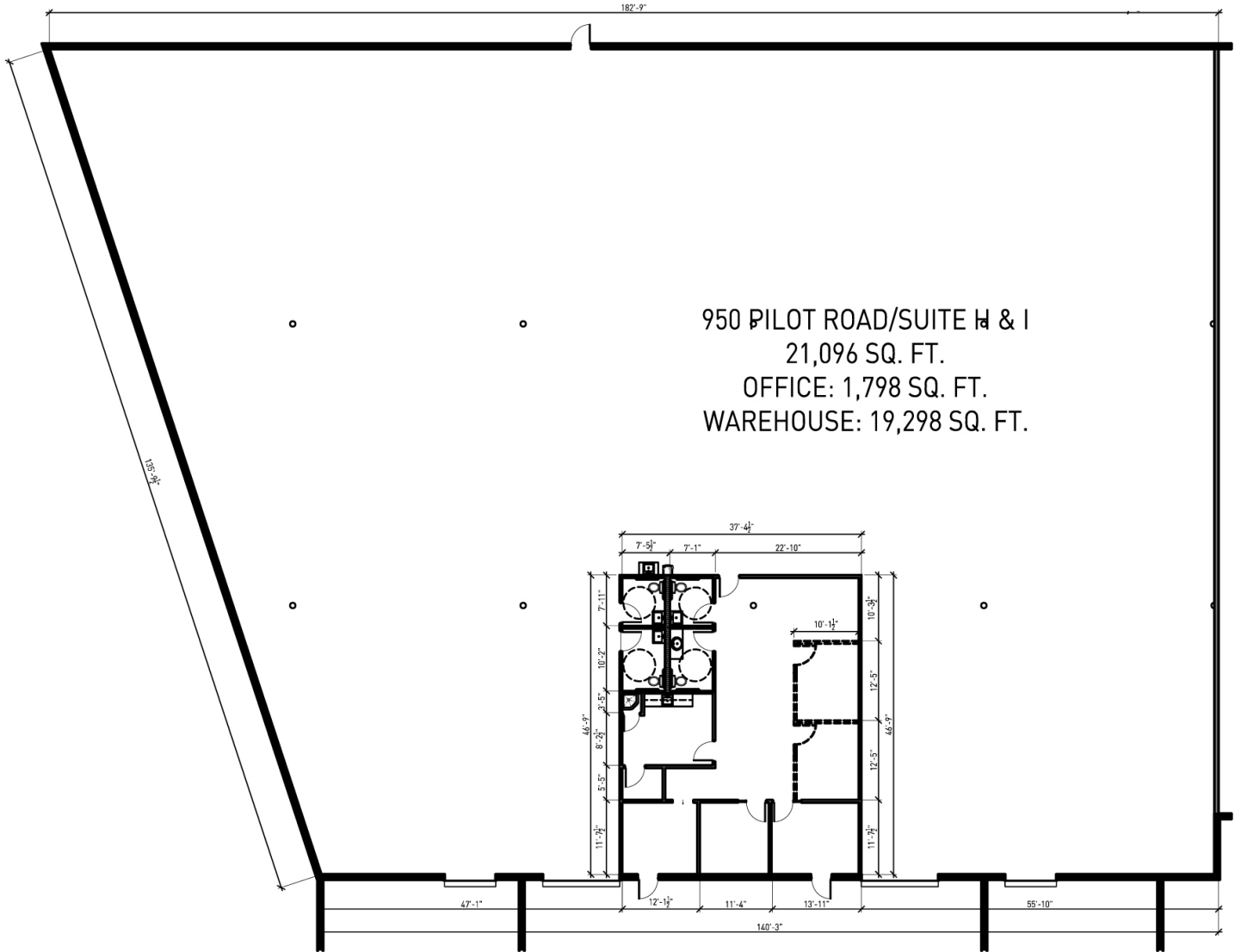
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Suite H & I



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Hughes Airport Center 950 Pilot Road Las Vegas, NV

Zoning	Clear Height	Sprinklers	Parking	Electrical
M1	±24'	Yes	1.54/1,000 SF	277/480 V, 3-Phase

Availabilities & Terms

Suite #	Total SF	Office SF	Dock	Grade	Rate	NNN
G	±8,516	±687	2	1	\$0.55	\$0.1555
H / I	±21,096	±1,798	4	2	\$0.50	\$0.1555
G / H / I	±29,612	±2,485	6	3	\$0.50	\$0.1555

Comments

Trailer parking is available.

Incentives

***One Month Free Rent for Every Year Leased**

***Five (5%) percent commission to outside Brokers**

***Please call for details**

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