



7140, 7180, 7220 & 7260 Dean Martin Drive, Las Vegas, NV 89118 | For Lease

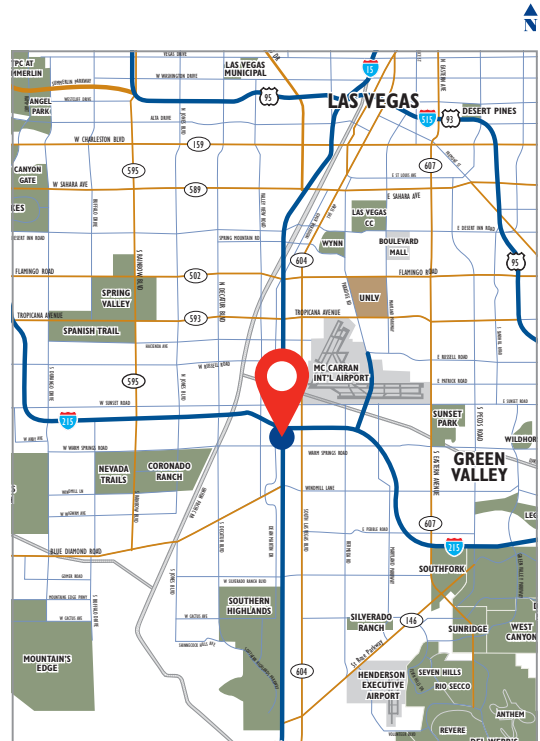
# Warm Springs Business Center

## Exceptional location in Southwest Las Vegas with street & freeway exposure.

### Property Details

- ± 16' to 24' minimum clear height
- ± 8' x 8' dock high doors (37 total)
- ± 12' x 14' grade level doors (54 total)
- Easy access
- Skylights in warehouse
- Fire sprinklers
- Great freeway access
- Zoned M-D (Clark County)
- 200 Amp, 277/480 Volt, 3-Phase Power per Unit
- Glass storefront entries
- Attractive landscaping
- Parking ratio of 2.39 to 3.1/1,000 SF
- 488 parking spaces total
- Excellent truck circulation

**Spencer Pinter**  
 Executive Vice President  
 +1 702 836 3776  
 spencer.pinter@colliers.com  
 License # NV-S.0039013



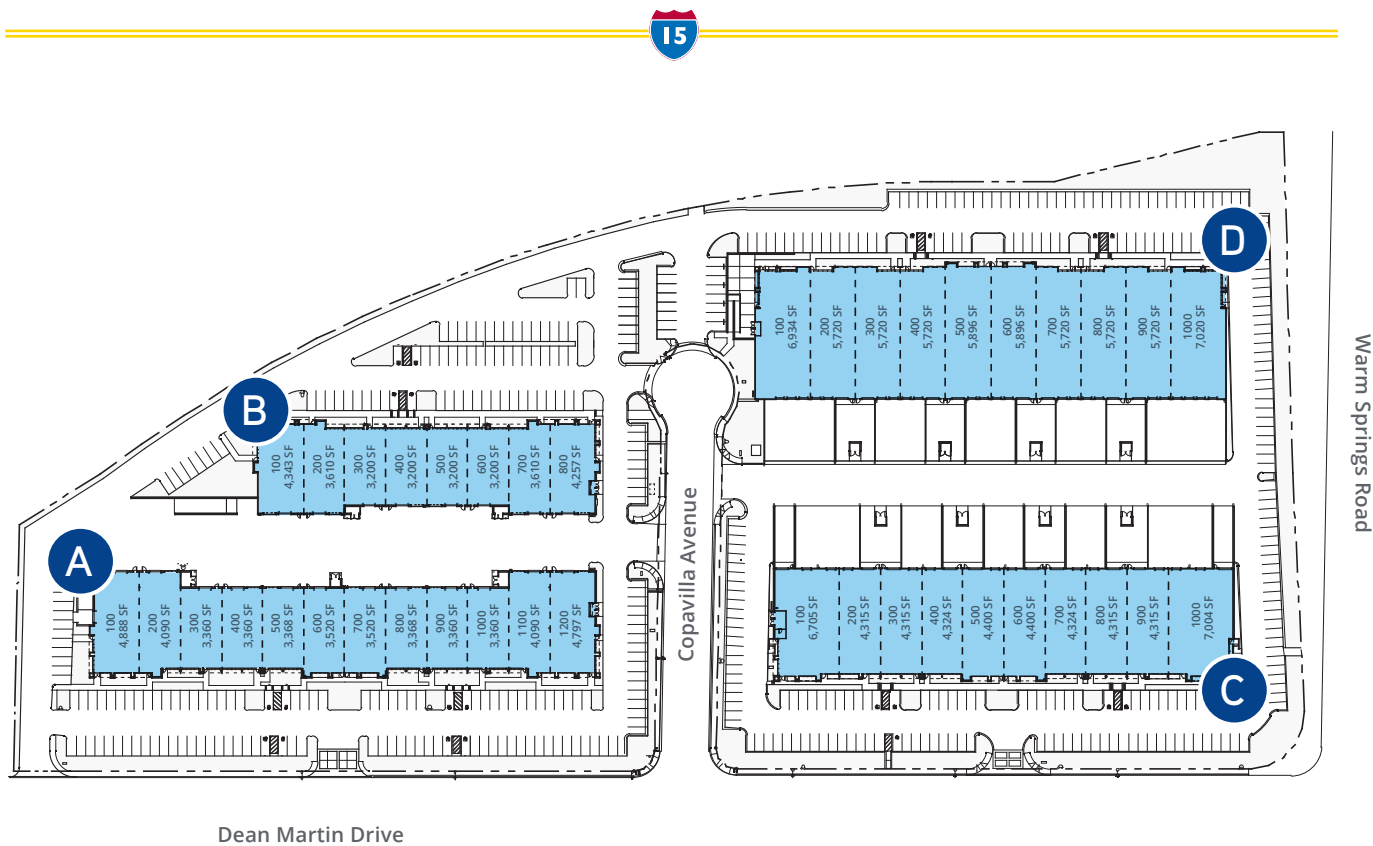
### Demographics

2021 Estimates, ACS

	1 Mile	3 Mile	5 Mile
Population	2,256	73,430	340,779
Avg. HH Income	\$109,229	\$91,853	\$80,777

# Warm Springs Business Center

## Site Plan



### BUILDING A

7140 Dean Martin Drive  
± 45,081 SF

### BUILDING B

7180 Dean Martin Drive  
± 28,623 SF

### BUILDING C

7260 Dean Martin Drive  
± 48,417 SF

### BUILDING D

7220 Dean Martin Drive  
± 60,066 SF

◀ N Drawings Not Exact/Not to Scale

©2021 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.



# Warm Springs Business Center

## Aerial Map



Drawings Not Exact/Not to Scale

©2021 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.





**FOR LEASE**  
**+/- 11,020 Square Feet – Light Distribution Space**  
**DIRECT DEANMARTIN DRIVE EXPOSURE**

Listing Agent(s): **Spencer Pinter**

Phone: 702.836.3776  
 Fax: 702.939.5083  
 Address: 6795 Agilysys Way,  
 Suite 210  
 Las Vegas, Nevada 89113

Last Updated: July 15, 2024

Property Name: **Warm Springs Business Center**  
 Address: **7260 Dean Martin Drive, Suite 100 & 200**  
**Las Vegas, Nevada 89118**

County: Clark  
 Zoning: IP  
 Lot Size: 13.76 Acres  
 Project Size: +/- 182,187 SF (Bldg. A, B, C & D)  
 Divisibility: +/- 8,368 SF – Phase II  
 Available: October 2024

**LEASABLE PREMISE DETAIL**

Divisibility:	+/- 11,020 SF
Office Area:	+/- 3,700 SF
Sprinklers:	Yes
Dock High:	3 – 8'6"x10'
Grade Level:	2 – 12'x14'
Truss Height:	+/- 22' min
Power:	277/480 volt 3-Phase

Warm Springs Business Center is very centrally located within the Southwest submarket of the Las Vegas Valley where the I-15 and I-215 freeways intersect. It is also just minutes from McCarran International Airport and "The Las Vegas Strip". Currently available within this project is an individual unit totaling approximately 11,020 square feet, including approximately 3,700 square feet of existing office/showroom space (see attached space plan). The balance of the unit includes standard evaporative cooled warehouse space that is serviced by three (3) dock loading doors, two (2) grade loading doors and is equipped with fire sprinklers, high bay warehouse lighting, insulation in the warehouse ceiling and approximately 200 amps of 277/480 volt, 3-phase power. NOTE: This unit enjoys direct exposure on Dean Martin Drive and is situated on the north corner of the building.

**PARKING AND UTILITIES**

Warm Springs Business Center is serviced by municipal water and sewer. Each building includes 277/480 volt, 3-phase power service to each panel. Each Tenant is responsible for its own electrical, gas, telephone, janitorial and trash removal services. The Project offers an abundance of automobile parking. There are 20 automobile parking spaces allocated for the use of its employees and visitors.

**TERMS AND TAX DATA**

Base Rent / Mo.:	\$15,979 per month (+/- \$1.45/SF)
NNN, Modified Gross or Gross:	NNN
Estimated NNN / Psf / Mo.	\$0.236/SF or \$2,601/mo for the year 2024
Total Rent / Mo.	\$18,580 per month (this includes the NNN Expenses)
Lease Term:	5 years

**PROMOTIONAL FEATURES / DISCLOSURES**

This project is owned by Starwood Capital Group and managed by Lincoln Property Company. The Landlord strives for excellence by offering local, professional, and responsive property management.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

12'x14' Grade Loading Door

8'6"x10' Dock Loading Door

8'6"x10' Dock Loading Door

8'6"x10' Dock Loading Door

12'x14' Grade Loading Door

7260 Dean Martin Drive, Suite 100 - 300

+/- 11,020 SF - Total

Warehouse Area

Not Part

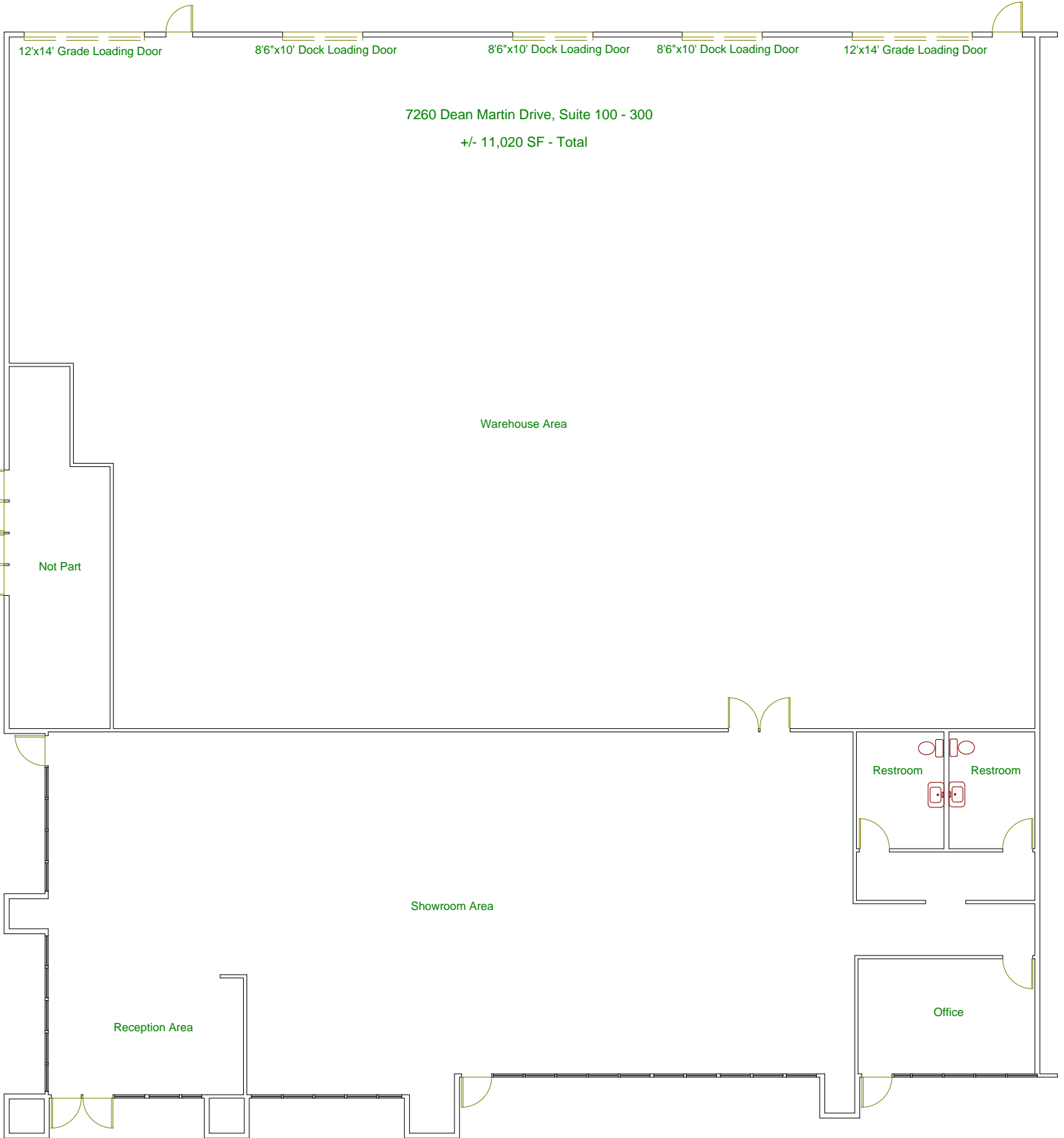
Restroom

Restroom

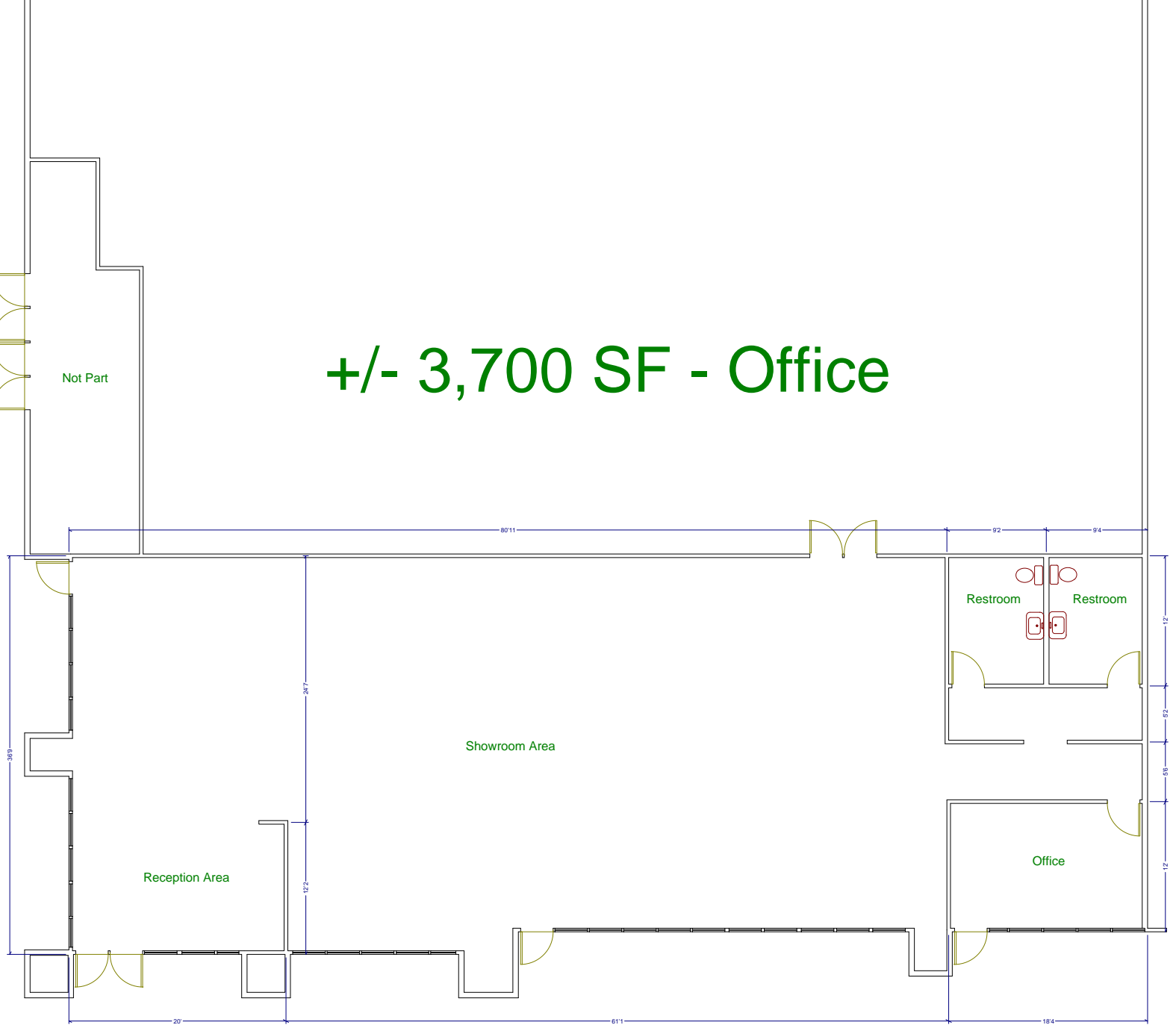
Showroom Area

Reception Area

Office



# +/- 3,700 SF - Office



Note: The dimensions illustrated herein are not exact and will vary from the actual dimensions.

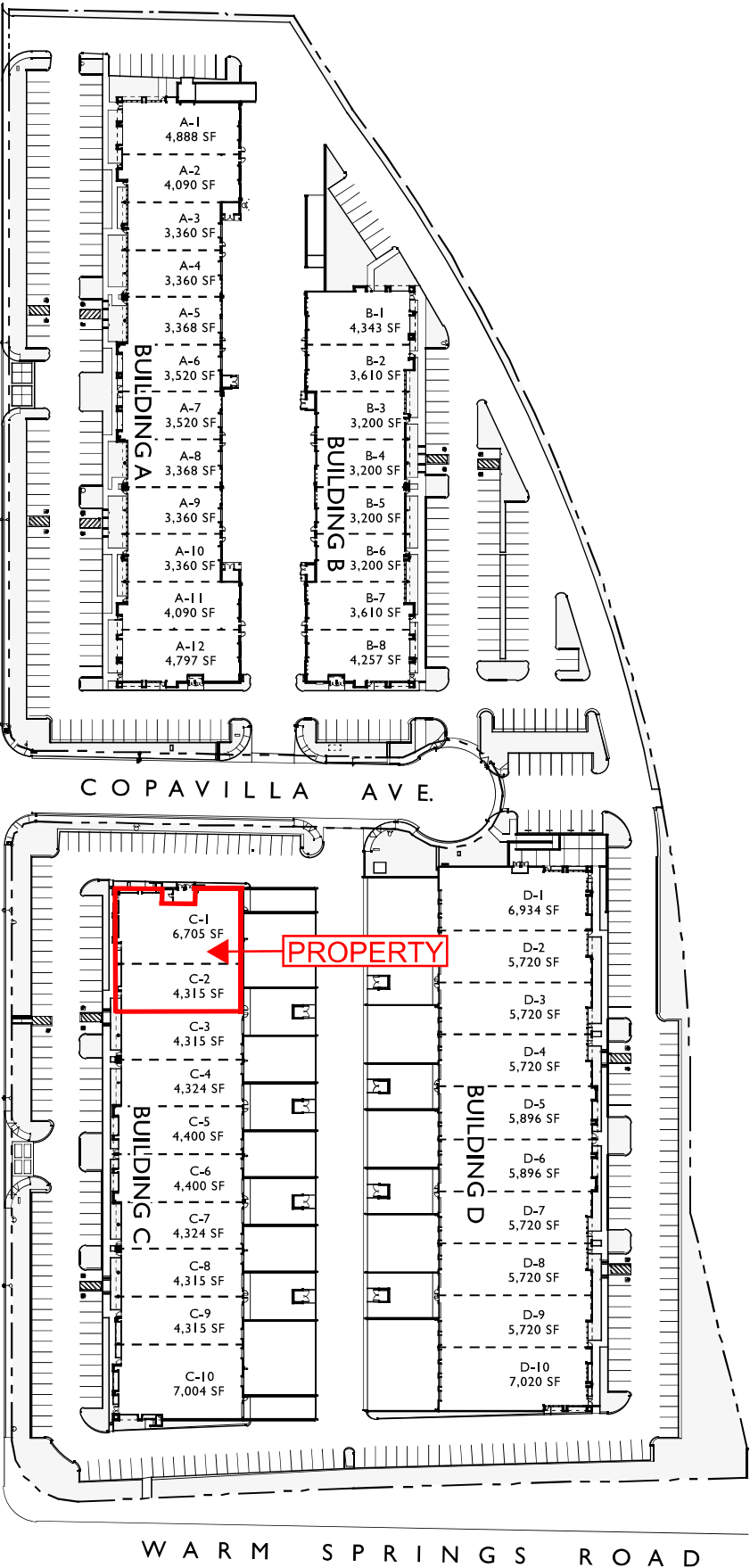
# WARM SPRINGS BUSINESS CENTER

7140, 7180, 7220 & 7260 Dean Martin Drive

Las Vegas, Nevada 89118

182,184+/- Square Feet Situated on 13.76 +/- Acres

I N T E R S T A T E 1 5



D E A N M A R T I N D R I V E

C O P A V I L L A A V E .

W A R M S P R I N G S R O A D

