



## EASTERN COMMERCE CENTER

6000 S. Eastern Ave.  
Las Vegas, NV 89119



Prudential  
Commercial Real Estate



\$0.59 - \$0.69/SF (MG)

### PROPERTY HIGHLIGHTS:

- Minutes from McCarran International Airport
- 700 - 4,522 SF office/warehouse/showroom suites available for lease
- 14' - 16' clear height
- 10' X 12' and 12' x 14' grade level loading doors
- Single Phase Power
- Zoned MD
- 5% outside broker fee
- Lease rate: \$0.59 - \$0.69/SF (MG)



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### PROPERTY SUMMARY:

Eastern Commerce Center is a ± 162,434 SF industrial park situated South Eastern Avenue just minutes from McCarran International Airport in Las Vegas. The project is comprised of thirteen (13) buildings able to accommodate a wide variety of flex/office and light distribution users. Landlord pays for water, sewer, trash and maintains cooling systems. Phone service provided by Embarq and natural gas to all units. Parking ratio of 2.1 per 1,000 SF.



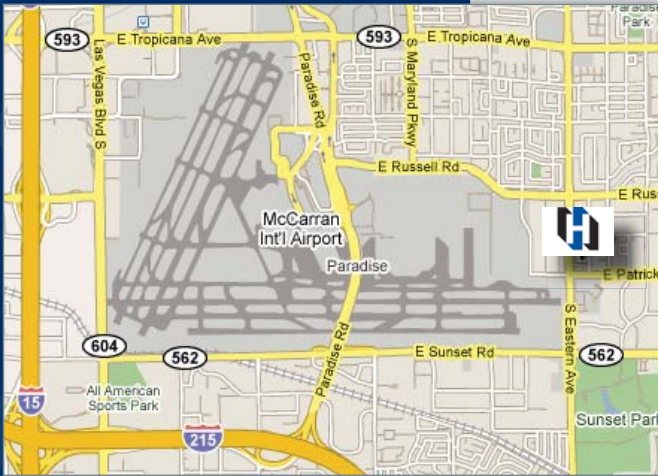
Prudential | IPG Commercial Real Estate | 127 E. Warm Springs Rd., Las Vegas, NV 89119 | T (702) 363-7600 | www.prucre.com | www.prucrelv.com

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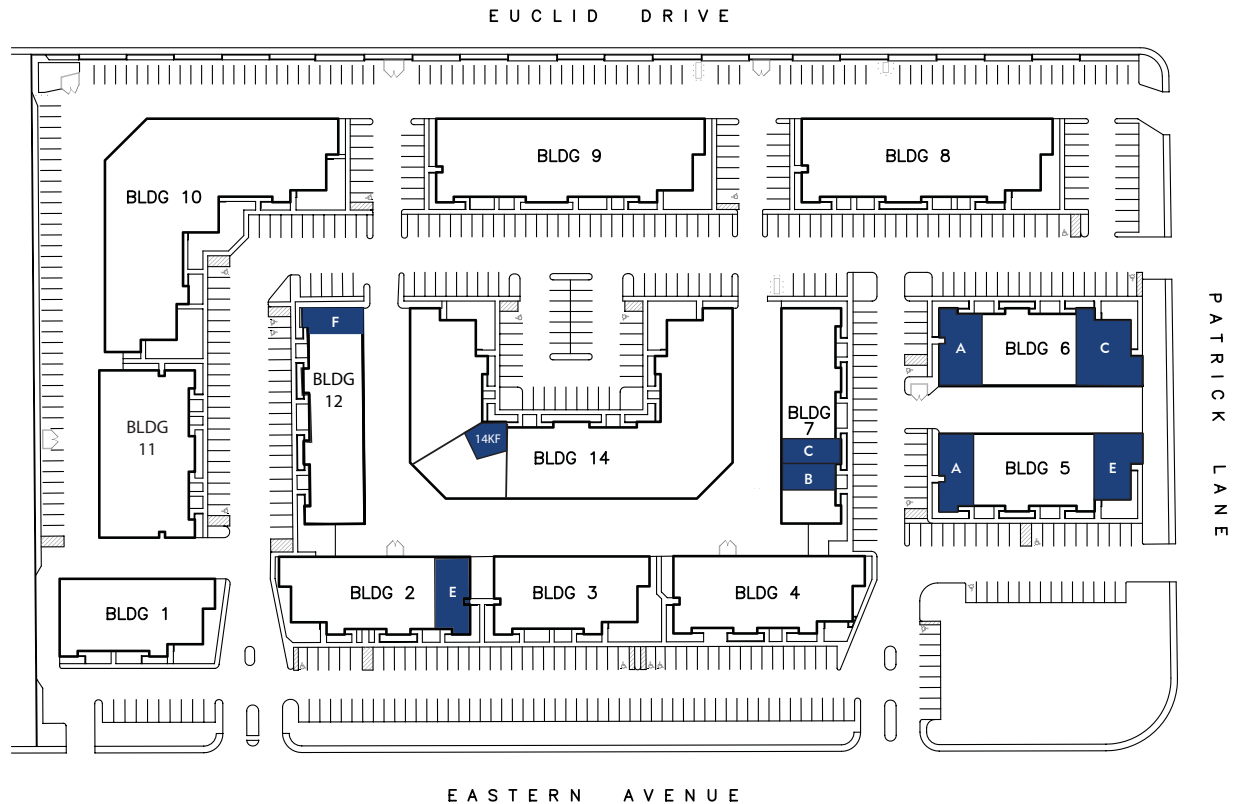


**\$0.59 - \$0.69/SF (MG)**



## THE AREA:

Eastern Commerce Center is located on the NEC of Eastern Avenue and Patrick Lane across from McCarran Market Place, home to numerous retail amenities including: FedEx Express, Regional Post Office, Wal-Mart, Lowes, Ross, Office Depot and Petsmart. Just east of the I-15, the 215-Beltway and the Las Vegas "Strip" and just minutes of McCarran International Airport.



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