

For Lease | ±25,000 SF Available

# Blue Diamond Business Center – Building 5

4120 W. Windmill Lane, Las Vegas, NV 89139



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**PACIFICA**  
REAL ESTATE GROUP



Accelerating success.

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4120 W. Windmill, Building 5 is located within Blue Diamond Business Center on West Windmill Lane between Valley View Boulevard and Arville Street.

## HIGHLIGHTS

- High Image Design With Mature Landscaping
- Concrete Tilt-Up Construction, Built 2006
- Front Loading
- 30' Clear Height
- Floor Slab: 5" Thick, 3500 PSI
- ±60' x 50' Typical Column Spacing
- ±277/480 Volt, 3 Phase Power
- Metal Halide Lighting
- ESFR Sprinklers
- 2% Skylights
- ±250' Building Depth
- Dock and Grade Level Loading
- ±140' Truck Court
- ±60' Concrete Dock Apron
- Natural Gas Available
- Auto Parking: 1.2: 1,000
- Zoning: Industrial Park (IP)
- Evaporative Cooled Warehouse



Lease Rate

Negotiable

NNN Fees

\$0.21 PSF/ Mo

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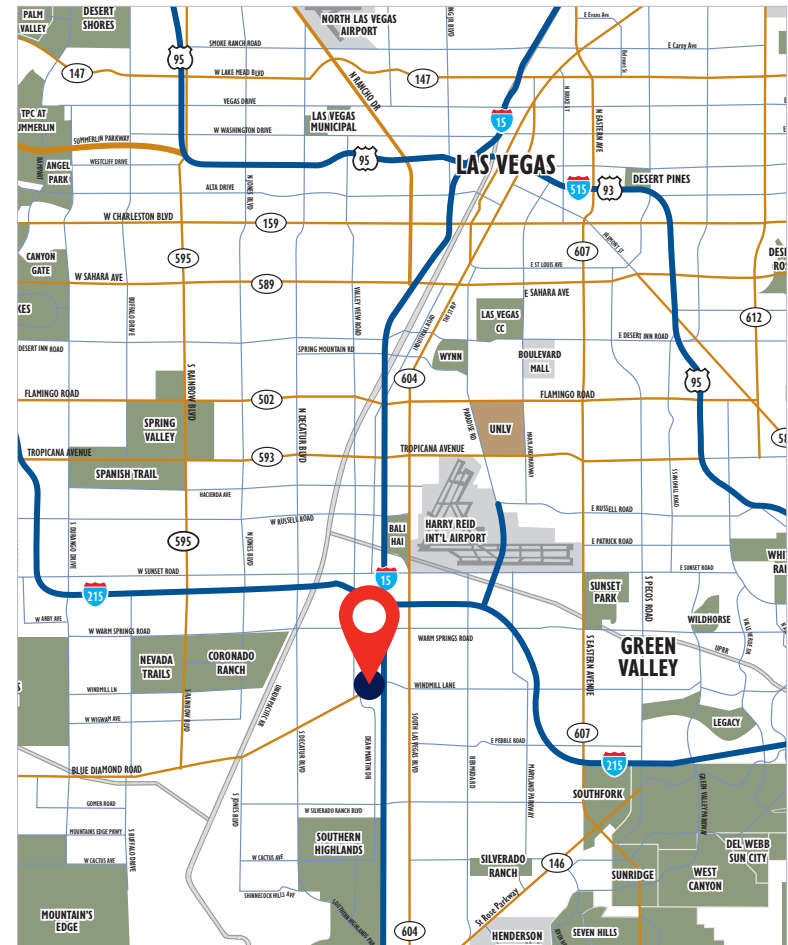
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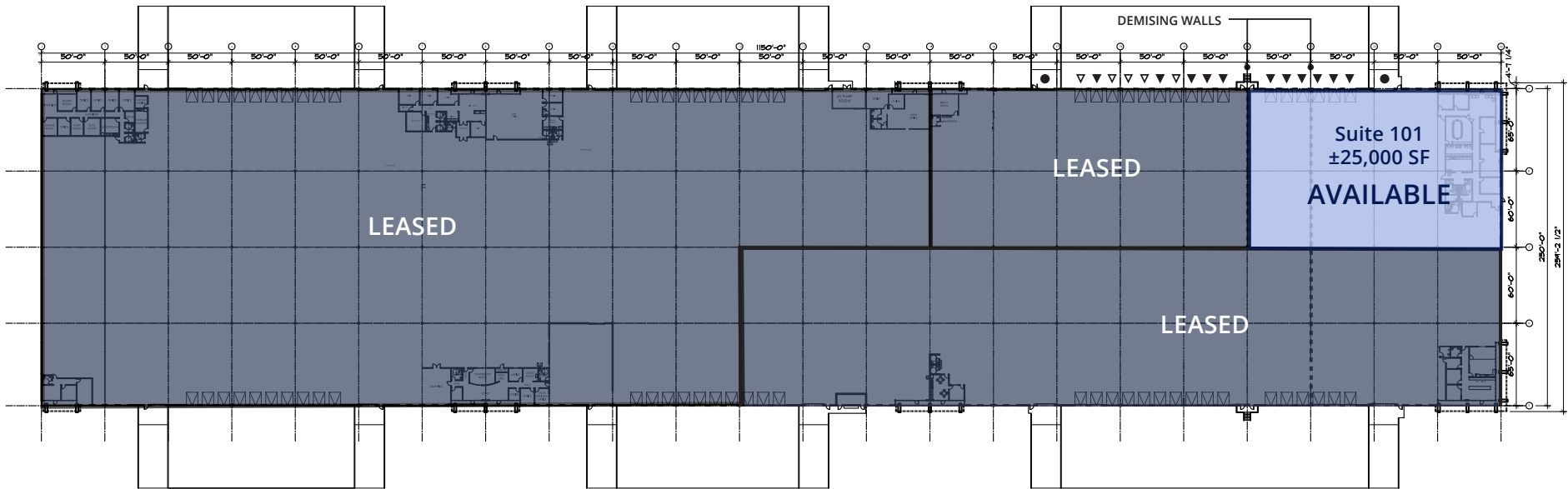
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4120 W. Windmill Lane, Las Vegas, NV 89139

△ =Edge of Dock   ▲ =Dock Loading Door   ● =Grade Loading Door   *Drawings not so scale. For illustration purposes only.* ◀↻

## Site Plan



Suite	Total SF	Office SF	Warehouse SF	Dock Loading	Grade Loading	Base Rent (NNN)	NNN Fees (PSF)
101 *Current Layout	±25,000 SF	±8,373 SF	±16,627 SF	Six (6) ±9' x ±10'	One (1) ±14' x ±16'	Negotiable	\$0.21 PSF
101	±25,000 SF	±3,811 SF	±21,189 SF	Six (6) ±9' x ±10'	One (1) ±14' x ±16'	Negotiable	\$0.21 PSF

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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## Suite 101

\*Current Layout

- ±25,000 SF Available
- ±8,373 SF Office
- ±16,627 SF Warehouse
- Six (6) ±9' x ±10' Dock Loading Doors
- One (1) ±14' x ±16' Grade Loading Door
- ±30' Clear Height
- ESFR Sprinklers
- Fifty Six (56) Unreserved Parking Spaces



Lease Rate

Negotiable

NNN Fees

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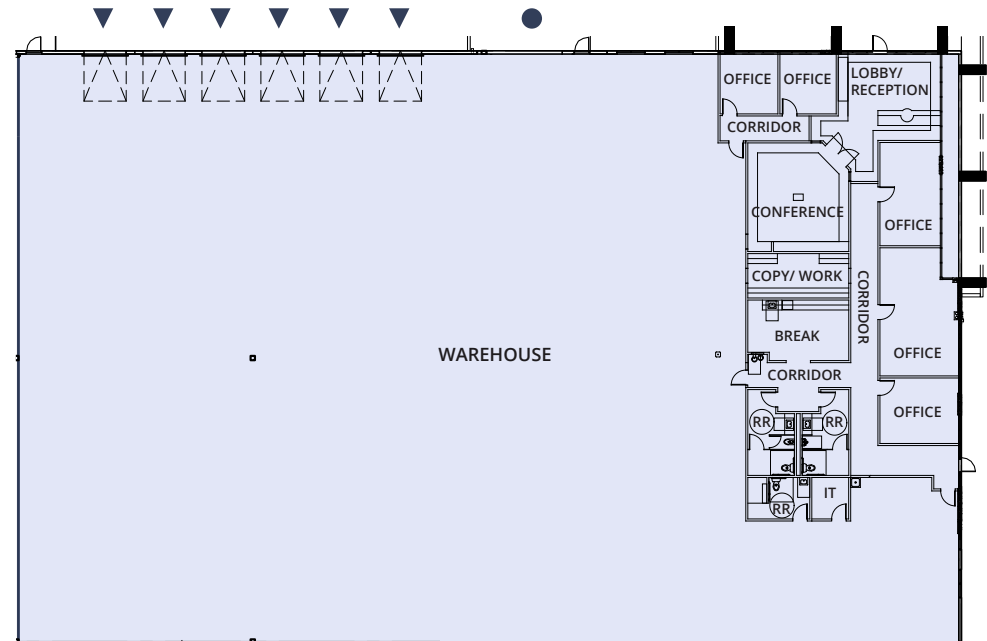
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## Suite 101

### \*Proposed Office Plan

- ±25,000 SF Available
- ±3,811 SF Office
- ±21,189 SF Warehouse
- Six (6) ±9' x ±10' Dock Loading Doors
- One (1) ±14' x ±16' Grade Loading Door
- ±30' Clear Height
- ESFR Sprinklers



Lease Rate

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Aerial Map



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\$4.9B+ Annual revenue  
70 Countries we operate in  
2B Square feet managed  
46,000 Lease/Sale transactions  
\$100B+ Assets under management  
23,000 Professionals

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Exclusive Listing Agents:

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## ABOUT COLLIERS

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