



FOR LEASE > LIGHT DISTRIBUTION SPACE

ELDORADO BUSINESS PARK

7445-7485 DEAN MARTIN DRIVE, LAS VEGAS, NV 89139



Eldorado Business Park is located less than 5 minutes from the I-15 Freeway, McCarran International Airport, the Las Vegas 'Strip' and UNLV and is conveniently located near multiple retail amenities, including the 117-acre Town Square retail development on Las Vegas Blvd.

- ±208,076 SF Project on ±15.08 Acres
- Grade Level Loading Doors (±12' x ±14')
- Dock-Hi Truck Doors (±9' x ±10')
- Units Available From ±2,631 SF to ±10,176 SF
- Column Spacing is ±54' x ±95'
- Power 277/480 Volt, 3-Phase, 200 Amps Per Unit
- ±25' Minimum Clearance
- Metal Halogen Warehouse Lights
- Wide Truck Court with ±45' Dock Aprons
- Skylights
- ESFR Fire Sprinklered
- Evaporative Cooled Warehouse
- Parking at 2.33:1000 SF
- Zoning MD Light Industrial
- Built in 2007
- CAM is \$0.18 SF Per Month

DEAN WILLMORE, SIOR
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Dean.Willmore@colliers.com

Colliers International
3960 Howard Hughes Pkwy., Suite 150
Las Vegas, NV 89169
www.colliers.com



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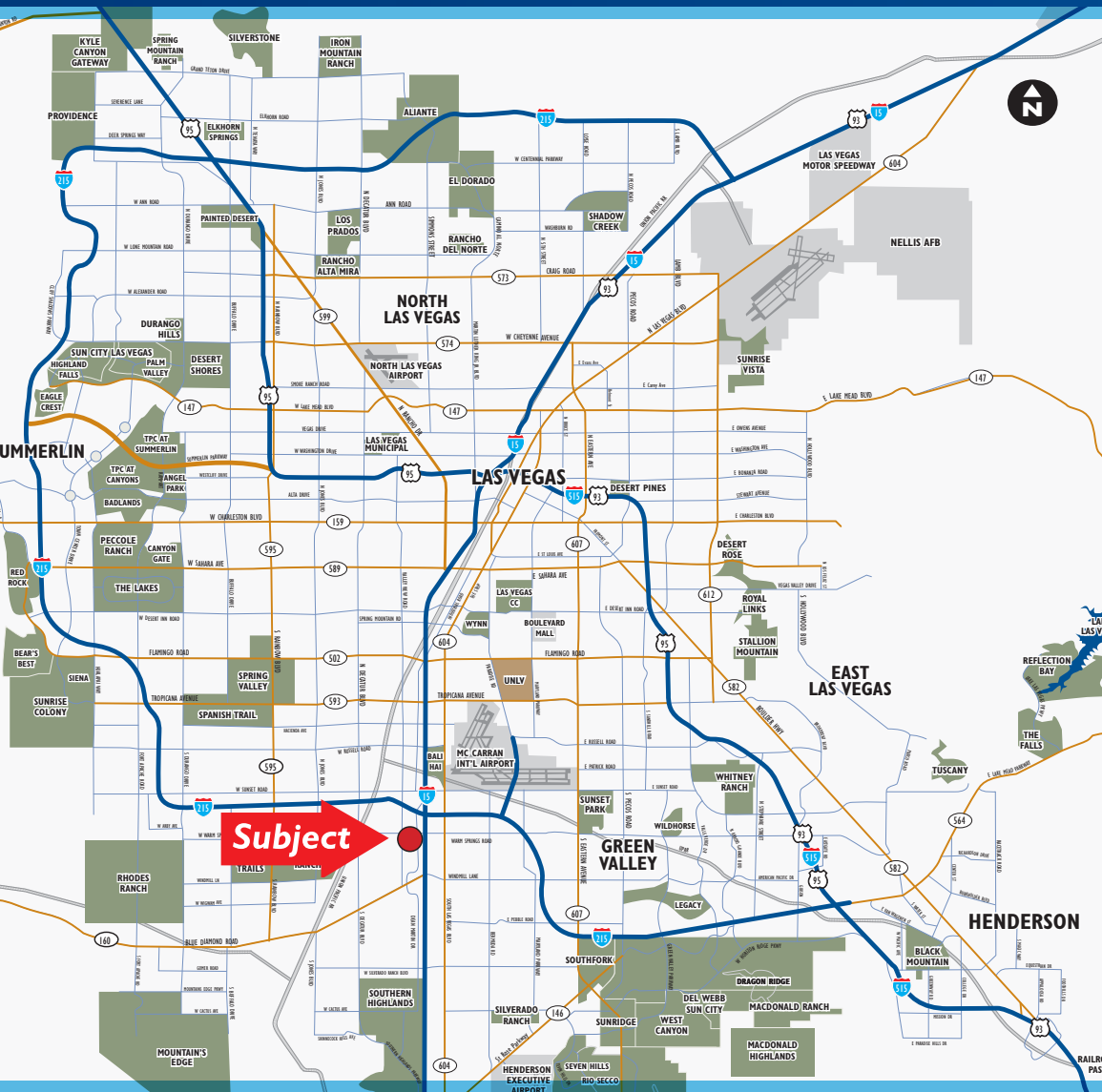
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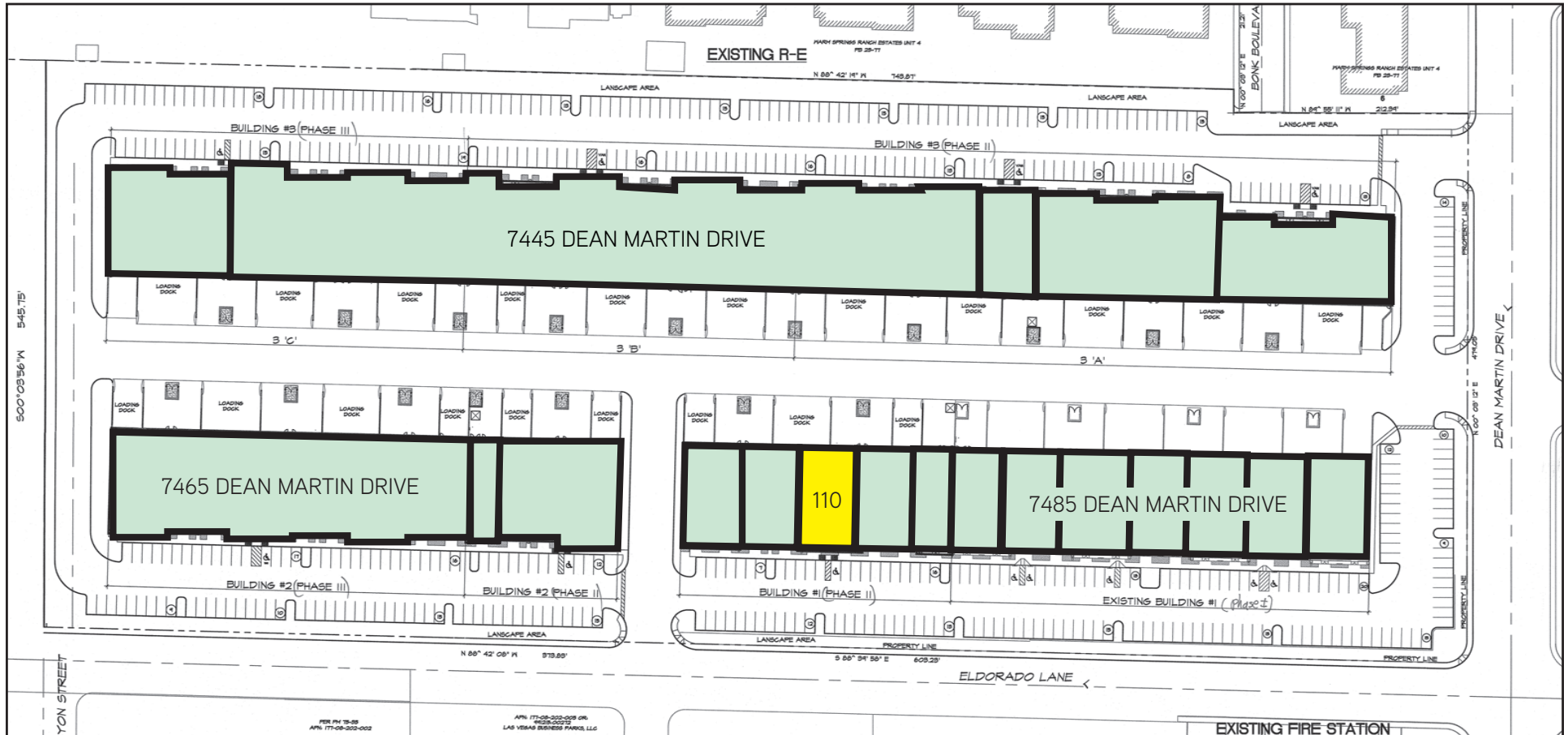


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SITEPLAN



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7485 Dean Martin Drive, Suite 110

- ±5,169 SF Total
- ±770 SF of Air-Conditioned Office/Space
- ±4,399 SF of Evaporative Cooled Warehouse
- Warehouse Floor Drains
- Two (2) Bathrooms
- Two (2) Offices
- Two (2) 9'x10' Dock-High Truck Doors
- One (1) 12'x14' Grade Level Truck Door
- ±25' Minimum Clear Height
- ESFR Fire Sprinklers
- 125 Amp, 120/208 Volt, 3-Phase Power
- **\$0.79/SF (NNN) Per Month**
- **\$0.18/SF CAM Per Month**

