

FOR LEASE

# BLUE DIAMOND BUSINESS CENTER, BUILDING 2

4280 West Windmill Lane, Las Vegas, NV 89139



FOR LEASE

Light Distribution Space



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# BLUE DIAMOND BUSINESS CENTER, Building 2

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## AREA DESCRIPTION

4280 West Windmill, Building 2 is located within Blue Diamond Business Center on West Windmill Lane between Valley View Boulevard and Arville Street. Blue Diamond Business Center is a 110-acre master-planned industrial park located in the SW area of Las Vegas. The Park has excellent access to Interstate 15 and the I-215 Beltway via Blue Diamond Road, McCarran International Airport and the Las Vegas Strip. Numerous amenities are nearby and within walking distance.

## PROPERTY FEATURES

- High Image Design with Mature Landscaping
- Concrete Tilt- up Construction, Built 2006
- Rear Loading
- 24' Clear Height
- Floor Slab: 5" thick, 3500 PSI
- Metal Halide Lighting
- ESFR Sprinklers
- 2% Skylights
- 130' Building Depth
- 60' Concrete Dock Apron
- Parking: 1.5: 1,000
- Zoning: MD Clark County
- Dock and Grade Level Loading



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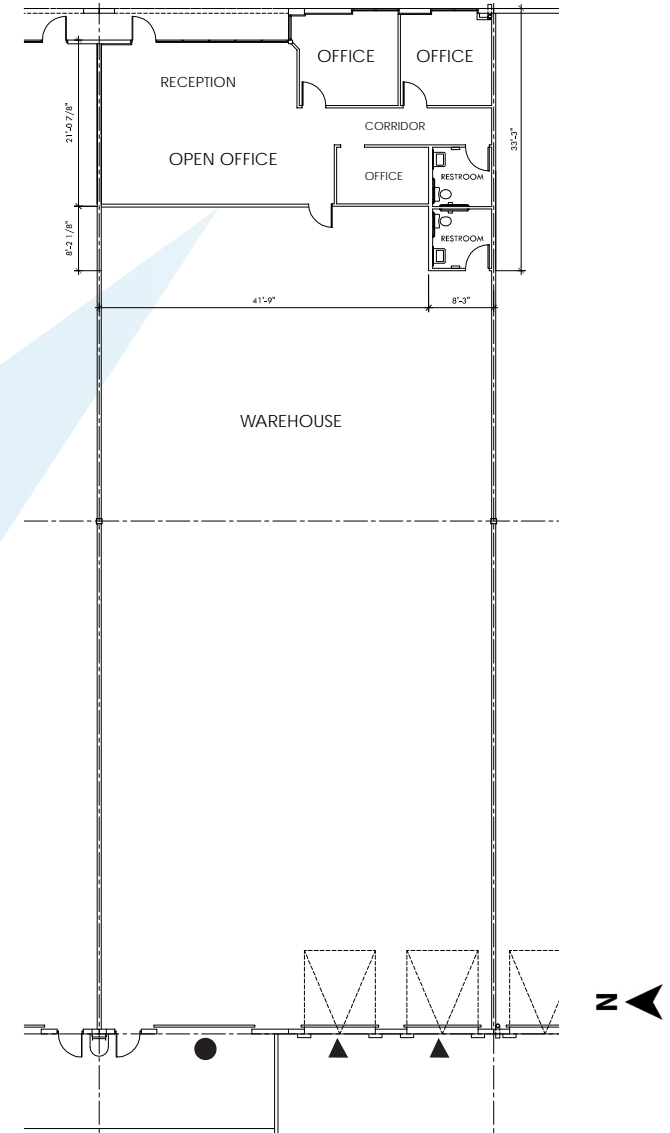
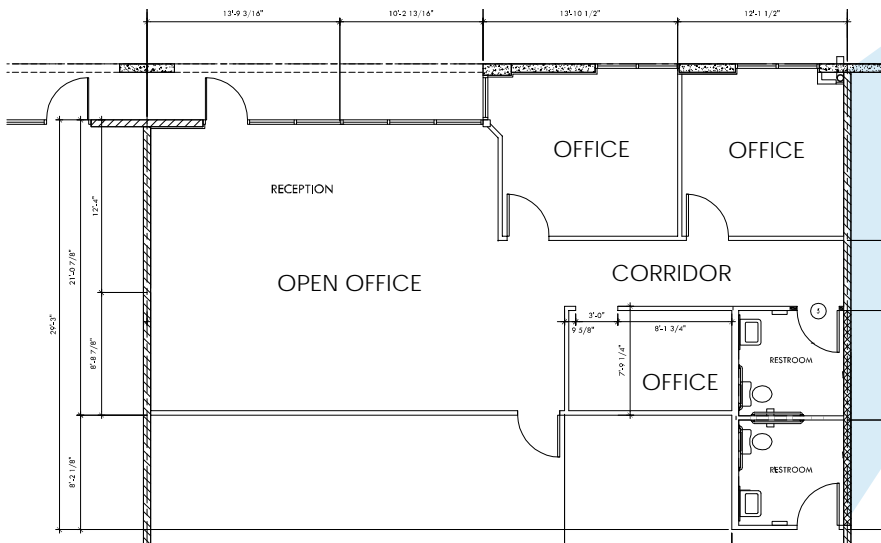
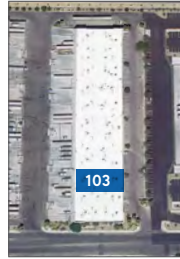


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## Suite 103 | ±6,500

- ±1,225 Office
- Two (2) Dock High Loading Doors
- One (1) Grade Door
- ±200 Amps, 277/480 V Power
- Insulated Roof Deck
- ESFR Sprinklers



▲ = Dock Loading

● = Grade Loading

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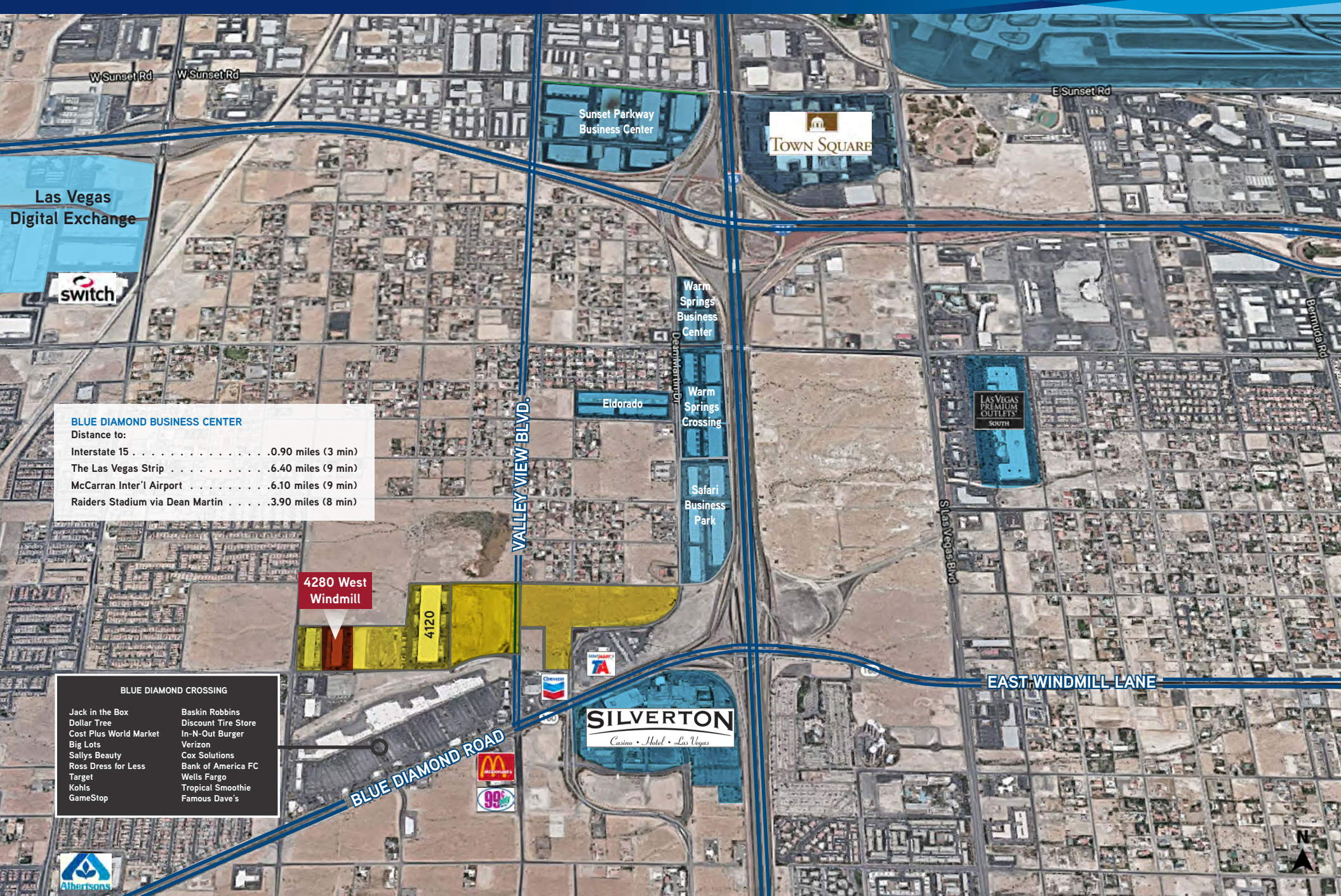
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**BLUE DIAMOND BUSINESS CENTER**  
Distance to:  
Interstate 15 . . . . .0.90 miles (3 min)  
The Las Vegas Strip . . . . .6.40 miles (9 min)  
McCarran Inter'l Airport . . . . .6.10 miles (9 min)  
Raiders Stadium via Dean Martin . . . . .3.90 miles (8 min)

- BLUE DIAMOND CROSSING**
- |                        |                     |
|------------------------|---------------------|
| Jack in the Box        | Baskin Robbins      |
| Dollar Tree            | Discount Tire Store |
| Cost Plus World Market | In-N-Out Burger     |
| Big Lots               | Verizon             |
| Sallys Beauty          | Cox Solutions       |
| Ross Dress for Less    | Bank of America FC  |
| Target                 | Wells Fargo         |
| Kohls                  | Tropical Smoothie   |
| GameStop               | Famous Dave's       |

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