

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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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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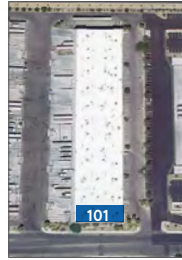
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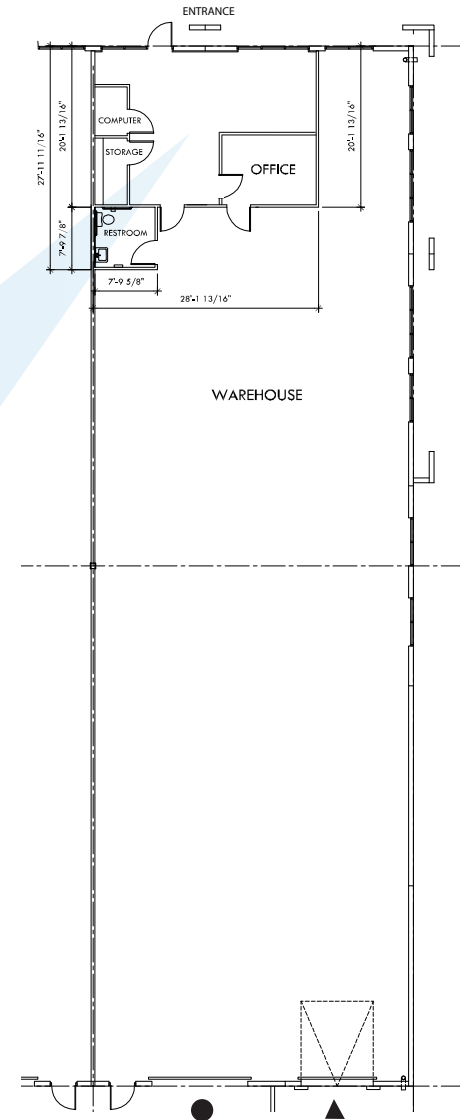
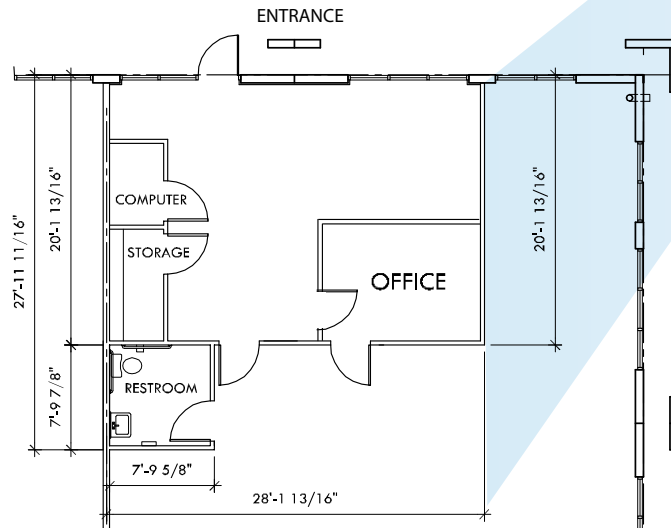


Suite 101 | ±5,200

Available May 1, 2018



- ±622 Office
- One (1) Dock High Loading Door
- One (1) Grade Door
- ±250 Amps, 277/480 V Power
- End Cap Unit
- ESFR Sprinklers
- Electrical Distribution / Outlets in Warehouse
- No columns in space



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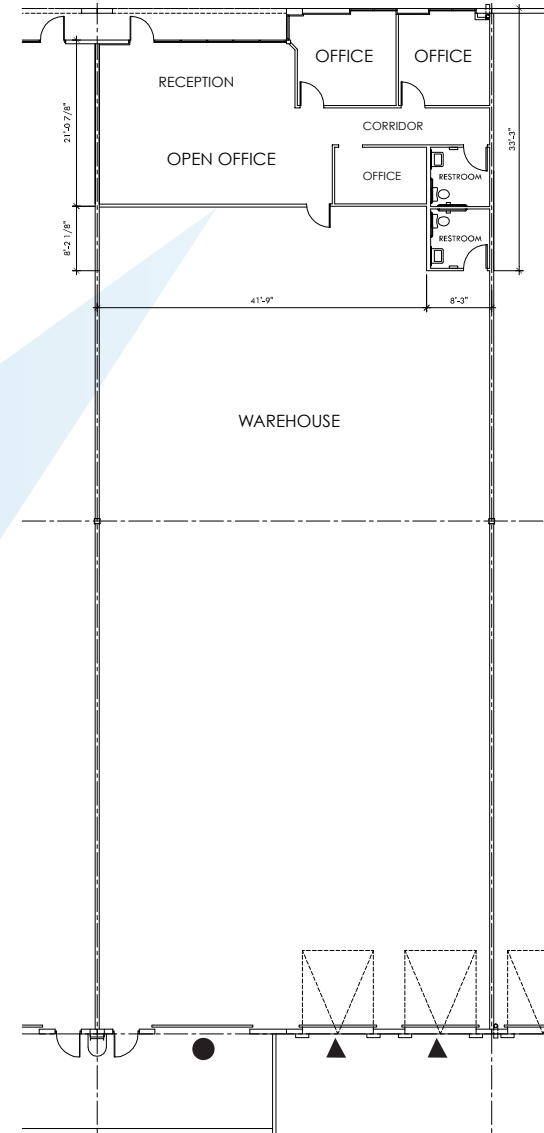
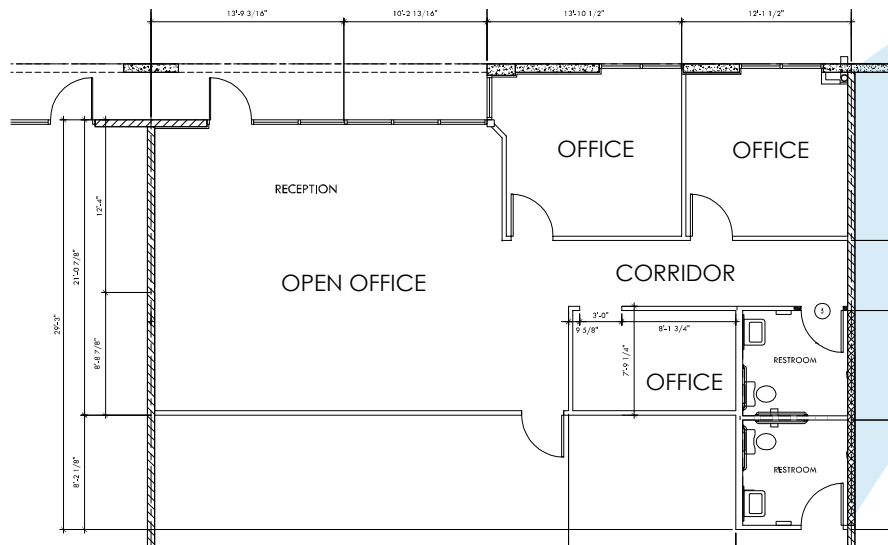
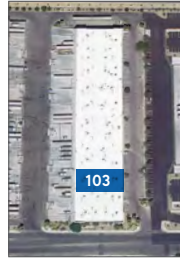
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Suite 103 | ±6,500

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



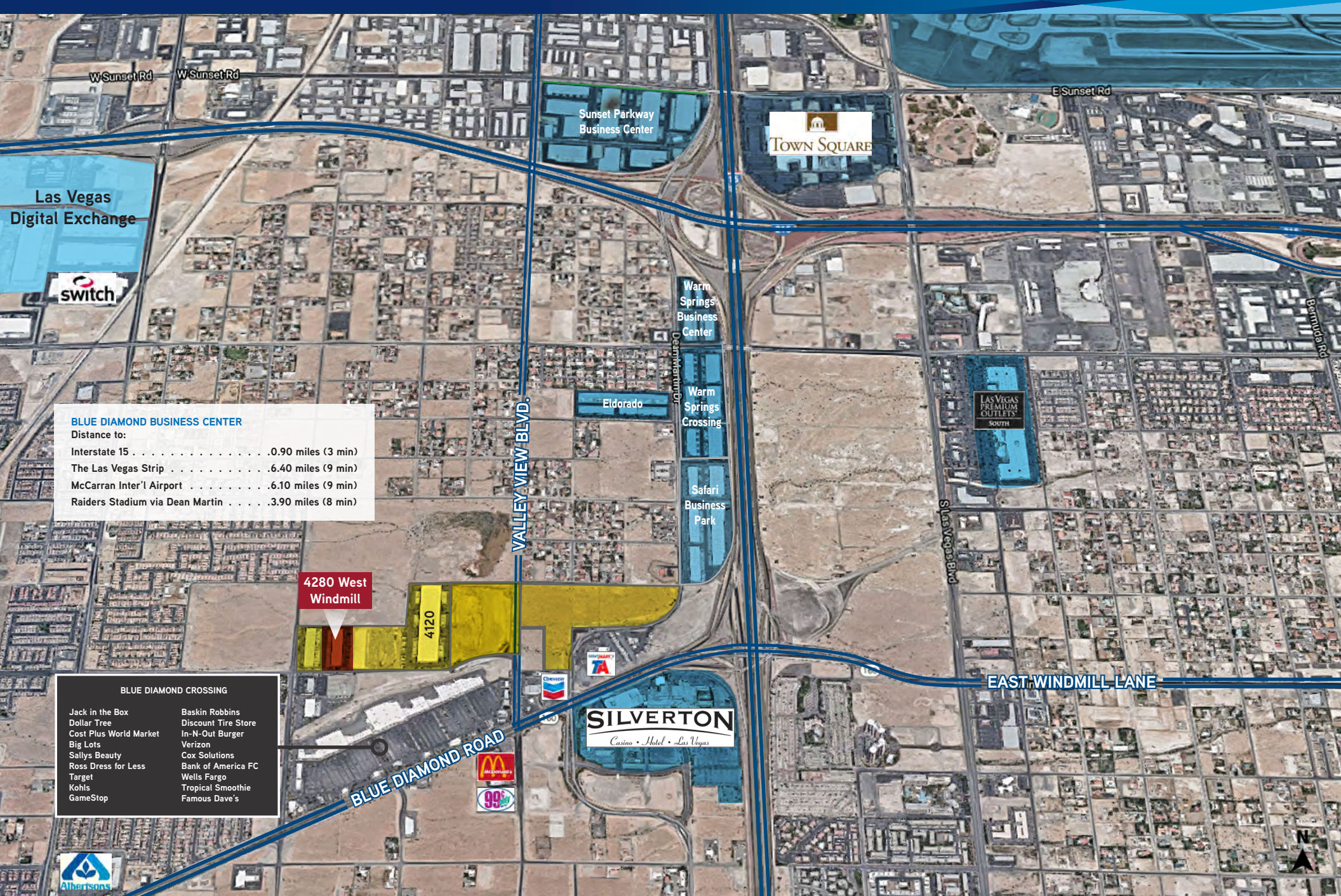
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BLUE DIAMOND BUSINESS CENTER
 Distance to:
 Interstate 15 0.90 miles (3 min)
 The Las Vegas Strip 6.40 miles (9 min)
 McCarran Inter'l Airport 6.10 miles (9 min)
 Raiders Stadium via Dean Martin 3.90 miles (8 min)

- 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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