

For Lease

7145 South Buffalo Drive, Suite 115, Las Vegas, NV 89113



±7,274 SF  
Available

±3,442 SF  
Available

CC 215 Beltway // ±200,000 VPD

SOUTH BUFFALO DRIVE

# Buffalo Business Park

±71,872 Multi-Tenant Industrial Project

Colliers

# Property Overview

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, Harry Reid International Airport and the Las Vegas Strip.



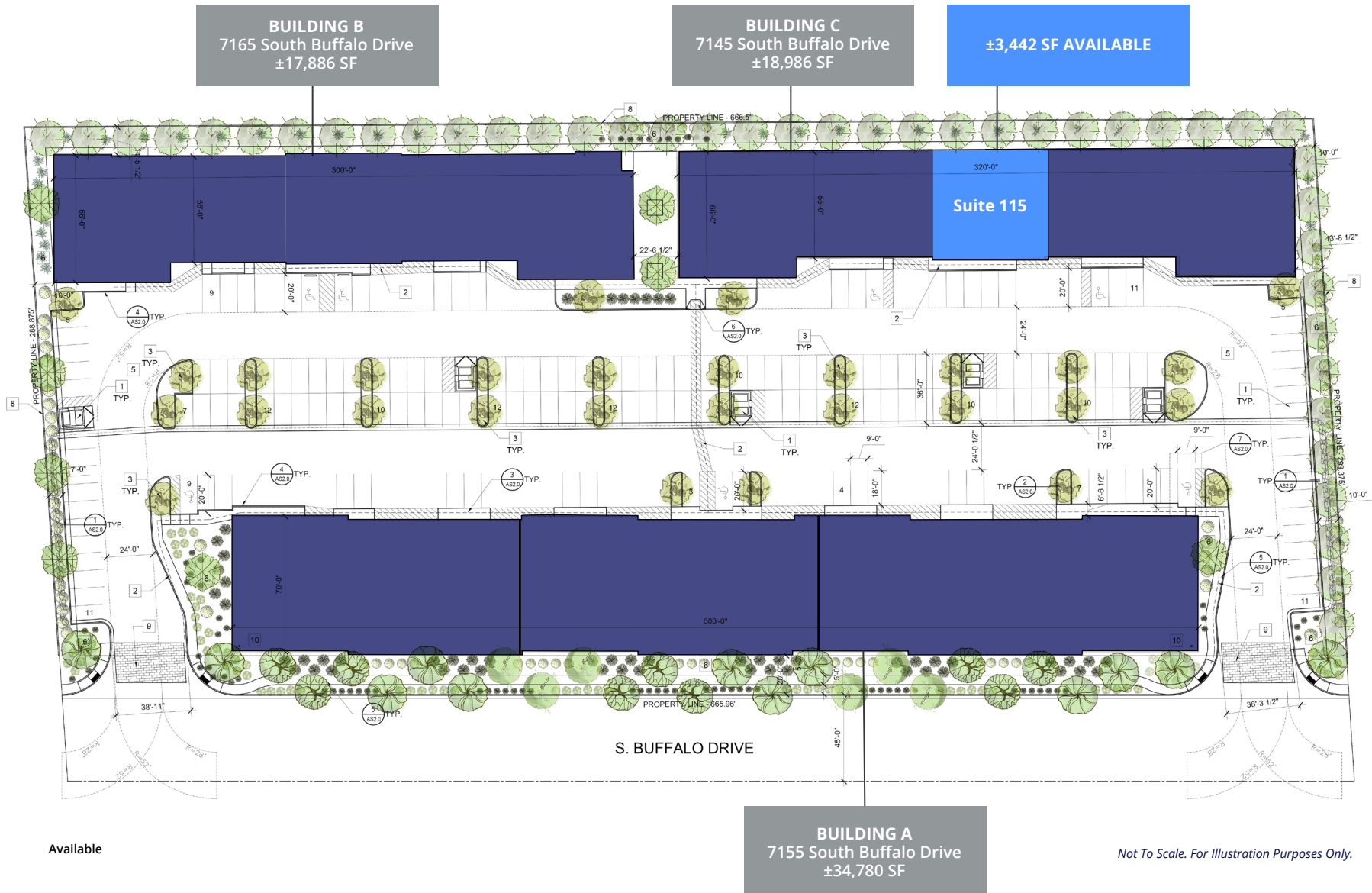
- Located on Buffalo Drive, just south of I-215
- ±71,872 SF Project on ±4.31 Acres
- Grade Level Loading (±12' x ±14')
- ±18' Minimum Clearance
- Restrooms in Place

- Fully Fire Sprinklered
- Warehouse Skylights
- Parking at 2.4 per 1,000 SF
- M-D Industrial (Clark County)
- APN: 176-04-801-006

- Modern Store Front
- EVAP Cooled Warehouse
- Buffalo Drive Frontage
- Easy access to I-215 via Buffalo Drive Interchange

# Buffalo Business Park

±71,872 SF Light Industrial Project



SITE PLAN

## Building C | 7145 South Buffalo Drive

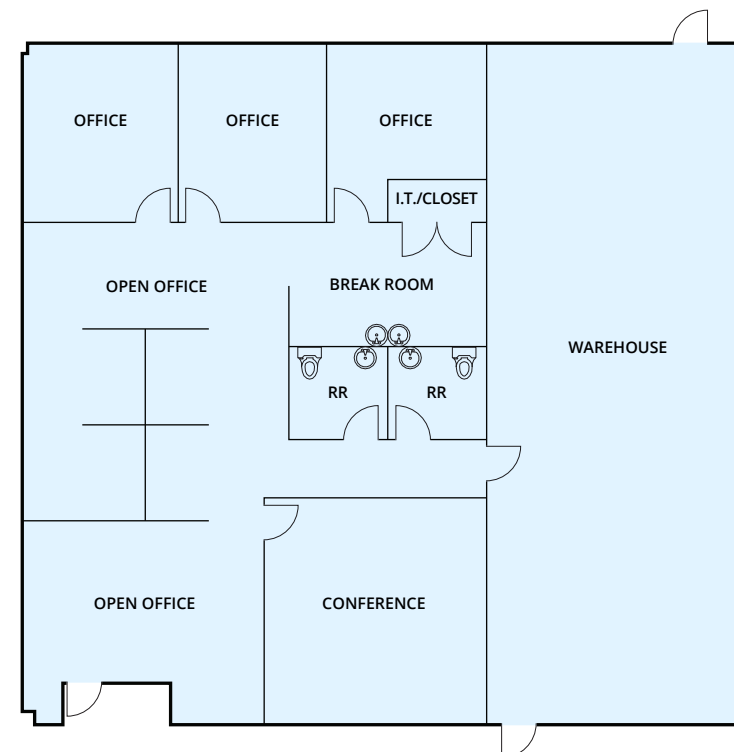
Not To Scale. For Illustration Purposes Only.



### Suite 115

#### Suite Features:

- ±3,442 Total SF
- Clear Height ±18'
- 3-Phase 120/208 Volt Power at Each Suite/AMPS TBD
- Fire Sprinklered
- Zoned MD
- Available January 1, 2027



#### Lease Price:

\$1.40 PSF NNN/Mo

\$0.42 PSF NNN Fee/Mo

\$6,264.44 Gross/Mo

**±3,442 Total SF**

Southwest Industrial Submarket

# Buffalo Business Park



## Aerial Map



±1.1 Miles  
to the I-215



±6.1 Miles to  
the I-15



±9.0 Miles to the  
Las Vegas Strip



±9.3 Miles to Harry Reid  
International Airport

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±71,872 SF Light Industrial Project

## ABOUT COLLIERS

\$6B Annual revenue

70+ Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$110B Assets under management

28,000 Professionals

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