

Blue Diamond Business Center



Building 3 | 4220 West Windmill Lane, Suite 130, Las Vegas, NV 89139



FOR LEASE

±69,929 Total SF

Jerry Doty, SIOR

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Property Overview

Colliers is pleased to present 4220 West Windmill Lane, a ±172,280 SF freestanding building. Located within Blue Diamond Business Center between Valley View Boulevard and Arville Street and I-215.

±172,280 Total Building SF



±30' Clear Height



±56' x ±60' Typical Column Spacing



±277/480 Volt, 3-Phase Power



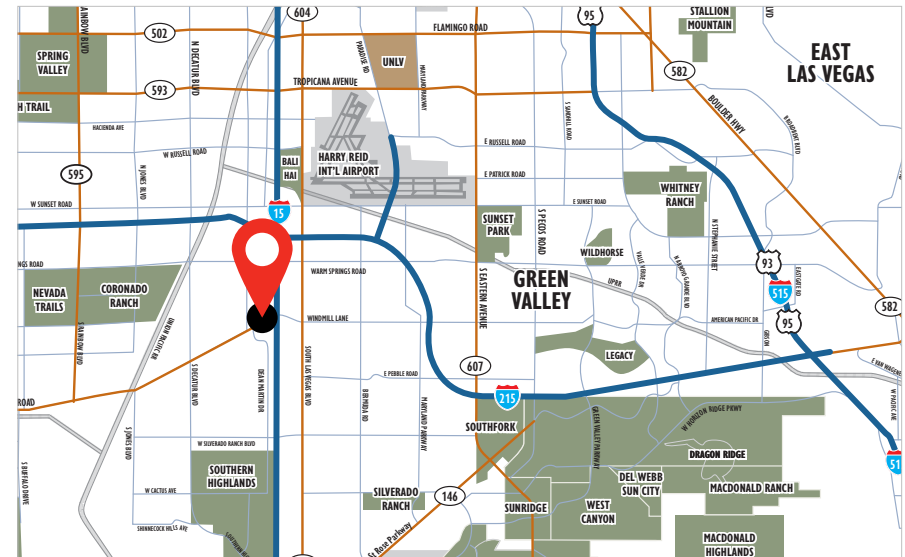
ESFR Sprinklers



1.2: 1,000 Auto Parking



MD Clark County Zoning



Property Highlights

- Front Loading
- T5 Warehouse Lighting
- 2% Skylights
- ±340' Building Depth
- Dock and Grade Level Loading
- ±140' Truck Court
- ±60' Concrete Dock Apron
- Natural Gas Available
- High Image Design with Mature Landscaping
- Concrete Tilt-Up Construction, Built 2016

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Site Plan

Colliers

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Building 3, Suite 130
4220 West Windmill Lane



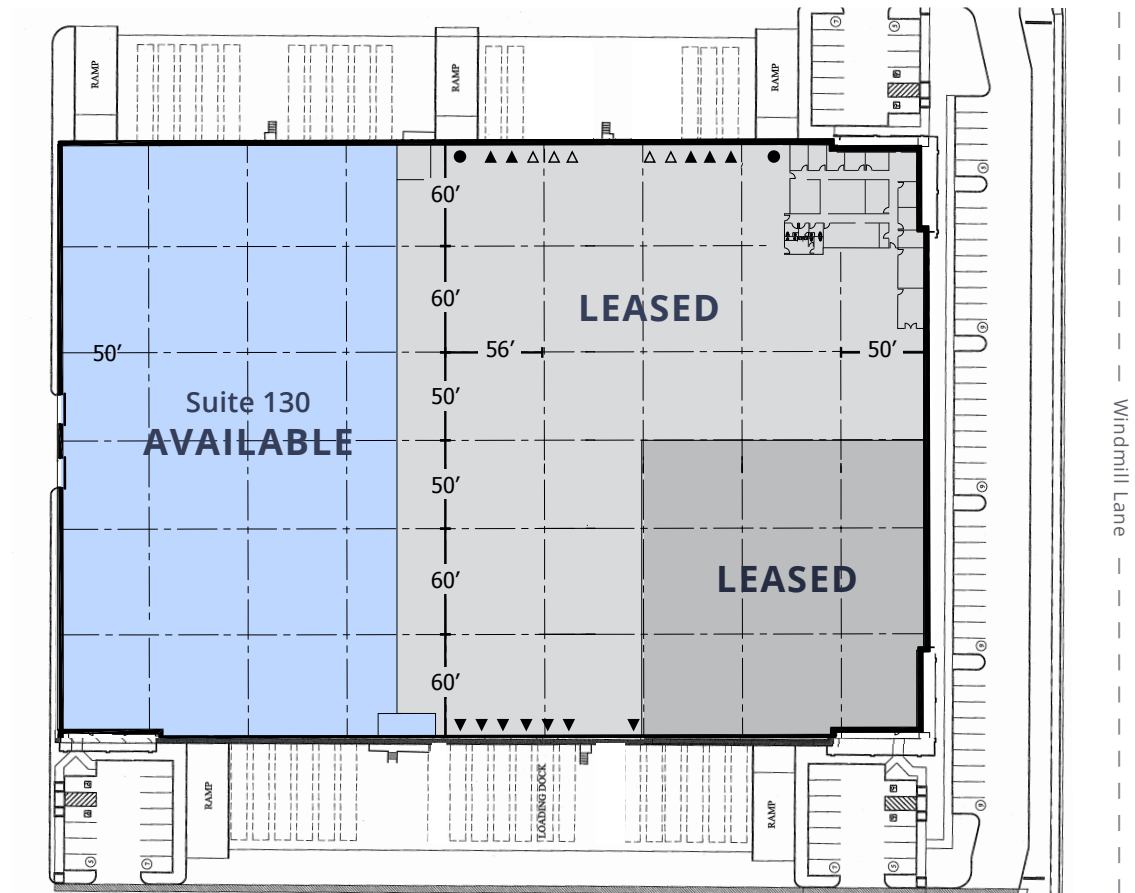
±69,929 Total SF
±12,295 Total Office SF
±57,522 Warehouse SF



Fifteen (15) ±9' x ±10' Dock Loading Doors
Two (2) ±12' x ±14' Grade Level Doors



Available June 1, 2027



■ = Available ■ = Leased ● = Grade Doors ▲ = Dock Well Loading Doors ▲ = Knock-out Panel

Floor Plan

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Suite 130

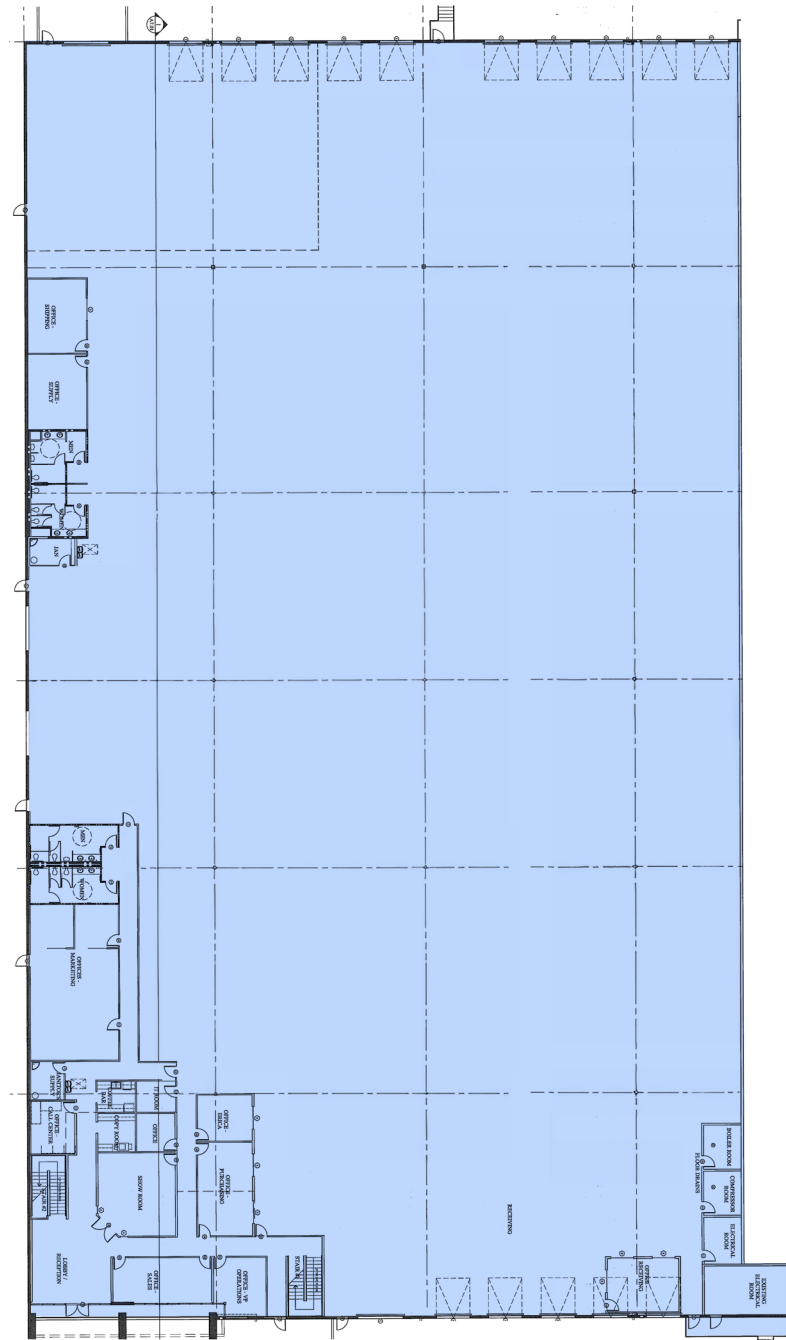
- ±69,929 Total SF
- ±12,295 Total Office SF
 - ±9,491 1st Story Office SF
 - ±2,804 2nd Story Office SF
- ±57,522 Warehouse SF
- Fifteen (15) ±9' x ±10' Dock Loading Doors
- Two (2) ±12' x ±14' Grade Level Doors
- ±30' Clear Height
- ESFR Sprinklers
- ±2,000 Amps, 277/480 Volt, 3-Phase Power



Available:
June 1, 2027



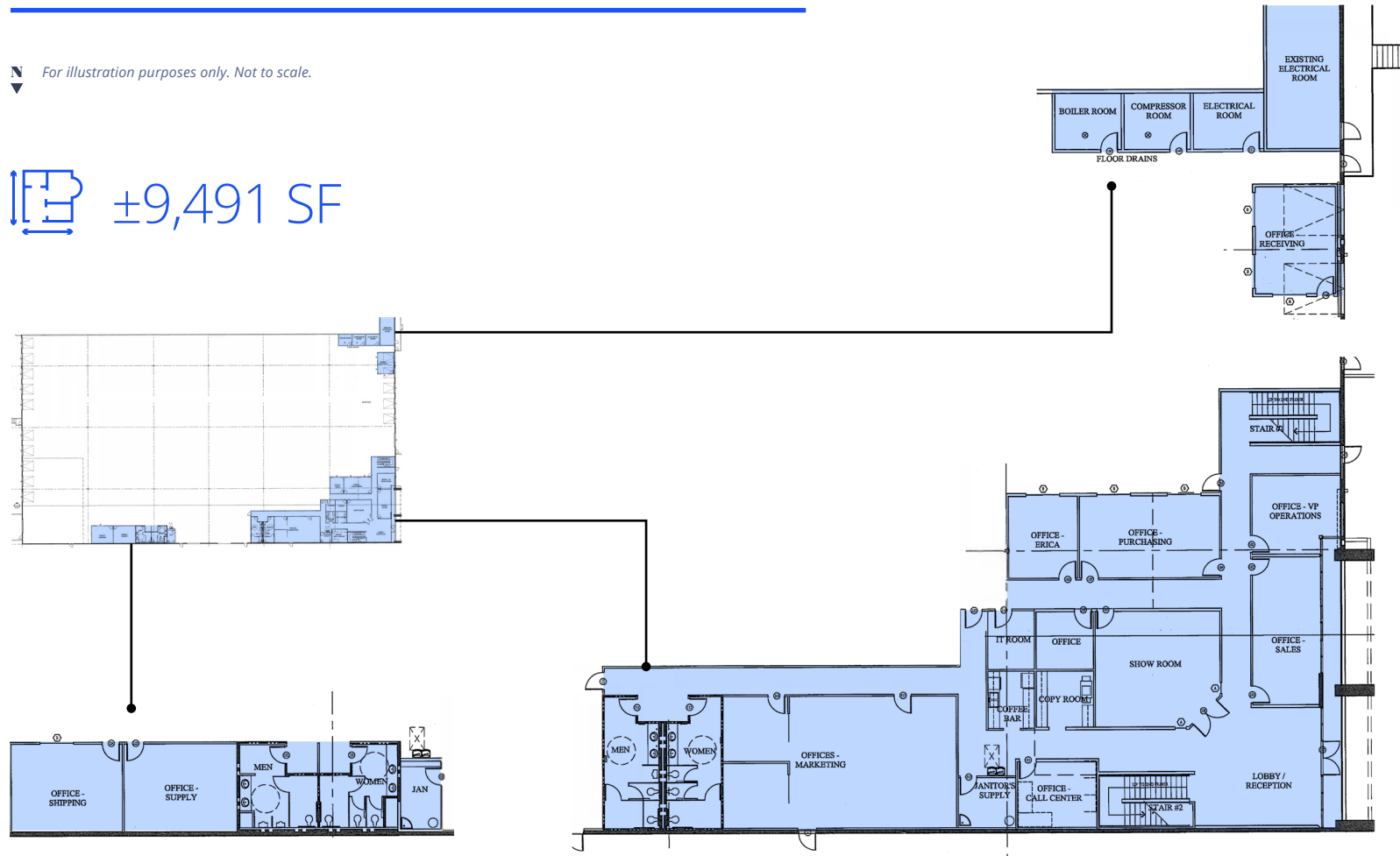
NNN Fees:
\$0.23 PSF/Month



Suite 130, 1st Floor Office

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±9,491 SF



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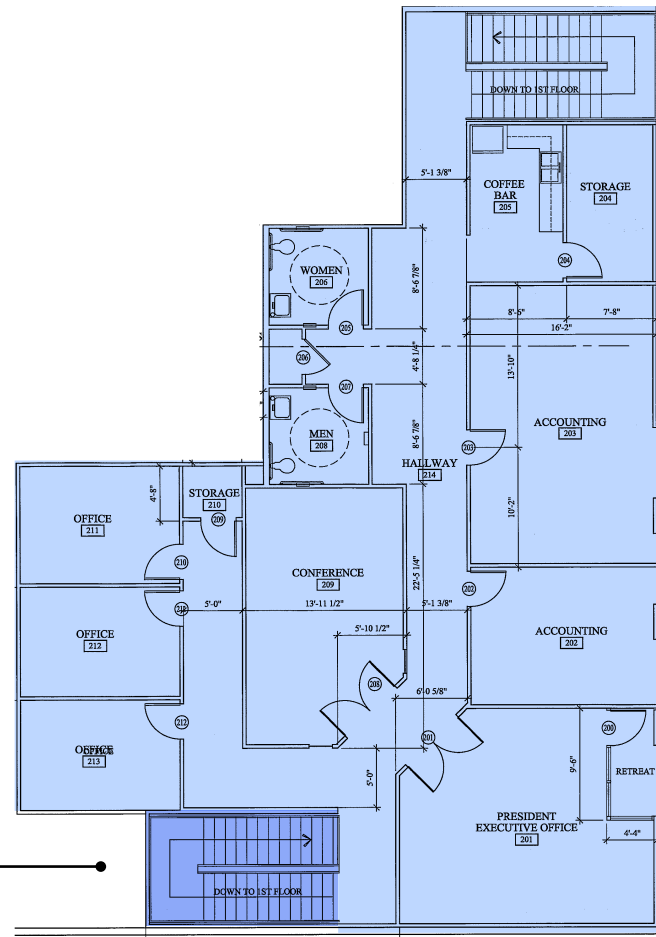
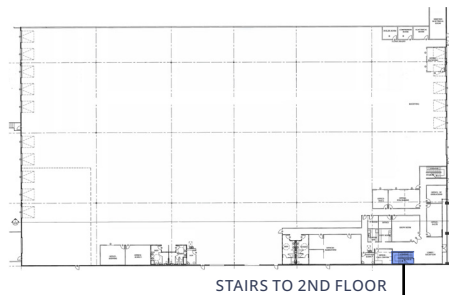
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Suite 130, 2nd Floor Office

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±2,804 SF



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Location Map

Strategically positioned in the Southwest Las Vegas submarket, with immediate access to the I-15 and convenient connectivity to Harry Reid International Airport, the Las Vegas Strip, and the region's major employment centers.

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ABOUT COLLIERS

\$5.7B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$109B Assets under management

27,000 Professionals



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