

FOR LEASE

From 5,930 SF. – 35,516 SF.

PHASE I: **COMPLETE**
PHASE II DELIVERY: April 2026



i20 @ Rainbow



CLARK COUNTY MANAGEMENT
CORPORATION

10710 - 10890 South Rainbow Blvd, Las Vegas, NV 89141



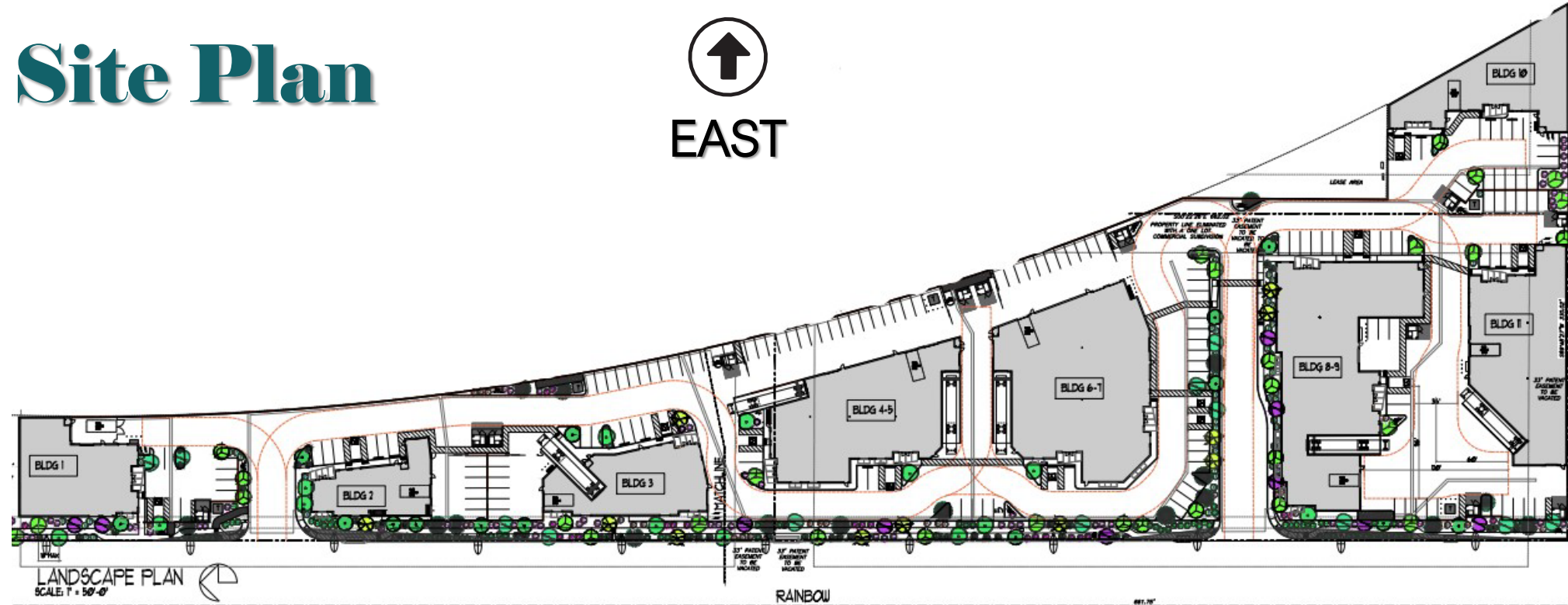
Property Highlights

- High-Image Brick Masonry Design
- Prime Southwest Location
- Individual Freestanding Buildings
- Aluminum Storefront Windows
- Building Signage Opportunities
- IL Zoned (Clark County)
- Upgraded BTS Offices
- Professionally Managed & Maintained
- Building #10 Offers a rare Live, Work, Warehouse Opportunity.



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Site Plan



i20 @ RAINBOW is a **BRAND-NEW** Class A industrial complex consisting of up to 11 individual units totaling +/- 100,000 square feet of highly-functional, Light Manufacturing | Storage | Distribution spaces.

Located in the exploding Southwest industrial submarket, the complex fronts S. Rainbow Blvd. just South of Cactus Road. This prime location offers fast, convenient access to the I-15 & 215 Freeways, Blue Diamond Interchange as well as to many nearby restaurants & retail amenities.

Area Summary

Notes:

- *Buildings 4-5, 6-7, 8-9 are divisible*
- *Mezzanines qualified for Heavy Load Storage (250 lbs./sf.)*
- **Building 10** – *Plans approved for a Film Studio with apartment. 2nd and 3rd floor consists of offices, green room, lounge and living quarters with unobstructed strip views.*



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Bldg.	1 st Floor Office	Mezzanine	Warehouse	Bldg. Area
1	1,870 sf.	1,973 sf.	5,106 sf.	8,949 sf.
2	1,453 sf.	1,495 sf.	2,982 sf.	5,930 sf.
3	1,317 sf.	1,433 sf.	6,087 sf.	8,837 sf.
4-5	1,646 sf.	1,728 sf.	12,699 sf.	16,073 sf.
6-7	1,617 sf.	1,726 sf.	16,100 sf.	19,443 sf.
8-9	1,958 sf.	2,012 sf.	15,714 sf.	19,684 sf.
10	2,696 sf.	3,885 sf.	5,280 sf.	11,861 sf.
11	1,876 sf.	1,933 sf.	10,860 sf.	14,669 sf.

Phase I

Phase II

Building Details

- From 5,930 sf. to 19,684 sf.
- +/- 27' Minimum Clear Height
- Grade Level Loading Doors (12' x 14')
- Dock-Hi Loading Doors (10' x 12')
- 60' x 15'-4" Concrete Truck Loading Aprons
- 400 AMP, 277/480* 3 Phase
- Fenced & Secured Yards
- Evaporative Cooled Warehouses | Gas Avail.
- Mezzanine Qualified for Heavy Load Storage
- LED Warehouse Lighting w/Skylights
- Pile High Volume Sprinklers
- Rental Rate: \$1.65** /sf. (NNN)
- Estimated CAM: \$0.25 /sf.
- APN: 176-35-211-001

** Power may vary by building | **Bldg. 10 excluded*



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Vicinity Map



For More Information

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