

BUFFALO BUSINESS PARK

FOR LEASE - BRAND NEW MULTI-TENANT INDUSTRIAL PROJECT

7145-7165 SOUTH BUFFALO DRIVE

LAS VEGAS, NV 89113



**±71,872 SF LIGHT
INDUSTRIAL PROJECT**

DEAN WILLMORE 
+1 702 836 3763
dean.willmore@colliers.com
Lic No. BS.0023886

BRIAN RIFFEL 
+1 702 836 3773
brian.riffel@colliers.com
Lic No. S.0043752

ALEX STANISIC
+1 702 836 3742
alex.stanisic@colliers.com
Lic No. S.0179950

TYLER JONES
+1 702 836 3754
tyler.jones@colliers.com
Lic No. S.0169145.LLC

MIKE WILLMORE
+1 702 836 3748
mike.willmore@colliers.com
Lic No. S.0183520

DEVELOPED BY
 **SAVANT**
COMMERCIAL REAL ESTATE, LLC
+1 702 474 3003

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Buffalo Business Park is located near the intersection at Buffalo Drive and the I-215 Beltway, in the highly desirable Southwest Industrial Submarket. The Property is just north of Warm Springs Road and enjoys easy access to Summerlin, McCarran International Airport and the Las Vegas Strip.

- Located on Buffalo Drive, just south of I-215
- ±71,872 SF Project on ±4.31 Acres
- Brand New Project!
- Grade Level Loading (12'x14')
- Units Available from ±4,932 SF - ±35,000 SF
- ±18' Minimum Clearance
- LED Warehouse Lighting
- Evaporative Cooled Warehouse
- Office Space Build-to-Suit
- Fully Fire Sprinklered
- Parking at 2.4 per 1,000 SF
- M-D Industrial (Clark County)
- APN: 176-04-801-006
- Skylights
- \$20.00/SF TI Allowance
- Asking: \$1.25/SF to \$1.45/SF (NNN)
- CAM: \$0.28/SF

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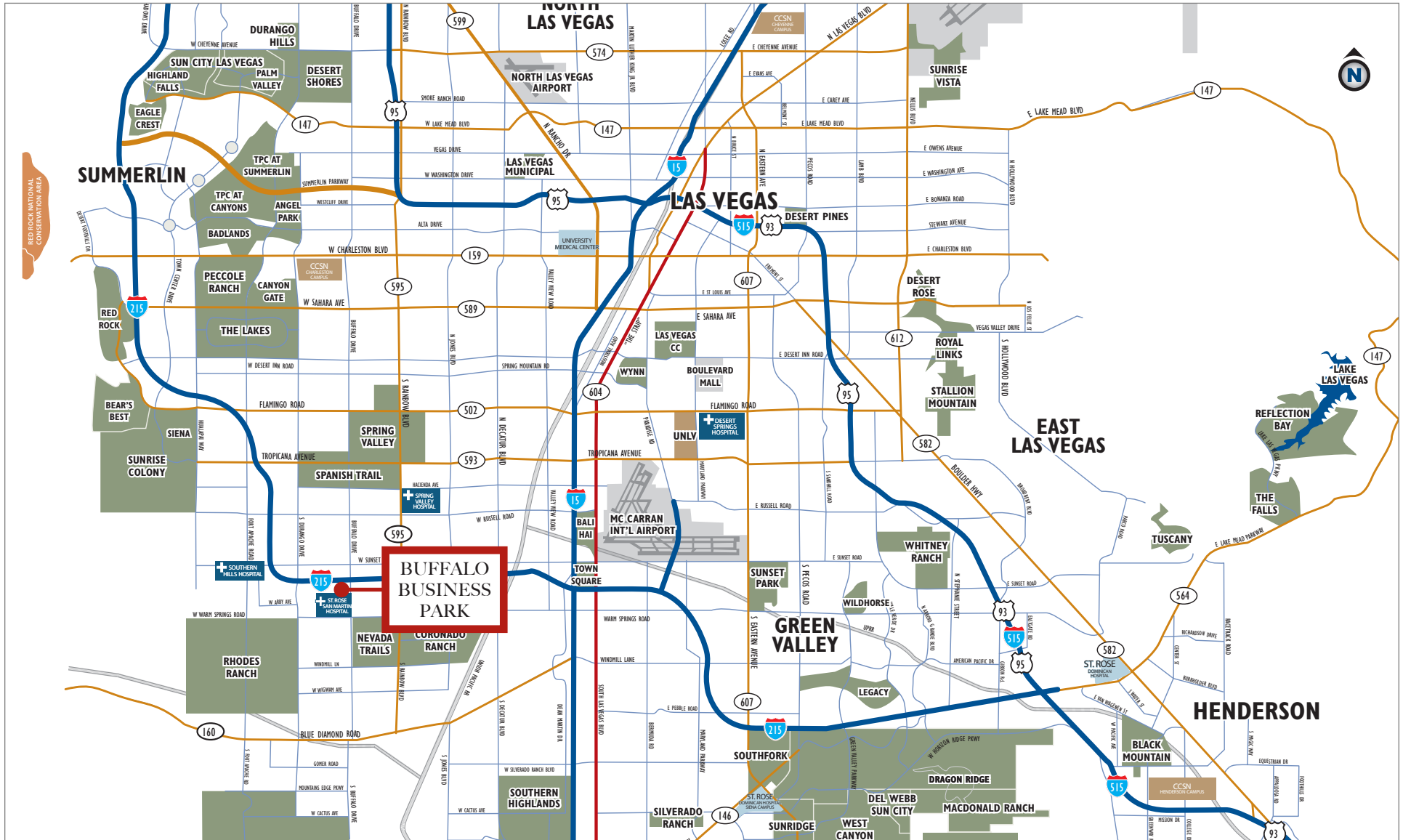
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COLLIERS INTERNATIONAL
3960 Howard Hughes Pkwy., Suite 150
Las Vegas, NV 89169
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BUFFALO BUSINESS PARK

PROPERTY LOCATION



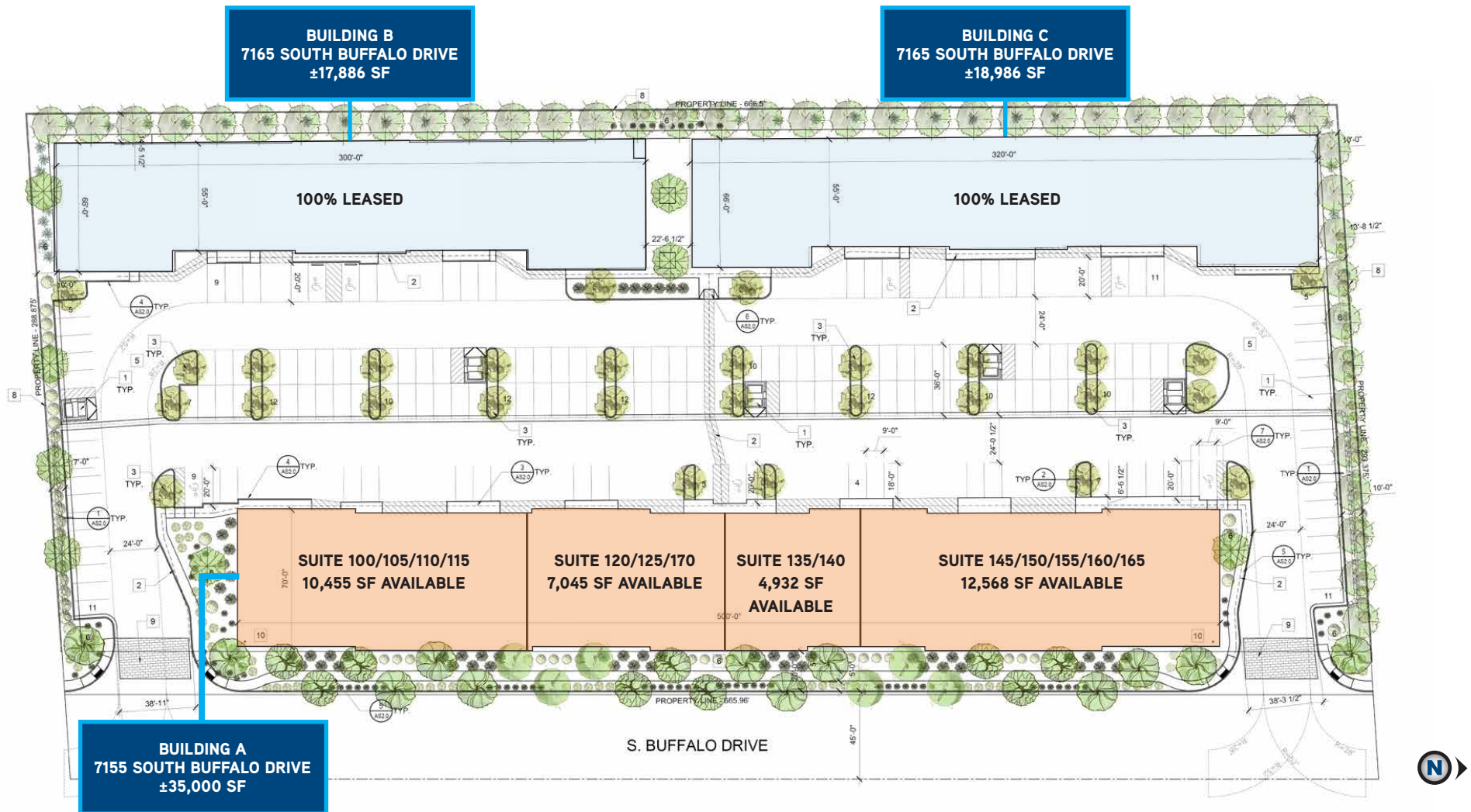
BUFFALO BUSINESS PARK

AERIAL MAP



BUFFALO BUSINESS PARK

SITE PLAN

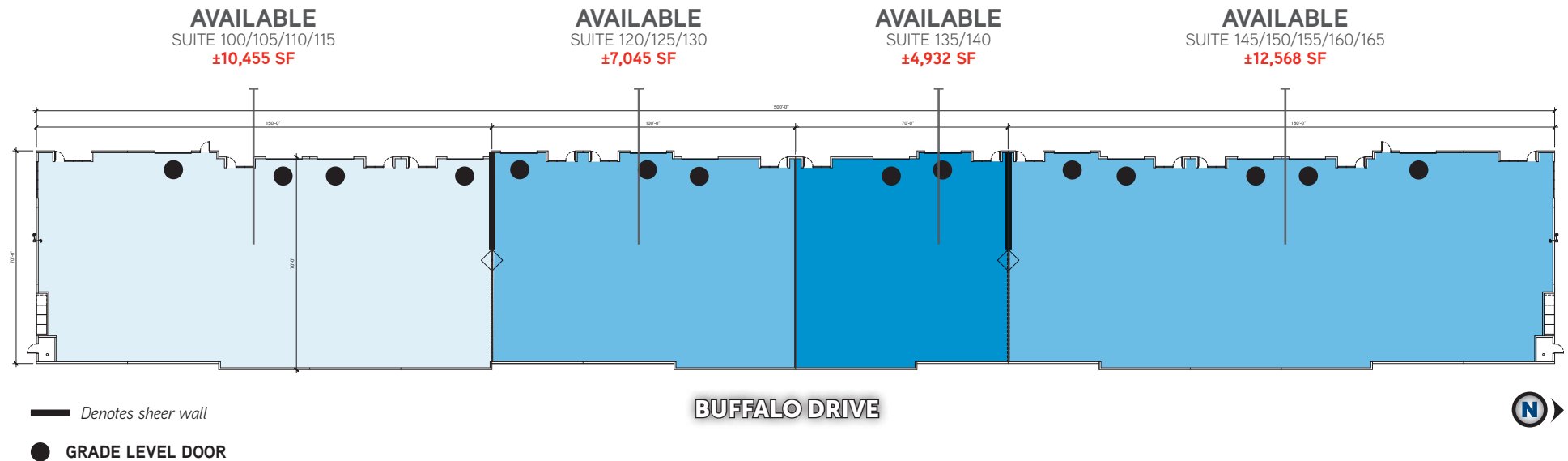


BUFFALO BUSINESS PARK

BUILDING A - 7155 SOUTH BUFFALO DRIVE



±4,932 SF - ±35,000 SF OFFICE/SHOWROOM/WAREHOUSE



Suite	Available SF	Office SF	Grade Level Loading	Rate (NNN)	Status
100-115	±10,455	TBD	Four (4)	\$1.25 - 1.45	Available
120-130	±7,045	TBD	Three (3)	\$1.25 - 1.45	Available
135-140	±4,932	TBD	Two (2)	\$1.25 - 1.45	Available
145-165	±12,568	TBD	Five (5)	\$1.25 - 1.45	Available

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