

For Lease | ±25,000 SF – ±37,500 SF Available

Blue Diamond Business Center – Building 5

4120 W. Windmill Lane, Las Vegas, NV 89139



Chris Lane, SIOR, CCIM

Executive Vice President
Direct: +1 702 836 3728
chris.lane@colliers.com
License # NV-S.0166896

Jerry Doty, SIOR

Executive Vice President
Direct: +1 702 836 3735
jerry.doty@colliers.com
License # NV-S.0172045

Paul Sweetland, SIOR

Vice Chairman
Direct: +1 702 836 3750
paul.sweetland@colliers.com
License # NV-S.0043604

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

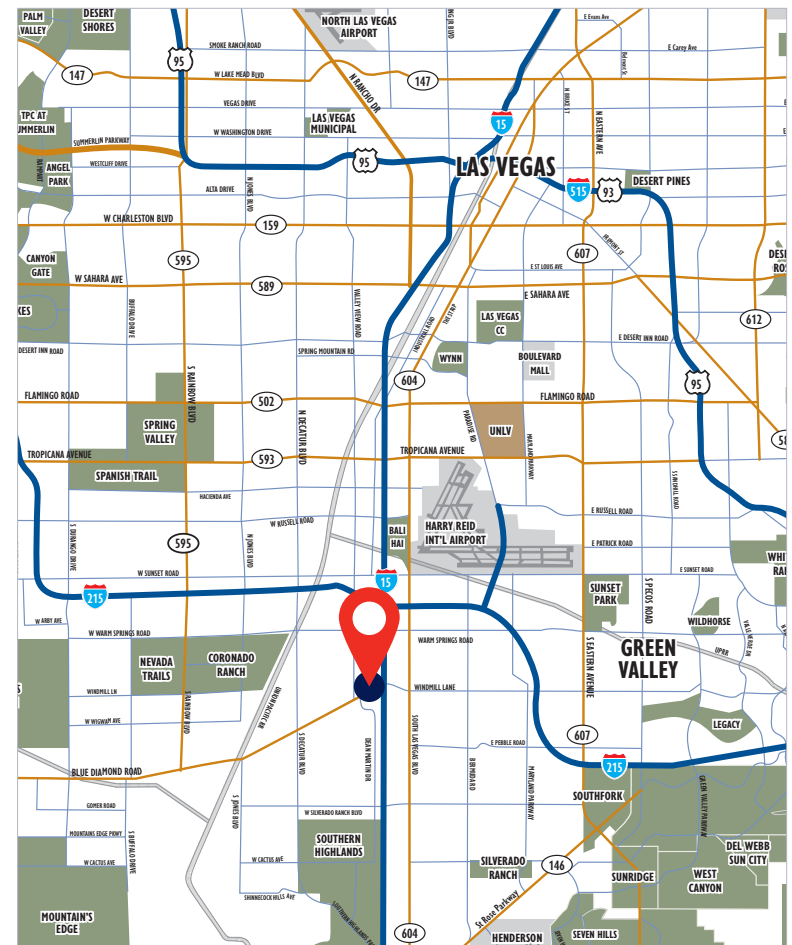


Lease Rate

Negotiable

NNN Fees

\$0.21 PSF/ Mo



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Colliers Las Vegas

6795 Agilysys Way
Suite 210
Las Vegas, NV 89113
www.colliers.com/lasvegas

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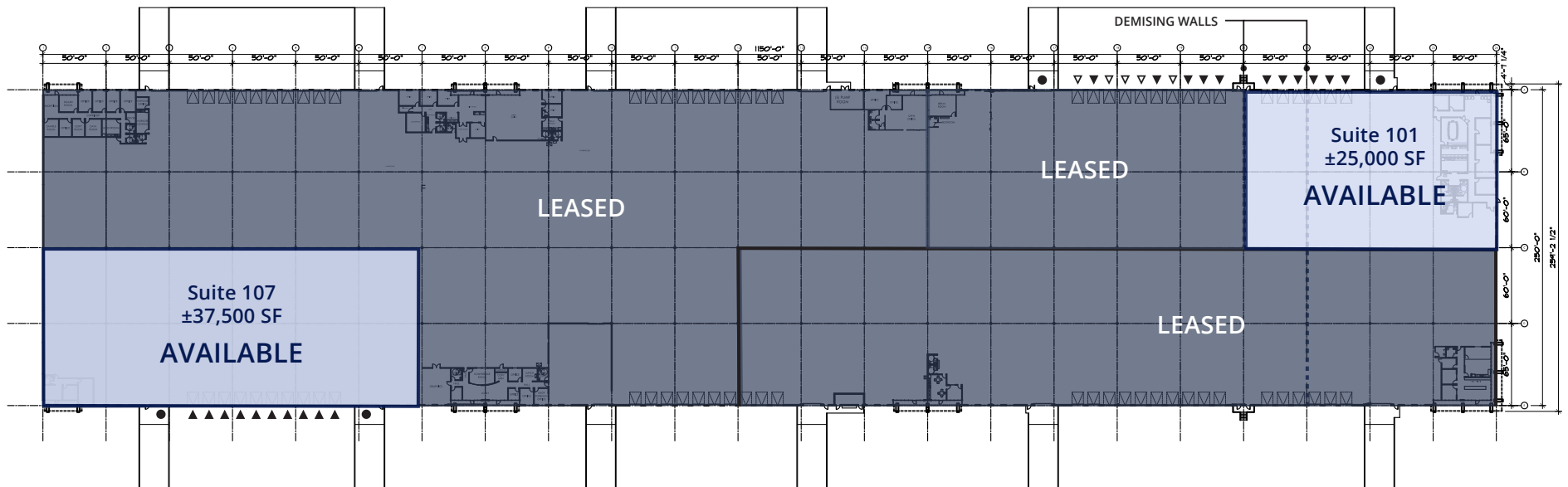
Site Plan

△ =Edge of Dock

▲ =Dock Loading Door

● =Grade Loading Door

Drawings not so scale. For illustration purposes only. ◀◀



Suite	Total SF	Office SF	Warehouse SF	Dock Loading	Grade Loading	Base Rent (NNN)	NNN Fees (PSF)
101-102 *Current Layout	±56,250 SF	±8,373 SF	±47,877 SF	Sixteen (16) ±9' x ±10'	Two (2) ±14' x ±16'	Negotiable	\$0.21 PSF
101	±25,000 SF	±3,811 SF	±21,189 SF	Six (6) ±9' x ±10'	One (1) ±14' x ±16'	Negotiable	\$0.21 PSF
107	±37,500 SF	±2,898 SF	±34,602 SF	Ten (10) ±9' x ±10'	Two (2) ±14' x ±16'	Negotiable	\$0.21 PSF

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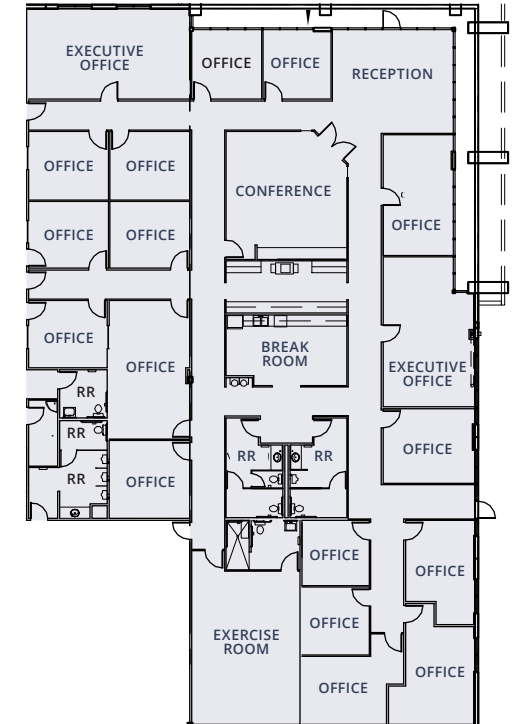
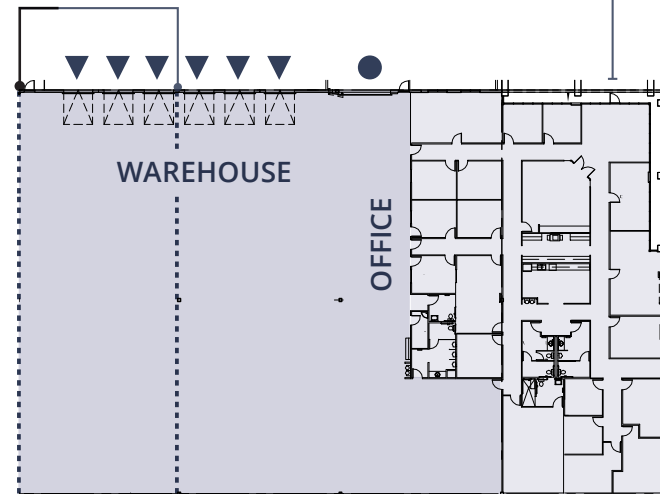
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Suite 101

*Current Layout

- ±25,000 SF Available
- ±8,373 SF Office
- ±16,627 SF Warehouse
- Six (6) ±9' x ±10' Dock Loading Doors
- One (1) ±14' x ±16' Grade Loading Door
- ±30' Clear Height
- ESFR Sprinklers
- Fifty Six (56) Unreserved Parking Spaces

DEMISING WALLS



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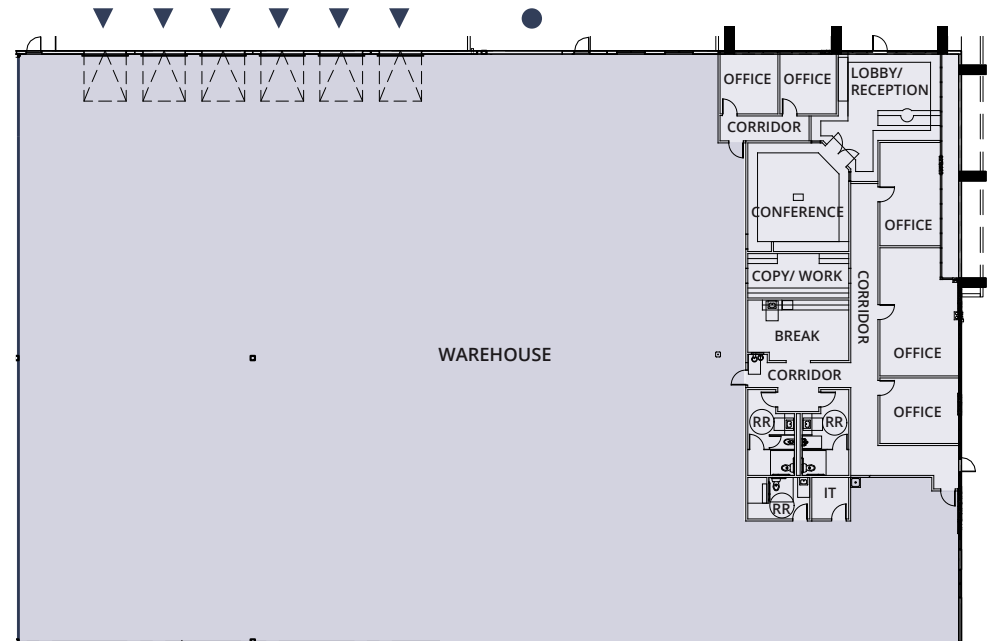
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Suite 101

*Proposed Office Plan

- ±25,000 SF Available
- ±3,811 SF Office
- ±21,189 SF Warehouse
- Six (6) ±9' x ±10' Dock Loading Doors
- One (1) ±14' x ±16' Grade Loading Door
- ±30' Clear Height
- ESFR Sprinklers



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Suite 107

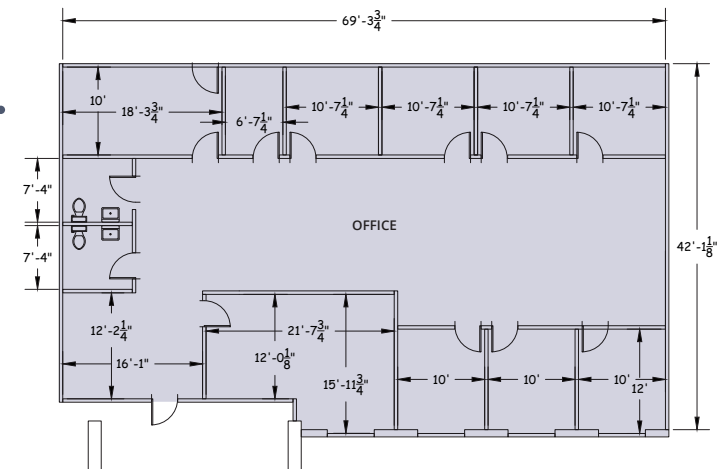
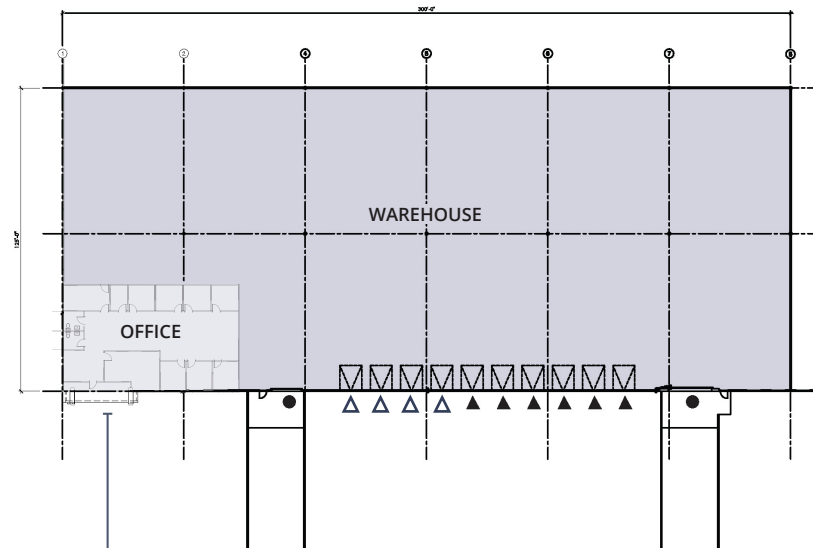
- ±37,500 SF Available
- ±2,898 SF Office
- ±34,602 SF Warehouse
- Ten (10) ±9' x ±10' Dock Loading Doors
- One (1) ±12' x ±14' Grade Loading Door
- One (1) ±18' x ±20' Grade Loading Door
- ±30' Clear Height
- ESFR Sprinklers

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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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