



High Tech Office/Industrial Offering

6650 EL CAMINO ROAD
LAS VEGAS, NEVADA 89118



TO REQUEST FULL OFFERING MEMORANDUM, PLEASE CONTACT:

TABER THILL, SIOR
+1 702 836 3796
taber.thill@colliers.com

PAT MARSH, SIOR
+1 702 836 3741
pat.marsh@colliers.com

SCOTT GRAGSON
+1 702 836 3730
scott.gragson@colliers.com

3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
T +1 702 735 5700
F +1 702 731 5709
www.colliers.com/lasvegas

FOR SALE

High Tech Office/Industrial Offering

6650 EL CAMINO ROAD :: LAS VEGAS, NEVADA 89118



PROPERTY OVERVIEW

- Freestanding building on 8.66 acres
- ±129,122 SF total
 - 73,720 SF of High Image, two story office buildout
 - 55,402 SF of climate controlled warehouse/ mezzanine space
- Expansion/ development opportunity on adjacent 13.88 acres
- Dock and Grade loading
- Building zoned M-D
- Adjacent land zoned C-2 (BDRP)
- 30' Clearance Height
- R-19 Insulation under the roof deck
- Skylights in Warehouse
- ESFR Sprinklers
- 6" slab/ 4,500 PSI reinforced material
- 60' Dock apron
- 2,500 amps of 277/480v 3-phase power
- ±50' X ±50' column spacing
- 391 parking stalls

AREA/MARKET OVERVIEW

- The subject property is located in the Southwest Submarket, considered to be the premier industrial submarket in Southern Nevada.
- Immediate access to the I-215 through the Jones interchange.
- Just 2.5 miles away from the I-215/ I-15 connector.
- Submarket availability for comparable product is 0%.
- Overall Submarket industrial vacancy Q1-2017 is 4.3%
- Overall Southern Nevada Industrial vacancy in Q1-2017 is 6.1%



TABER THILL, SIOR
+1 702 836 3796
taber.thill@colliers.com

PAT MARSH, SIOR
+1 702 836 3741
pat.marsh@colliers.com

SCOTT GRAGSON
+1 702 836 3730
scott.gragson@colliers.com

3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
T+1 702 735 5700
F +1 702 731 5709
www.colliers.com/lasvegas

FOR SALE

High Tech Office/Industrial Offering

6650 EL CAMINO ROAD :: LAS VEGAS, NEVADA 89118



TABER THILL, SIOR
+1 702 836 3796
taber.thill@colliers.com

PAT MARSH, SIOR
+1 702 836 3741
pat.marsh@colliers.com

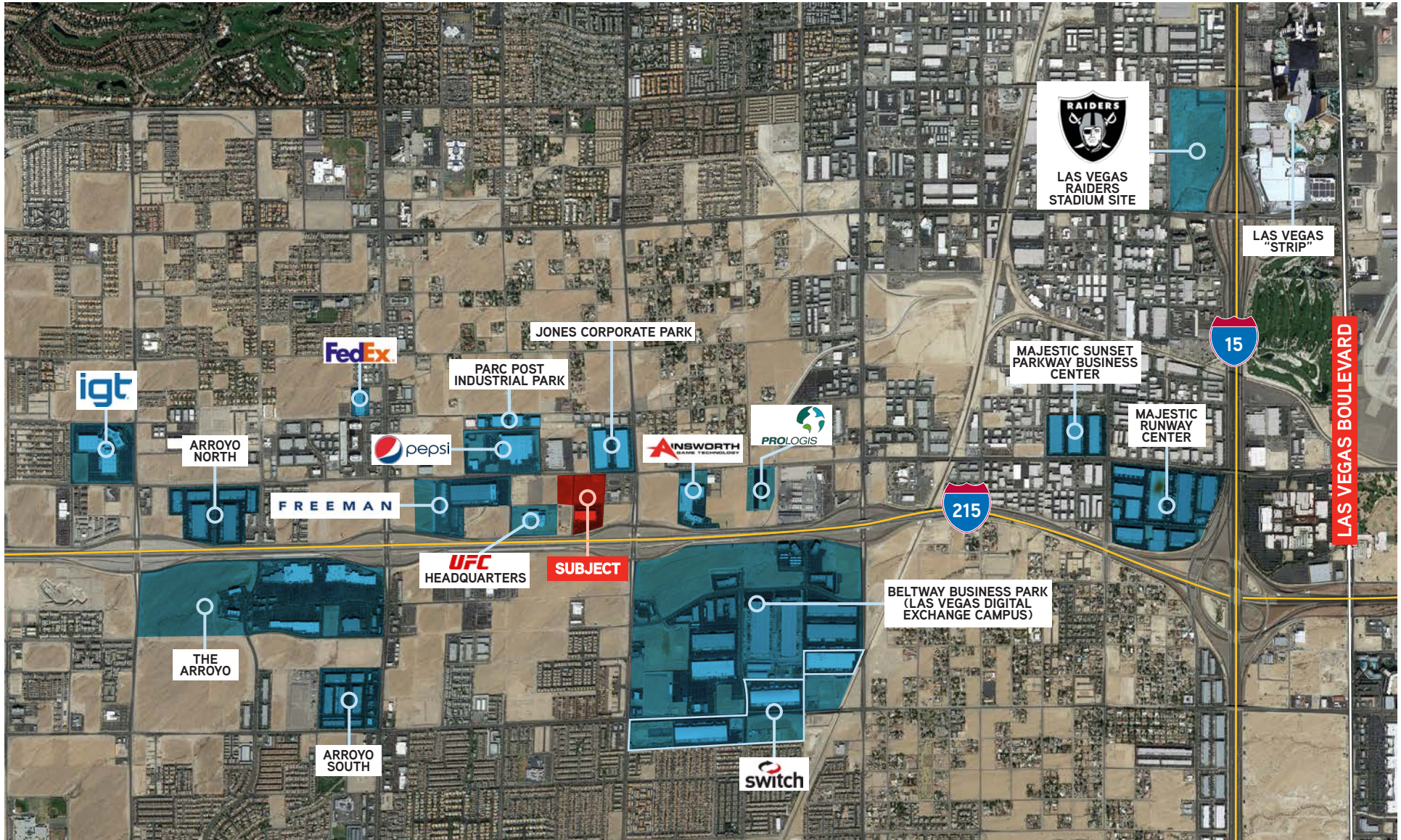
SCOTT GRAGSON
+1 702 836 3730
scott.gragson@colliers.com

3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
T+1 702 735 5700
F +1 702 731 5709
www.colliers.com/lasvegas

FOR SALE

High Tech Office/Industrial Offering

6650 EL CAMINO ROAD :: LAS VEGAS, NEVADA 89118



3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
T+1 702 735 5700
F +1 702 731 5709
www.colliers.com/lasvegas

TABER THILL, SIOR
+1 702 836 3796
taber.thill@colliers.com

PAT MARSH, SIOR
+1 702 836 3741
pat.marsh@colliers.com

SCOTT GRAGSON
+1 702 836 3730
scott.gragson@colliers.com