

FOR LEASE

12,565 SF - 35,867 SF



CLASS A

OFFICE & INDUSTRIAL FLEX

10000

**COVINGTON CROSS DR,
LAS VEGAS, NV 89144**

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COVECO, LLC

LEASE SUMMARY

STARTING RENT

\$2.25/SF NNN

LEASABLE UNITS

12,565 - 35,867 SF

FLEXIBLE USES

**Office
Call Center
Warehouse
Light Manufacturing
R&D**

STARTING CAM FEE

\$0.70/SF

LOT SIZE

**4.05 Acres
5.28 Acres With Extra Land**

ELECTRICAL POWER

3,000 Amps 208/120 V, 3-phase

CLEAR HEIGHT

20'

HVAC

Entire Building

PARKING

**242 Spaces (6.7/1000 SF)
367 Spaces (10.2/1000 SF) with
Extra Land**

ZONING

**P-C
EC Summerlin**

CLASS

A





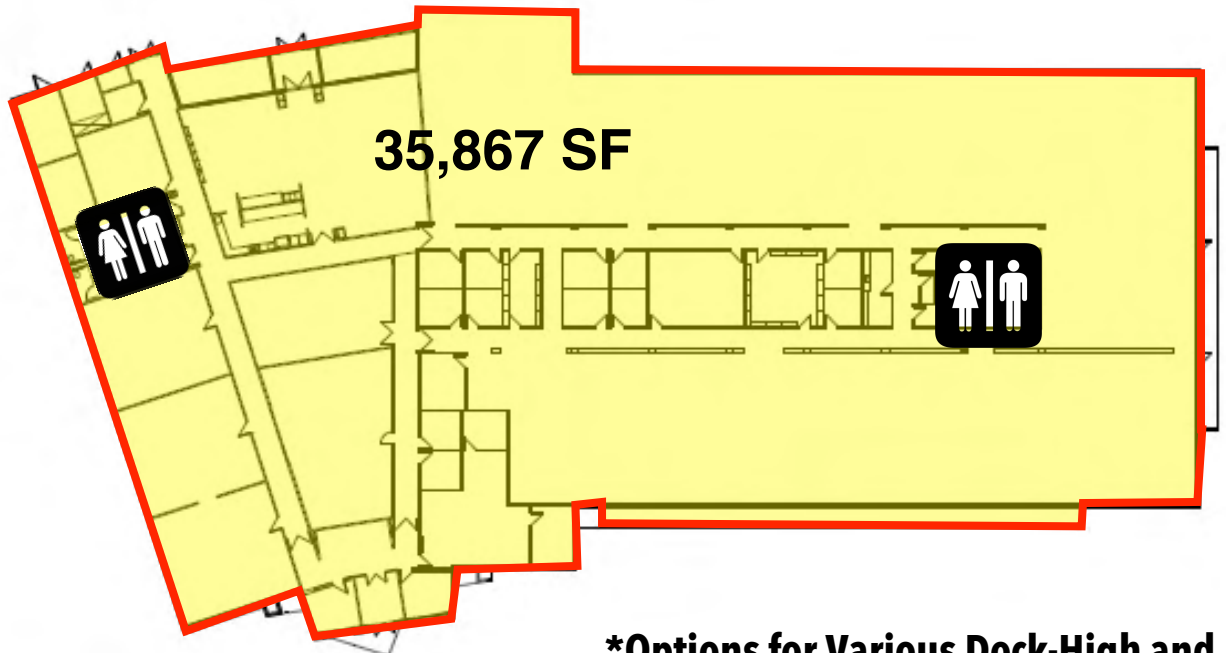
PROPERTY OVERVIEW

- ✓ **12,565 - 35,867 SF Office, Warehouse, Light Manufacturing, R&D**
- ✓ **Options for Various Dock-High and Drive-In Loading Available**
- ✓ **10.2/1000 SF Parking Spaces with Optional Extra Land**
- ✓ **Built in 1997**
- ✓ **P-C (EC Summerlin) Allows for Office, Light Industry, Business, Professional, and Support Commercial Services**
- ✓ **Fully Fire Sprinklered**
- ✓ **Easy Access from Summerlin Parkway and Town Center**
- ✓ **Located in the Highly Desirable Commercial Corridor of Summerlin**

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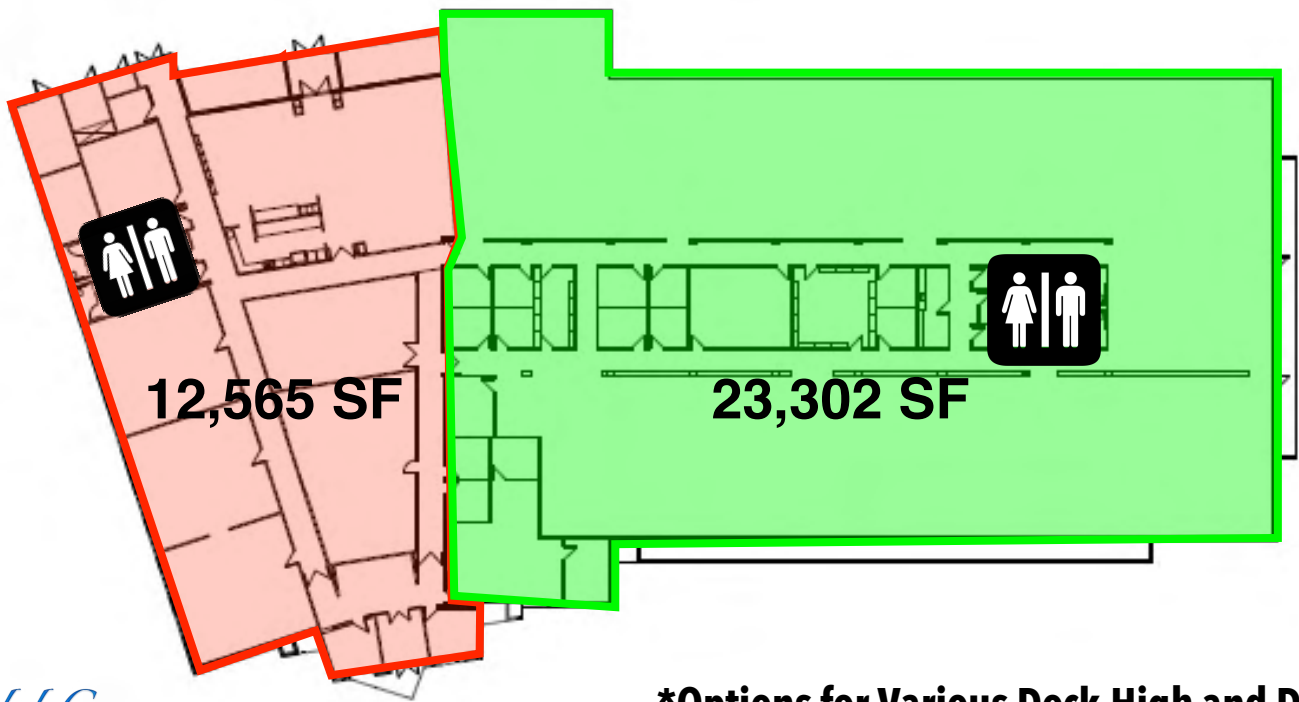
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Single Tenant



***Options for Various Dock-High and Drive-In Loading Available**

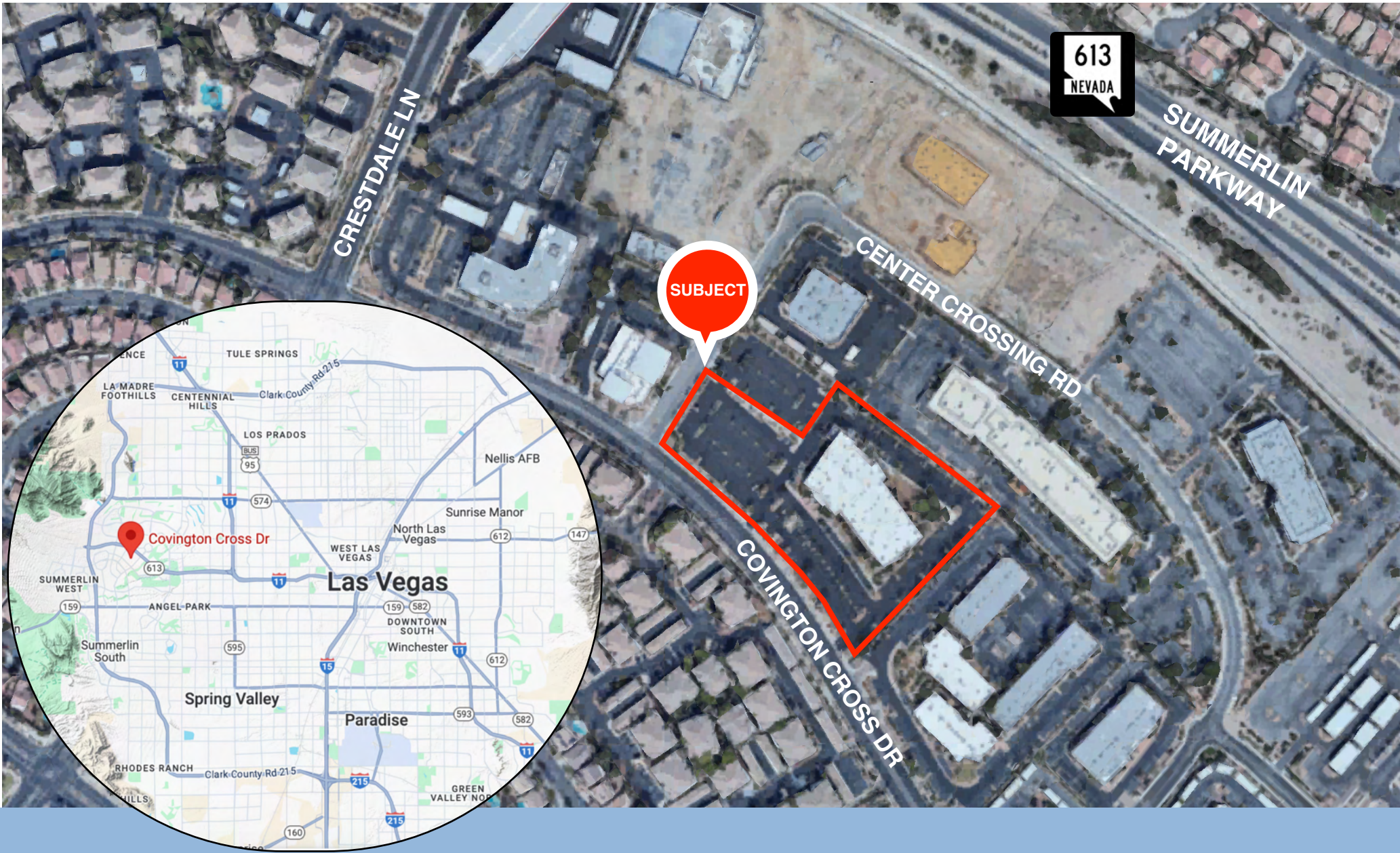
Multi-Tenant



***Options for Various Dock-High and Drive-In Loading Available**



LOCATION



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