

For Lease | ±37,500 SF Available

Blue Diamond Business Center – Building 5

4120 W. Windmill Lane, Las Vegas, NV 89139



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PACIFICA
REAL ESTATE GROUP



Accelerating success.

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4120 W. Windmill, Building 5 is located within Blue Diamond Business Center on West Windmill Lane between Valley View Boulevard and Arville Street.

HIGHLIGHTS

- High Image Design With Mature Landscaping
- Concrete Tilt-Up Construction, Built 2006
- Front Loading
- 30' Clear Height
- Floor Slab: 5" Thick, 3500 PSI
- ±60' x 50' Typical Column Spacing
- ±277/480 Volt, 3 Phase Power
- Metal Halide Lighting
- ESFR Sprinklers
- 2% Skylights
- ±250' Building Depth
- Dock and Grade Level Loading
- ±140' Truck Court
- ±60' Concrete Dock Apron
- Natural Gas Available
- Auto Parking: 1.2: 1,000
- Zoning: Industrial Park (IP)
- Evaporative Cooled Warehouse

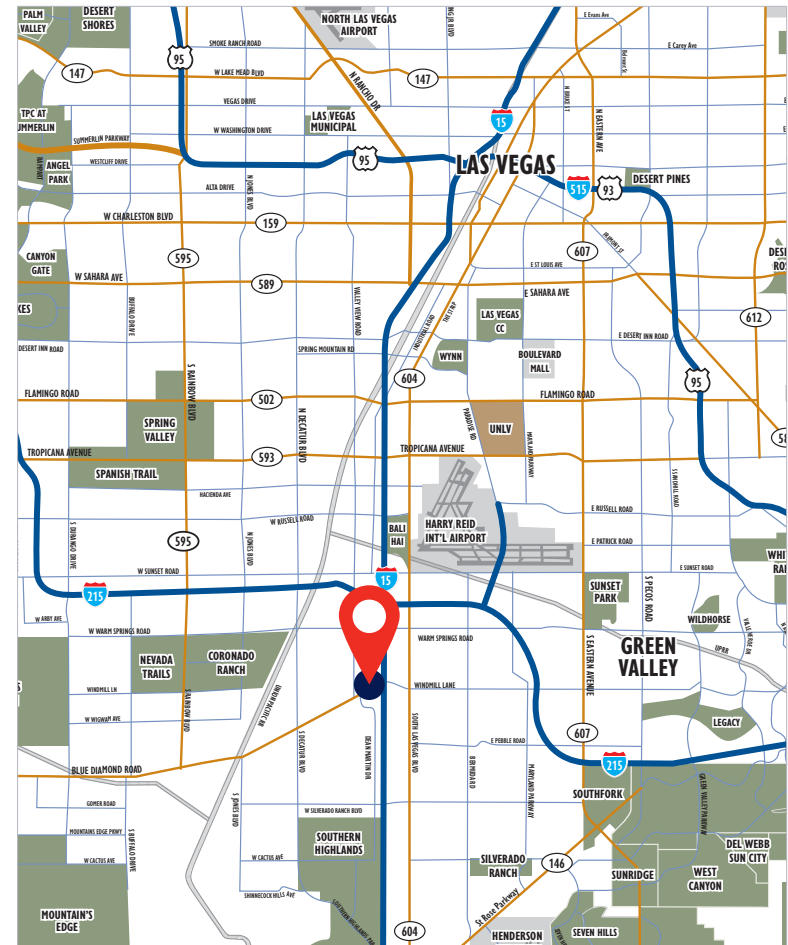


Lease Rate

Negotiable

NNN Fees

\$0.21 PSF/ Mo



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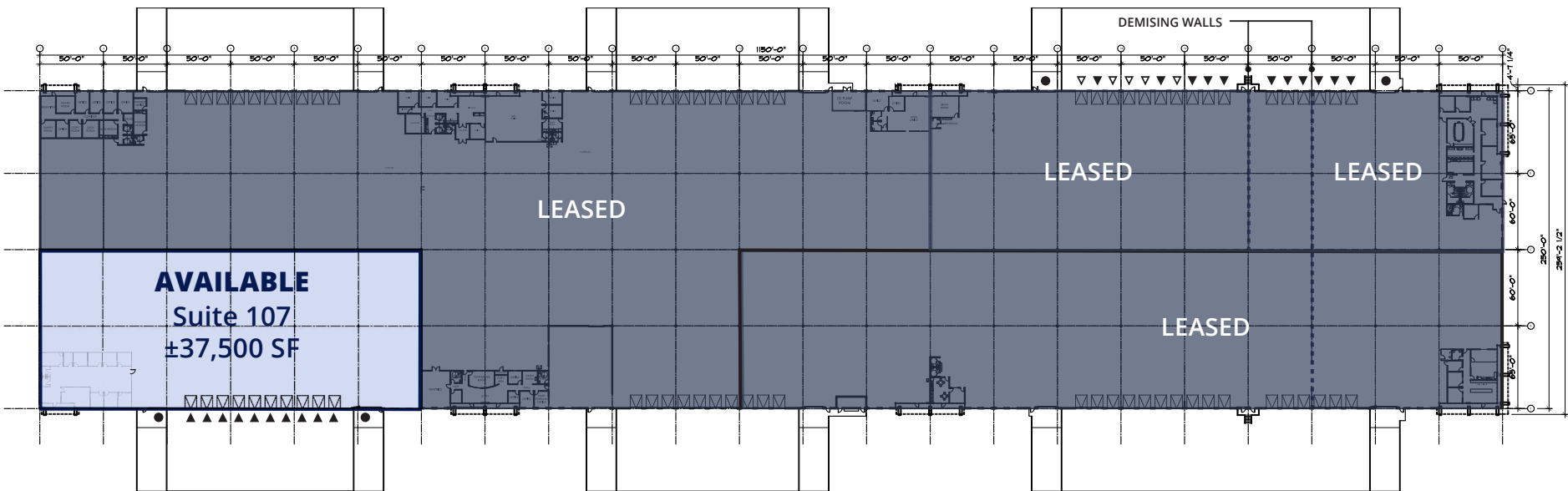
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Site Plan

△ =Edge of Dock ▲ =Dock Loading Door ● =Grade Loading Door Drawings not so scale. For illustration purposes only. ◀N



Suite	Total SF	Office SF	Warehouse SF	Dock Loading	Grade Loading	Base Rent (NNN)	NNN Fees (PSF)
107	±37,500 SF	±2,898 SF	±34,602 SF	Ten (10)	Two (2)	Negotiable	\$0.21 PSF

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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4120 W. Windmill Lane, Las Vegas, NV 89139

Suite 107

- ±37,500 SF Available
- ±2,898 SF Office
- ±34,602 SF Warehouse
- Ten (10) ±9' x ±10' Dock Loading Doors
- One (1) ±12' x ±14' Grade Loading Door
- One (1) ±18' x ±20' Grade Loading Door
- ±30' Clear Height
- ESFR Sprinklers



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Negotiable

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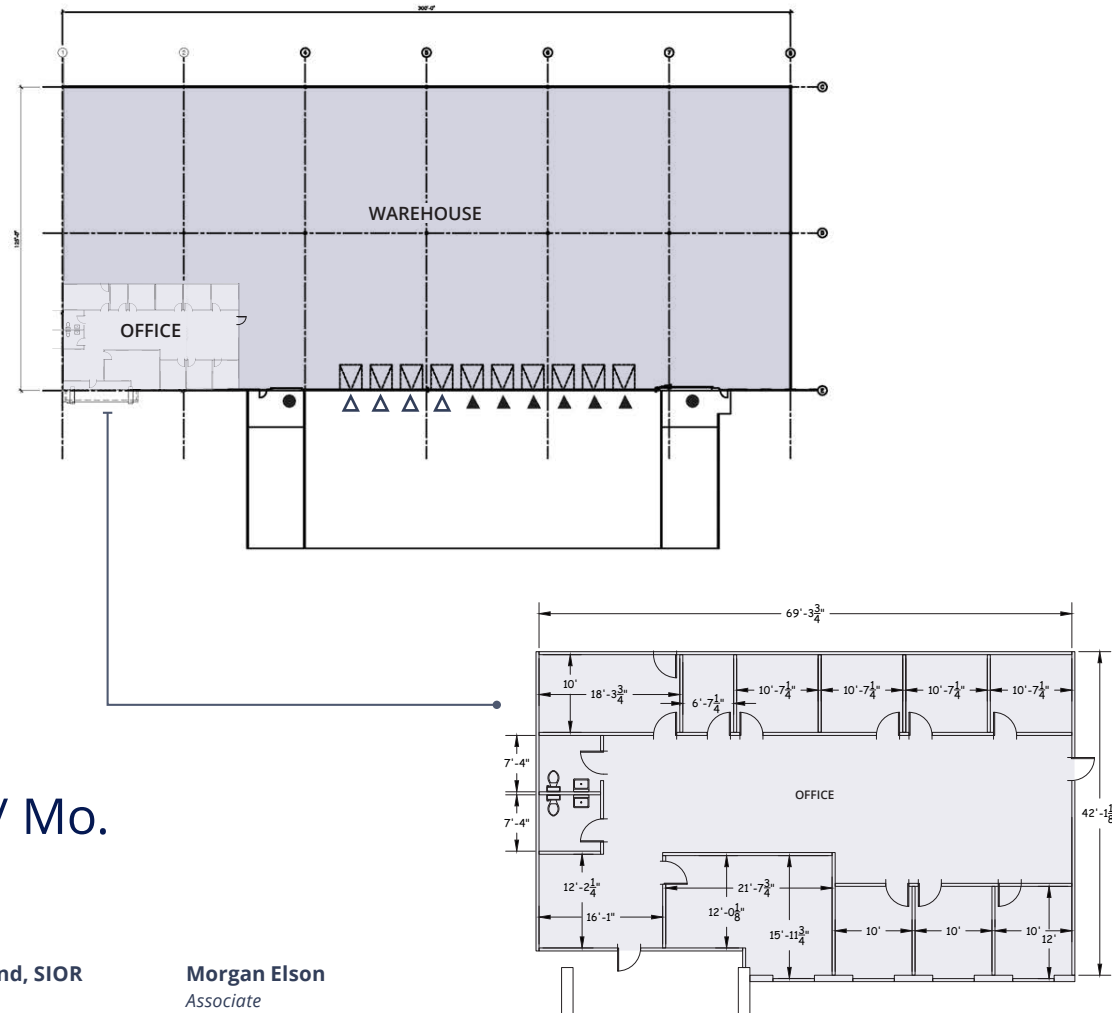
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Aerial Map



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\$5.5B Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$108B Assets under management

24,000 Professionals

Exclusive Listing Agents:

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ABOUT COLLIERS

Colliers is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fueled by visionary leadership, significant inside ownership and substantial recurring earnings. With \$5.5 billion in annual revenues, a team of 24,000 professionals, and \$108 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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