

FOR LEASE

# BLUE DIAMOND BUSINESS CENTER, BUILDING 5

4120 West Windmill Lane, Las Vegas, NV 89139

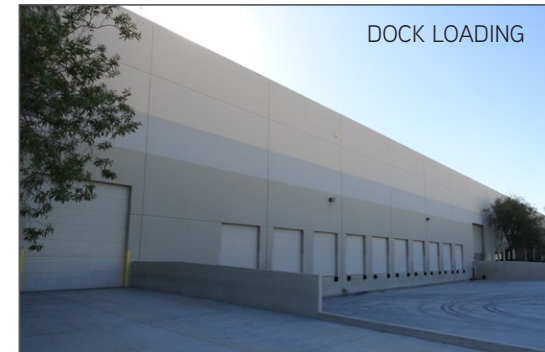


## FOR LEASE

Warehouse Distribution Space



SUITE 107



DOCK LOADING



SUITE 109

SUSAN BORST  SIO R CCIM  
+1 702 836 3719  
susan.borst@colliers.com

PAUL SWEETLAND  SIO R  
+1 702 836 3750  
paul.sweetland@colliers.com

CHRIS LANE  
+1 702 836 3728  
chris.lane@colliers.com

JERRY DOTY  
+1 702 836 3735  
jerry.doty@colliers.com

COLLIERS INTERNATIONAL  
3960 Howard Hughes Parkway, Suite 150  
Las Vegas, NV 89169  
www.colliers.com/lasvegas



**FOR LEASE**

# BLUE DIAMOND BUSINESS CENTER, BUILDING 5

4120 West Windmill Lane, Las Vegas, NV 89139



## AREA DESCRIPTION

4120 West Windmill, Building 5 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
- Front Loading
- 30' Clear Height
- Floor Slab: 5" thick, 3500 PSI
- 60' x 50' Typical Column Spacing
- 65' x 50' Column Spacing at Docks
- 120/208 and 277/480 Volt, 3 Phase Power
- Metal Halide Lighting
- ESFR Sprinklers
- 2% Skylights
- 124' Building Depth
- Dock and Grade Level Loading
- 140" Truck Court
- 60' Concrete Dock Apron
- Natural Gas Available
- Parking: 1.2: 1,000
- Zoning: MD Clark County



SUSAN BORST SIO CCIM  
+1 702 836 3719  
susan.borst@colliers.com

PAUL SWEETLAND SIO  
+1 702 836 3750  
paul.sweetland@colliers.com

CHRIS LANE  
+1 702 836 3728  
chris.lane@colliers.com

JERRY DOTY  
+1 702 836 3735  
jerry.doty@colliers.com

COLLIERS INTERNATIONAL  
3960 Howard Hughes Parkway, Suite 150  
Las Vegas, NV 89169  
www.colliers.com/lasvegas



# FOR LEASE :: BLUE DIAMOND BUSINESS CENTER, BUILDING 5

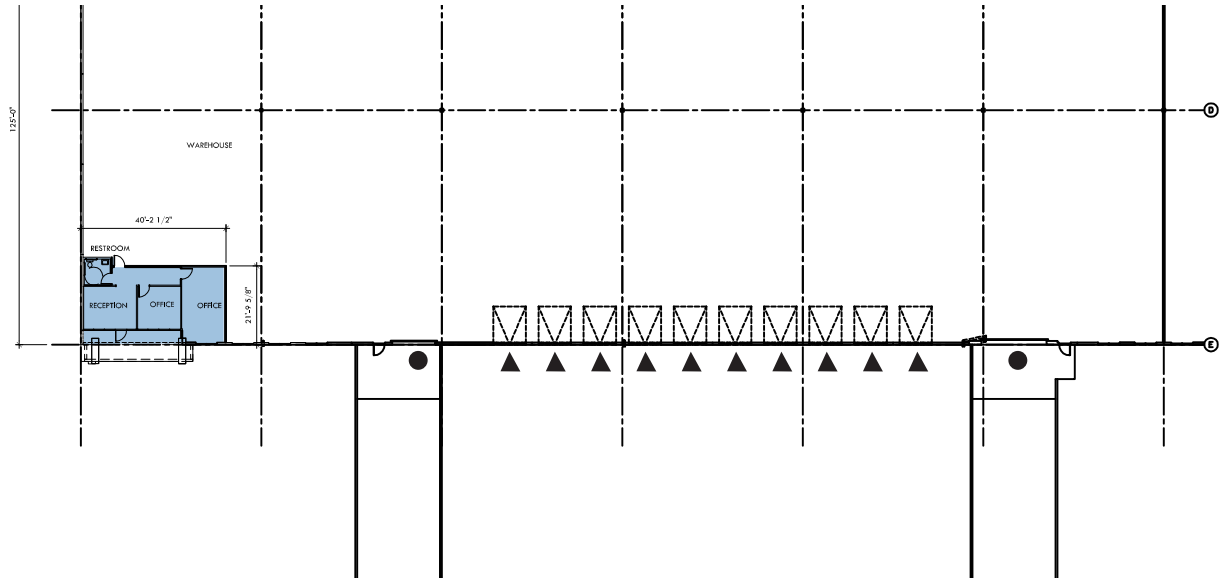
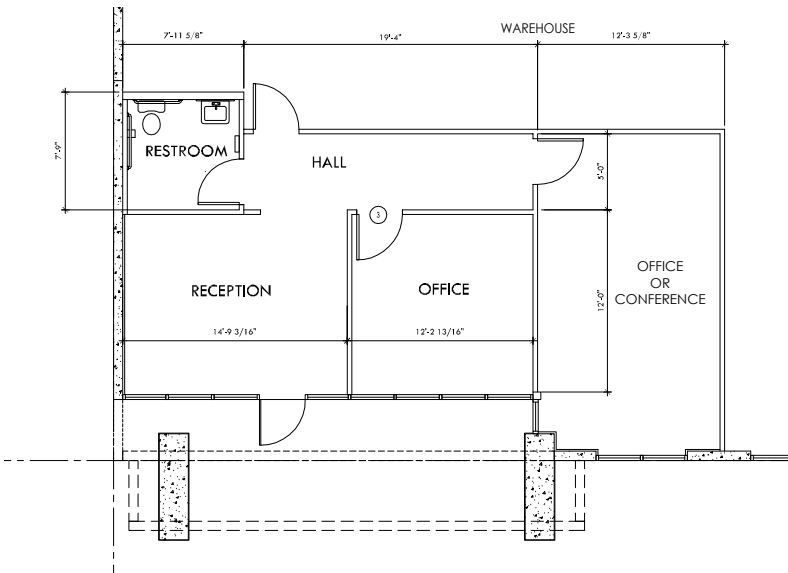
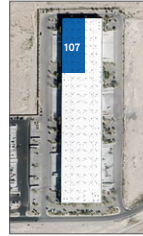
4120 West Windmill Lane, Las Vegas, NV 89139



## Suite 107 | ±37,500

Northwest End Cap Unit

- ±787 SF Office
- Ten (10) 9' x 10' Dock High Loading Doors
- Two (2) Grade Doors, One (1) 12' x 4' One (1) 18' x 20'
- 277/480 Volt, 3 Phase Power
- 60' x 50' Typical Column Spacing
- 65' x 50' Column Spacing @ Docks



SUSAN BORST SIO R CCIM  
+1 702 836 3719  
susan.borst@colliers.com

PAUL SWEETLAND SIO R  
+1 702 836 3750  
paul.sweetland@colliers.com

CHRIS LANE  
+1 702 836 3728  
chris.lane@colliers.com

JERRY DOTY  
+1 702 836 3735  
jerry.doty@colliers.com

COLLIERS INTERNATIONAL  
3960 Howard Hughes Parkway, Suite 150  
Las Vegas, NV 89169  
www.colliers.com/lasvegas





**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       |



**SUSAN BORST** **CCIM**  
 +1 702 836 3719  
 susan.borst@colliers.com

**PAUL SWEETLAND**   
 +1 702 836 3750  
 paul.sweetland@colliers.com

**CHRIS LANE**  
 +1 702 836 3728  
 chris.lane@colliers.com

**JERRY DOTY**  
 +1 702 836 3735  
 jerry.doty@colliers.com

COLLIERS INTERNATIONAL  
 3960 Howard Hughes Parkway, Suite 150  
 Las Vegas, NV 89169  
 www.colliers.com/lasvegas



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.