

BUFFALO BUSINESS PARK

FOR LEASE - BRAND NEW MULTI-TENANT INDUSTRIAL PROJECT

7145-7165 SOUTH BUFFALO DRIVE

LAS VEGAS, NV 89113



UNDER NEW OWNERSHIP



**±71,872 SF LIGHT
INDUSTRIAL PROJECT**

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BUFFALO BUSINESS PARK

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Buffalo Business Park is located near the intersection at Buffalo Drive and the I-215 Beltway, in the highly desirable Southwest Industrial Submarket. The Property is just north of Warm Springs Road and enjoys easy access to Summerlin, McCarran International Airport and the Las Vegas Strip.

- Located on Buffalo Drive, just south of I-215
- ±71,872 SF Project on ±4.31 Acres
- Brand New Project!
- Grade Level Loading (12'x14')
- Units Available from ±4,932 SF - ±35,000 SF
- ±18' Minimum Clearance
- Office Space Build-to-Suit
- Fully Fire Sprinklered
- Parking at 2.4 per 1,000 SF
- M-D Industrial (Clark County)
- APN: 176-04-801-006
- TI Allowance Offered
- Asking: \$1.35/SF to \$1.45/SF (NNN)
- CAM: \$0.28/SF

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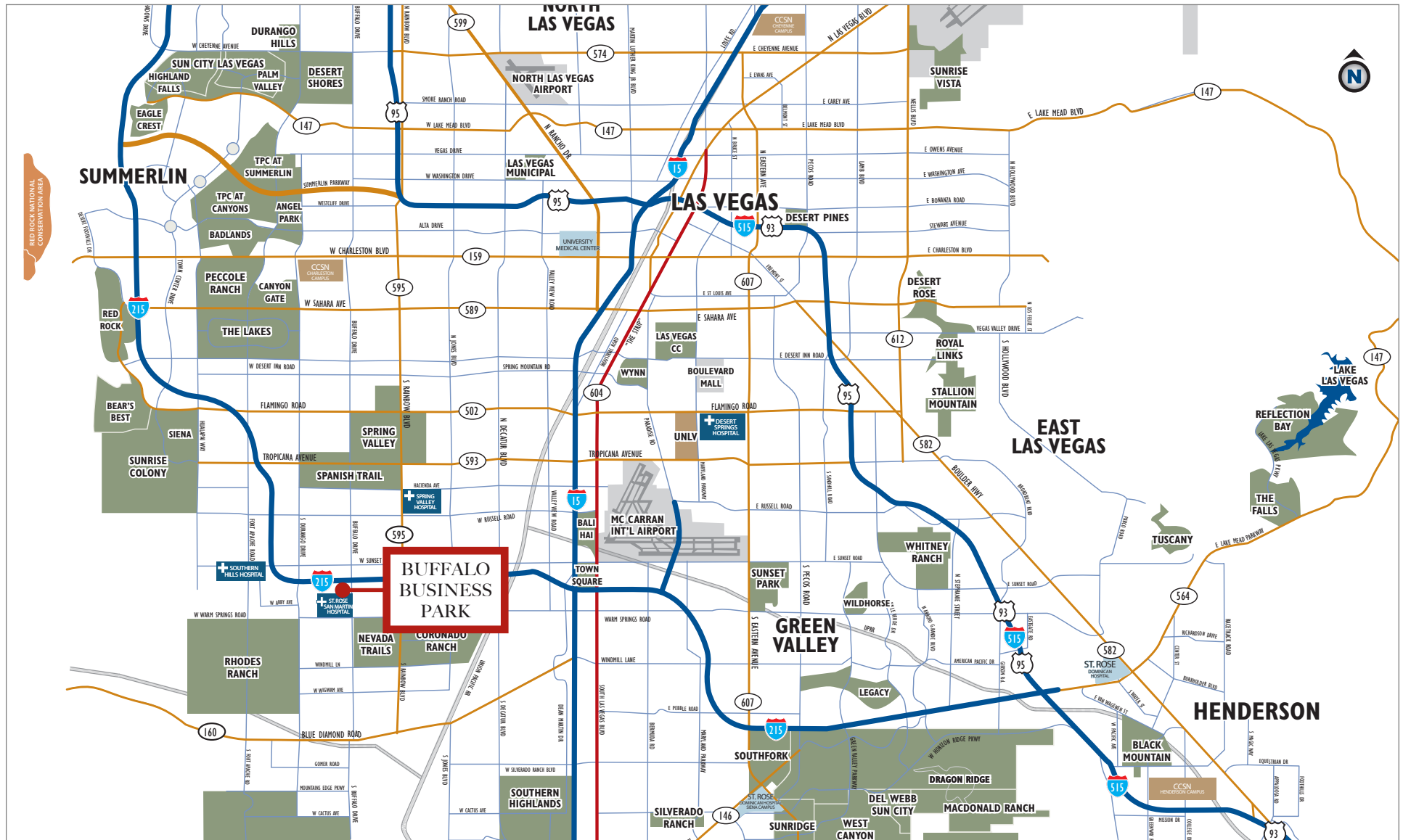
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PROPERTY LOCATION



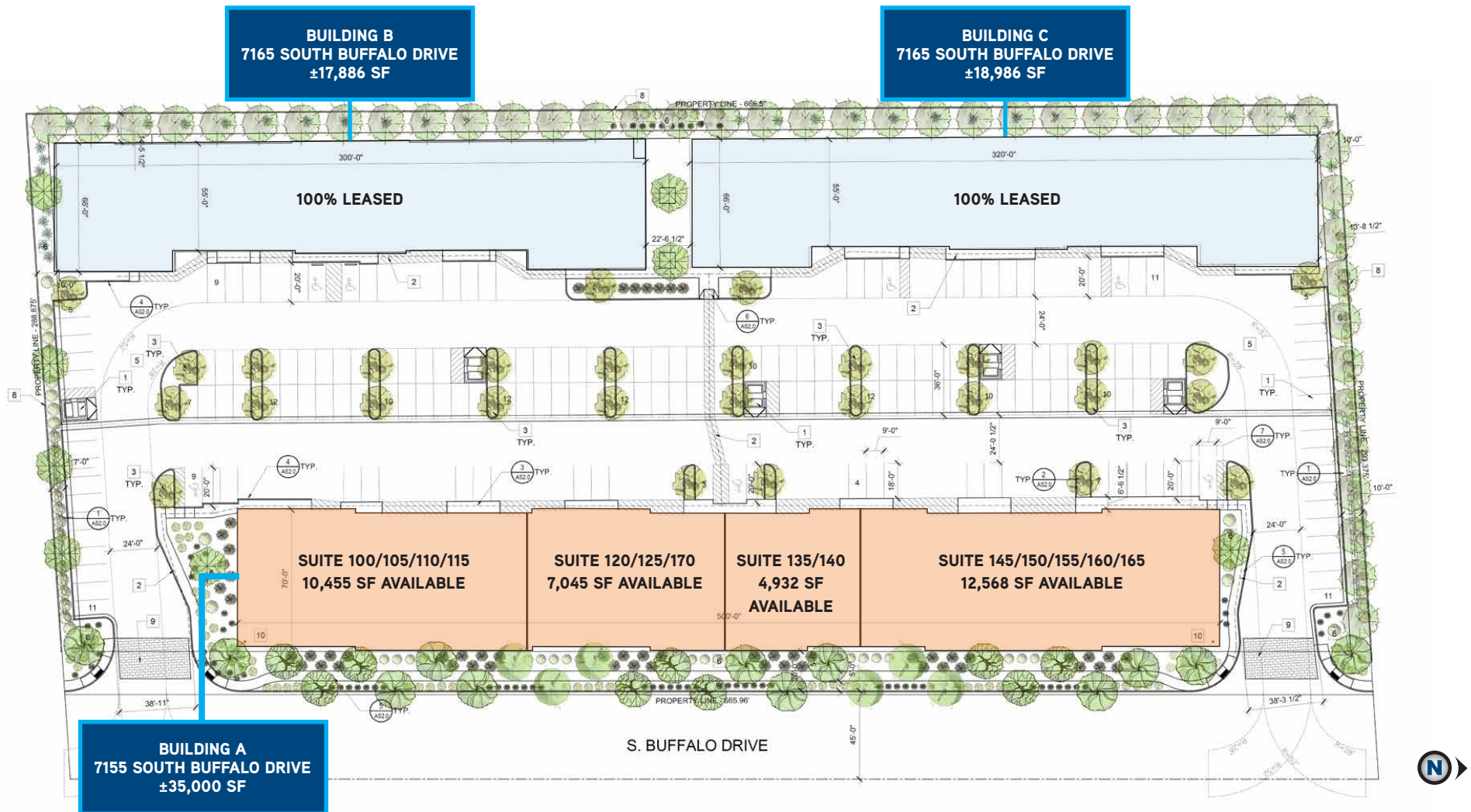
BUFFALO BUSINESS PARK

AERIAL MAP



BUFFALO BUSINESS PARK

SITE PLAN

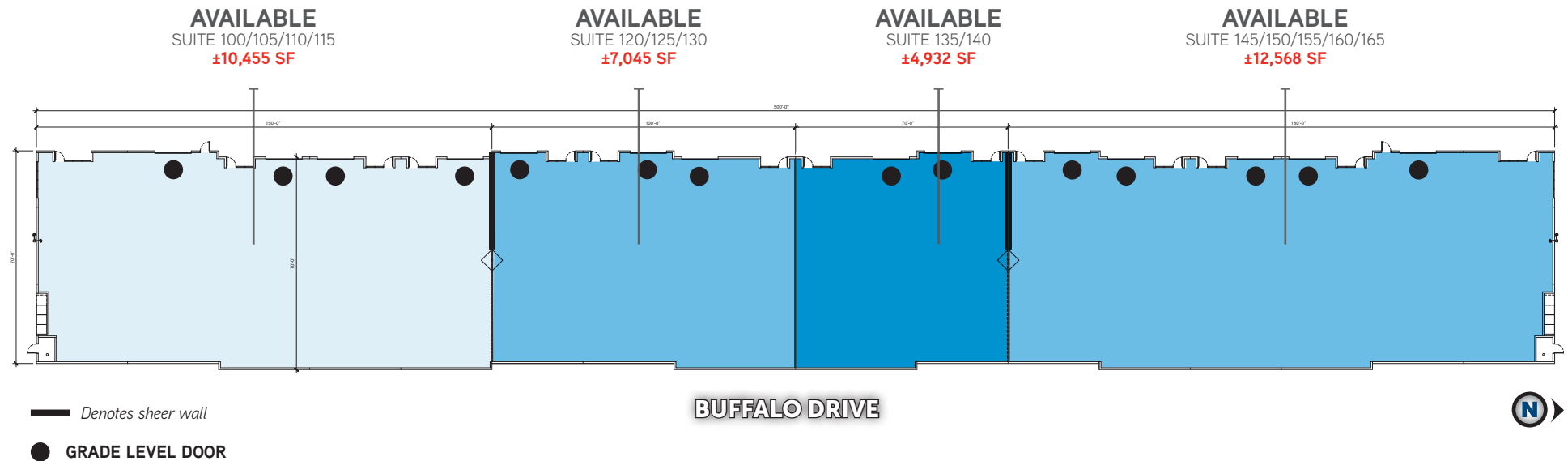


BUFFALO BUSINESS PARK

BUILDING A - 7155 SOUTH BUFFALO DRIVE



±4,932 SF - ±35,000 SF OFFICE/SHOWROOM/WAREHOUSE



Suite	Available SF	Office SF	Grade Level Loading	Rate (NNN)	Status
100-115	±10,455	TBD	Four (4)	\$1.35 - 1.45	Available
120-130	±7,045	TBD	Three (3)	\$1.35 - 1.45	Available
135-140	±4,932	TBD	Two (2)	\$1.35 - 1.45	Available
145-165	±12,568	TBD	Five (5)	\$1.35 - 1.45	Available

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