

FOR LEASE :: BUILDING 6 & BUILDING 10

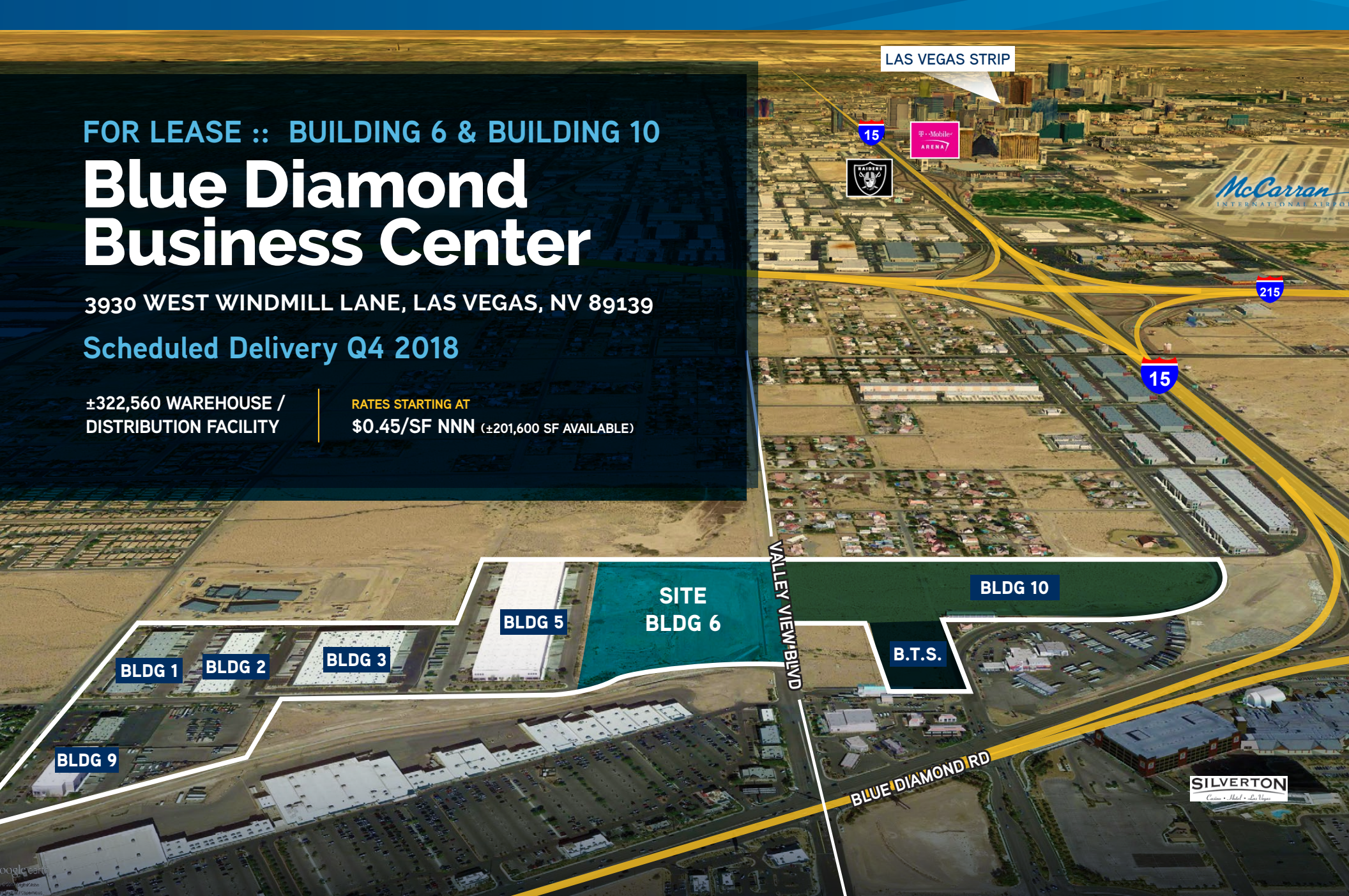
Blue Diamond Business Center

3930 WEST WINDMILL LANE, LAS VEGAS, NV 89139

Scheduled Delivery Q4 2018

±322,560 WAREHOUSE /
DISTRIBUTION FACILITY

RATES STARTING AT
\$0.45/SF NNN (±201,600 SF AVAILABLE)



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BLUE DIAMOND BUSINESS CENTER is a 110-acre master-planned business park encompassing over 1.5 million square feet of existing and planned industrial office/warehouse space. The park is located in the southwest industrial submarket near Interstate 15 and Blue Diamond Road with convenient access to McCarran International Airport and the "Las Vegas Strip."

Surrounding amenities include Blue Diamond Crossing, a ±500,000 SF retail power center anchored by Target with restaurant, financial, and retail services.



COLLIERS INTERNATIONAL
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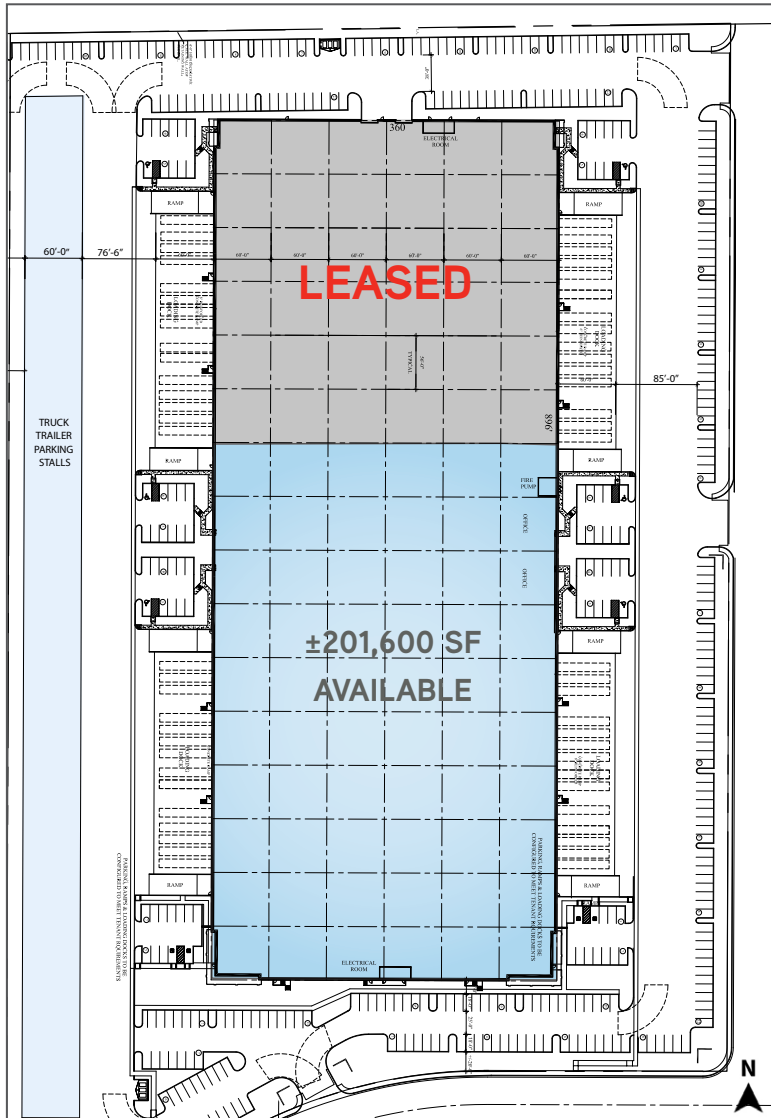
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Blue Diamond Business Center

Scheduled Delivery Q4 2018



3930 West Windmill Lane, Building 6
 ±201,600 SF Available
 Warehouse / Distribution Facility

PROPERTY HIGHLIGHTS

- ±201,600 Total SF
- Divisible to ±30,240 SF
- Office Built Out Per Tenant's Requirements
- 32' Clear Height
- Skylights at ±2%
- T-5 Warehouse Lighting
- ESFR Fire Sprinklers
- 56' x 60' Typical Column Spacing
- 8,000 Amps 277/480, 3-Phase Power
- 260 Parking Spaces
- Eight (8) 12' x 14' Grade Level Loading Doors
- Thirty-two (32) 9' x 10' Dock High Loading Doors
- 105 - 60' x 10' Trailer Parking Stalls
- Zoned M-D



Lease Rates from \$0.45 - \$0.57 psf NNN



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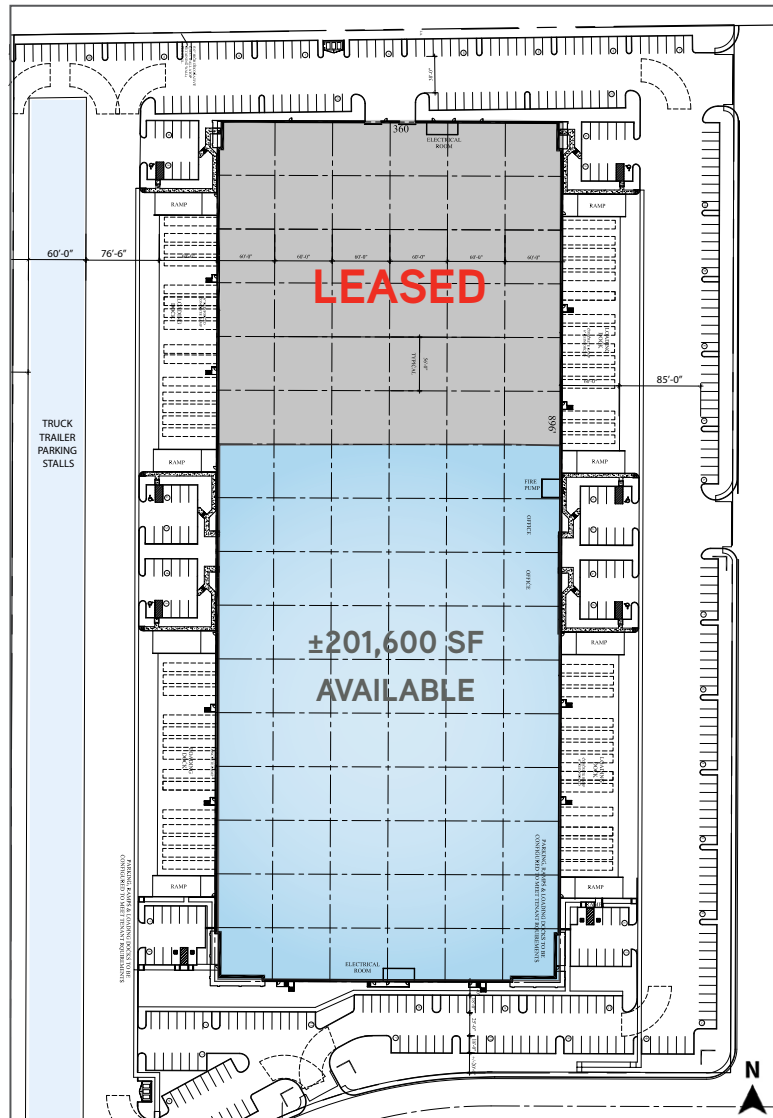
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Blue Diamond Business Center

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3930 West Windmill Lane, Building 6

±201,600 SF Available :: Warehouse / Distribution

OPTION

- ±30,240 Total SF
- Office Built Out Per Tenant's Requirements
- One (1) 12' x 14' Grade Level Loading Door
- Four (4) 9' x 10' Dock High Loading Doors

Lease Rates from \$0.55 - \$0.57 psf NNN

OPTION

- ±50,400 Total SF
- Office Built Out Per Tenant's Requirements
- One (1) 12' x 14' Grade Level Loading Door
- Twelve (12) 9' x 10' Dock High Loading Doors

Lease Rates from \$0.52 - \$0.54 psf NNN

OPTION

- ±100,800 Total SF
- Office Built Out Per Tenant's Requirements
- Three (3) 12' x 14' Grade Level Loading Doors
- Fourteen (14) 9' x 10' Dock High Loading Doors

Lease Rates from \$0.47 - \$0.49 psf NNN

OPTION

- ±40,320 Total SF
- Office Built Out Per Tenant's Requirements
- One (1) 12' x 14' Grade Level Loading Door
- Seven (7) 9' x 10' Dock High Loading Doors

Lease Rates from \$0.53 - \$0.55 psf NNN

OPTION

- ±60,480 Total SF
- Office Built Out Per Tenant's Requirements
- Two (2) 12' x 14' Grade Level Loading Doors
- Eight (8) 9' x 10' Dock High Loading Doors

Lease Rates from \$0.51 - \$0.53 psf NNN

OPTION

- ±201,600 Total SF
- Office Built Out Per Tenant's Requirements
- Eight (8) 12' x 14' Grade Level Loading Doors
- Thirty-two (32) 9' x 10' Dock High Loading Doors

Lease Rates from \$0.45 - \$0.47 psf NNN



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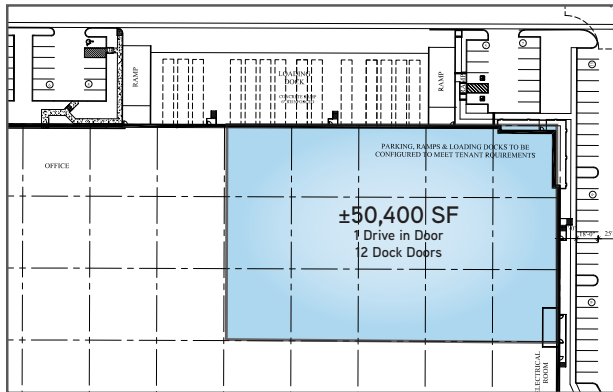
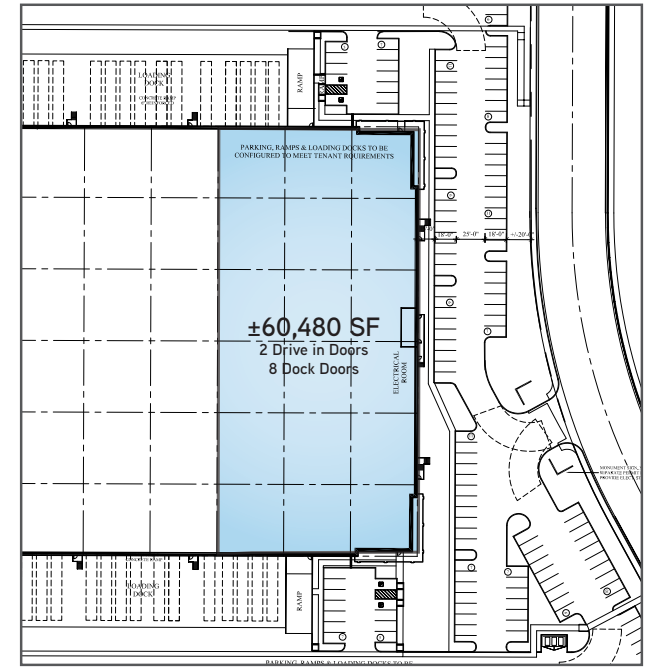
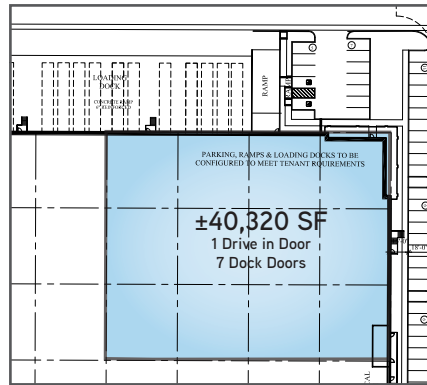
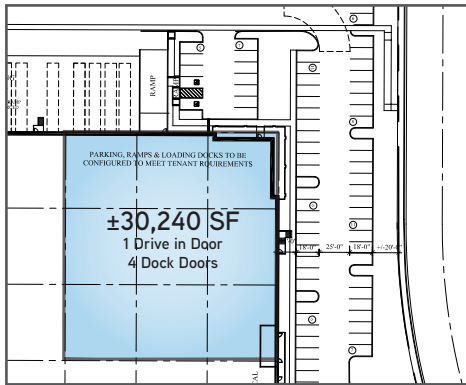
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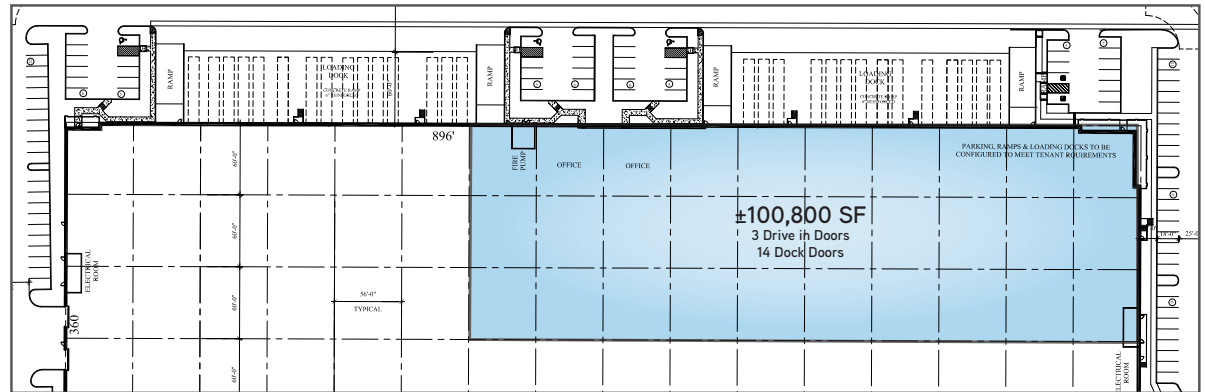
Scheduled Delivery Q4 2018

3930 West Windmill Lane, Building 6

±201,600 SF Available
 Warehouse / Distribution Facility



(OR CROSS-DOCK CONFIGURATION)



(OR CROSS-DOCK CONFIGURATION)



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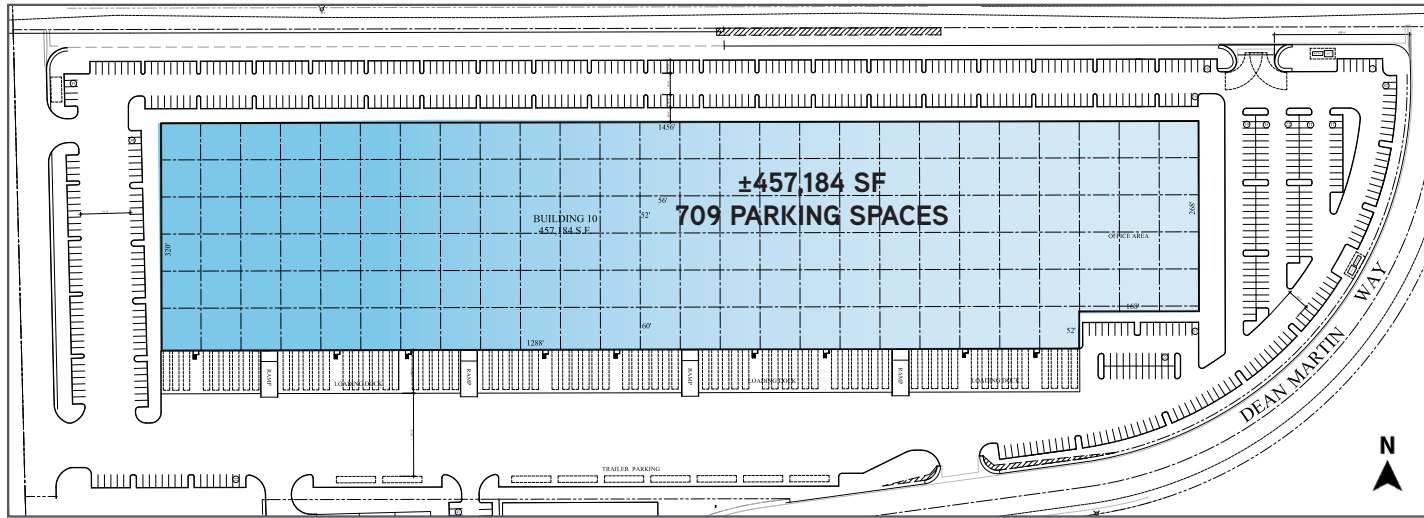
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FOR LEASE :: BUILDING 6 & BUILDING 10

Blue Diamond Business Center



Building 10

±457,184 SF
Warehouse / Distribution Facility

PROPERTY HIGHLIGHTS

- ±457,184 Total SF
- Office Built Out Per Tenant's Requirements
- 36' Clear Height
- Skylights at 2%
- T5 Warehouse Lighting
- ESRF Fire Sprinklers
- 56' x 60' Typical Column Spacing
- 277/480, 3-Phase Power
- 709 Parking Spaces
- Front Loaded Units
- Four (4) Grade Level Loading Doors
- Seventy-five (75) Dock High Loading Doors
- Zoned M-D



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BLUE DIAMOND BUSINESS CENTER
 Distance to:
 Interstate 150.90 miles (3 min)
 The Las Vegas Strip6.40 miles (9 min)
 McCarran Inter'l Airport6.10 miles (9 min)
 Raiders Stadium via Dean Martin3.90 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 |
| Sally's 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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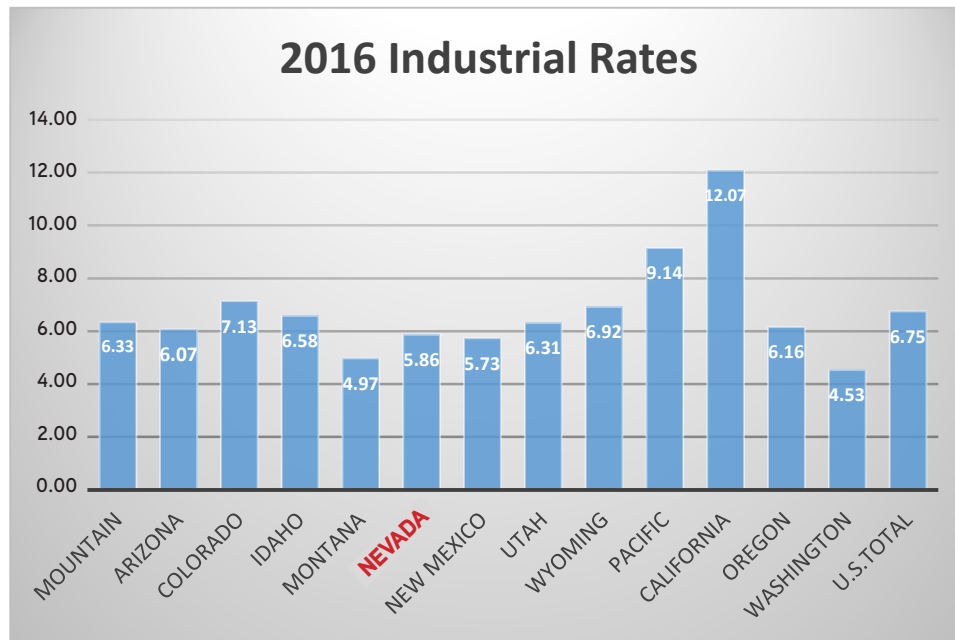
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ELECTRICITY COST COMPARISON WESTERN UNITED STATES

Electricity costs are a huge factor for a company that is looking to relocate or expand. See how Nevada compares with the other states throughout the western United States.

Thru December 2016, Nevada's average retail price for INDUSTRIAL customers was 7.4% lower than the Mountain states, 51.5% lower than California and 13.2% lower than the U.S.



The chart above represents rates charged over the period January 2016 thru December 2016

SOURCE: U.S. ENERGY INFORMATION ADMINISTRATION

RATES: Thru December 2016, Nevada's average retail price for all sectors was 10% lower than the Mountain states, 45.1% lower than California and 18.3% lower than the U.S.

	Residential	Commercial	Industrial	Transportation	All Sectors	Dec 2015	Dec 2014
Mountain	11.68	9.56	6.33	9.65	9.33	9.48	9.46
Arizona	12.21	10.49	6.07	9.38	10.40	10.40	10.24
Colorado	12.02	9.66	7.13	9.80	9.76	9.78	10.04
Idaho	10.00	7.80	6.58	0.00	8.13	8.12	7.95
Montana	11.04	10.18	4.97	0.00	8.89	8.93	8.62
Nevada	11.42	8.00	5.86	7.83	8.40	9.48	9.76
New Mexico	12.08	9.85	5.73	0.00	9.17	9.68	9.69
Utah	11.08	8.84	6.31	9.76	8.77	8.61	8.41
Wyoming	11.18	9.44	6.92	0.00	8.19	7.95	7.78
Pacific	14.56	13.28	9.14	8.97	12.82	12.88	12.59
California	17.40	15.15	12.07	8.96	15.31	15.50	15.23
Oregon	10.63	8.87	6.16	9.26	8.90	8.82	8.78
Washington	9.38	8.37	4.53	8.96	7.70	7.41	7.15
US TOTAL	12.55	10.37	6.75	9.48	10.28	10.42	10.45



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