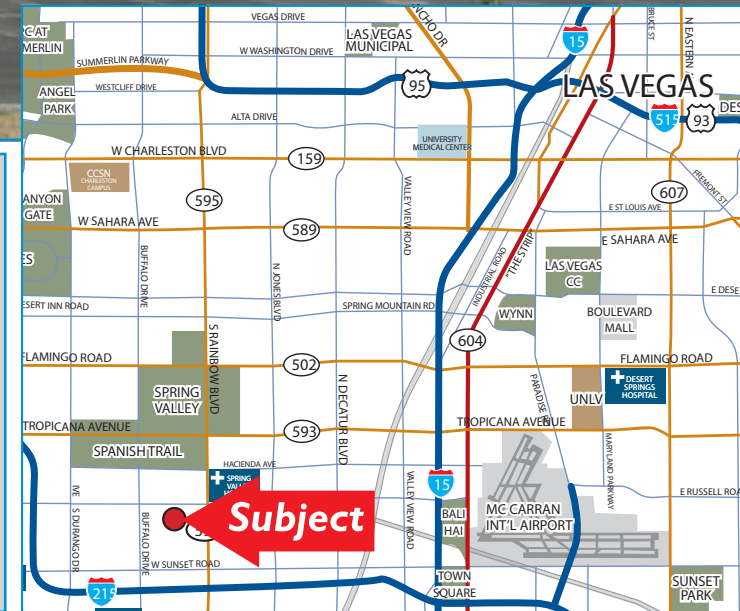


AVAILABLE: ±80,677 SF FREE STANDING INDUSTRIAL BUILDING
7201 WEST POST ROAD
LAS VEGAS, NEVADA | 89118



Property Details

- ±80,677 SF
 - Inclusive of ±34,764 SF Two Story Office
 - ±45,913 SF Warehouse
- Situated on ±4.65 Acres
- Master Planned Business Park
- High Image Concrete Tilt-Up Construction
- Two (2) 7' x 10' Dock High Doors
- Seven (7) 12' x 12' Grade Level Doors
- Office/Warehouse/Showroom
- ±24' Minimum Clear Height
- ESFR Fire Suppression System
- Enclosed Yard Area
- Three (3) Bay Repair Shop
- M-D Zoning
- Great Visibility from the North/South Traffic on the I-215
- Immediate Access to I-215, I-15, the Las Vegas "Strip", and McCarran International Airport
- Close Proximity to the Retail & Restaurant Development along I-215



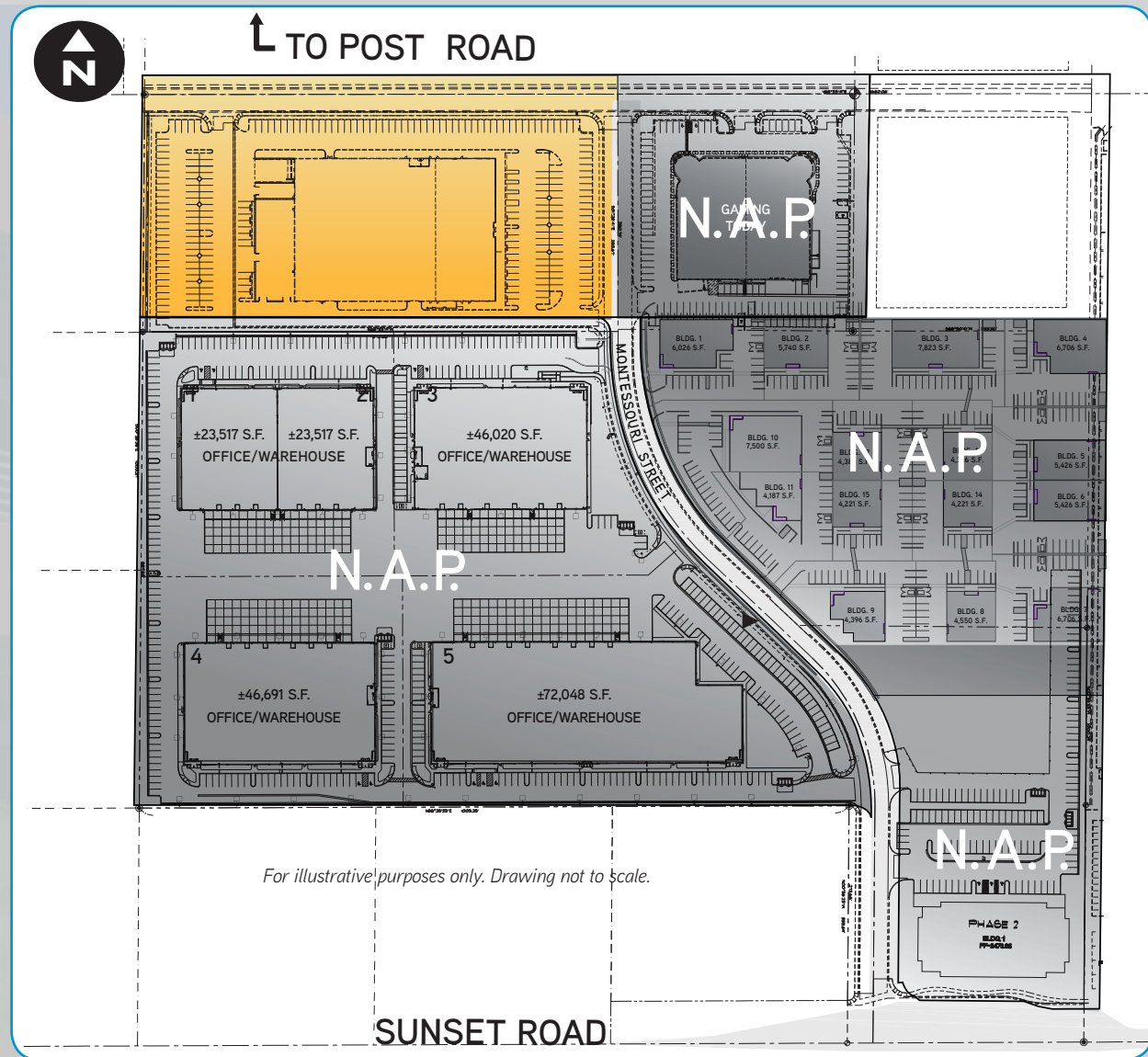
CHRIS LANE | DAN DOHERTY, SIOR

+1 702.836.3728

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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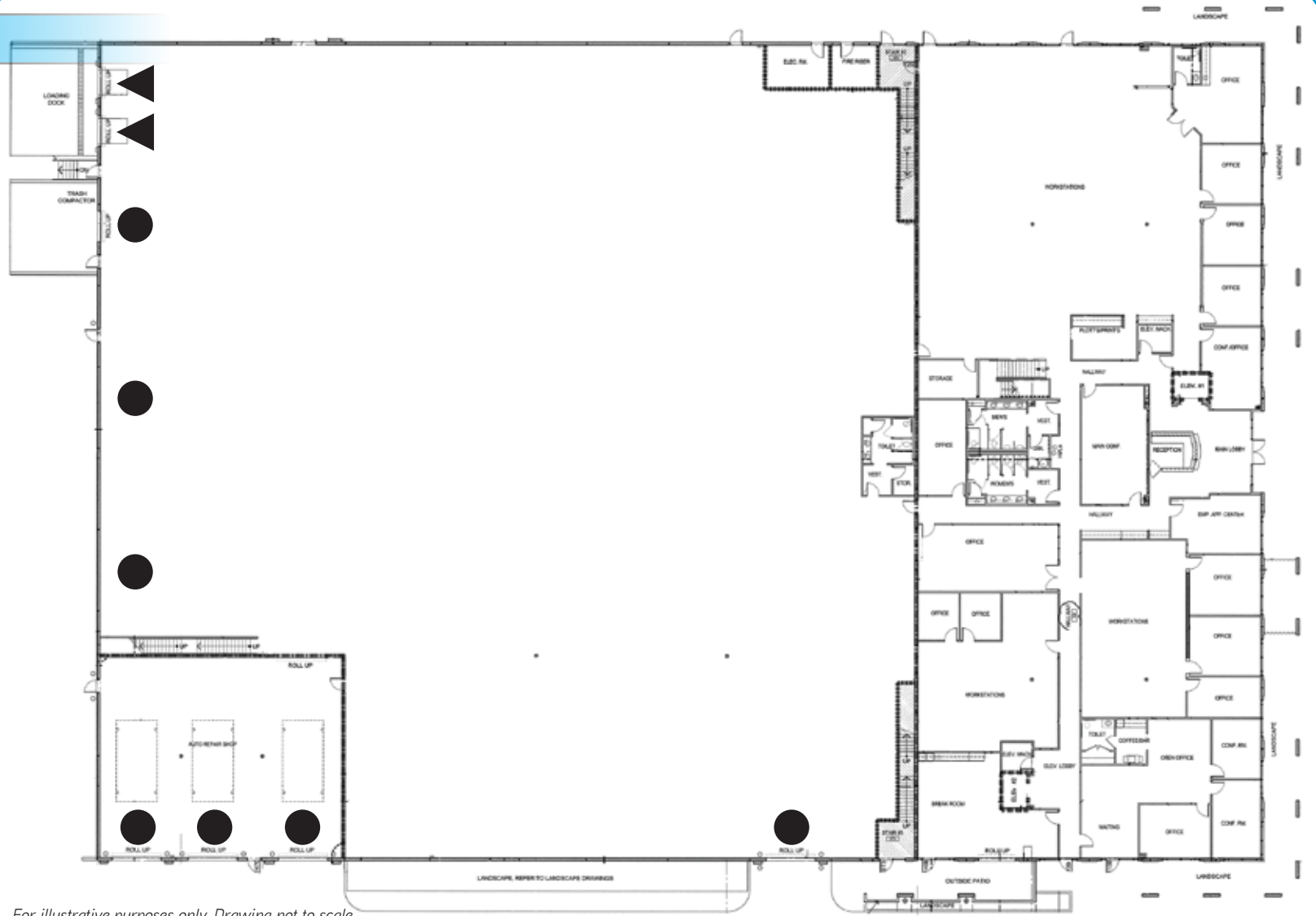
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FIRST FLOOR

▲ = 7' x 10' Dock High with Levelers

● = 12' x 12' Grade Level Doors



For illustrative purposes only. Drawing not to scale.

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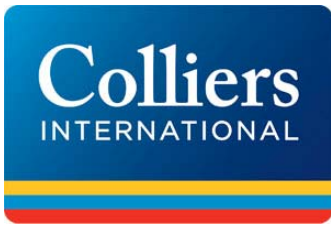


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COLLIERS INTERNATIONAL
LISTING DETAIL WORKSHEET
INDUSTRIAL PROPERTY

FOR SALE OR LEASE

Listing Agent(s): **Chris Lane**
Dan Doherty, SIOR

Phone: (702) 836-3728
Fax: (702) 940-4100
Address: 3960 Howard Hughes Pkwy.
Suite 150
Las Vegas, Nevada 89169

Last Updated: November 21, 2011

Address: 7201 W. Post Road
Las Vegas, 89113
County: Clark
Cross Streets: Sunset Rd. & Montessori St.
Zoning: M-D
APN: 163-34-810-003
Acres: +/-4.65
Year Built: 2006

Building Sq. Ft.: +/-80,677 square feet

According to the Clark County Assessor's website, this property is not in a 100-year flood zone

PROPERTY DETAIL

Total Available: +/- 80,677 sq. ft.

Warehouse SF: +/- 45,913 sq. ft.

Office SF: +/- 34,764 sq. ft.

Sprinklers: ESFR

Docks: Two (2) 7' x 10'

Grade: Seven (7) 12' x 12'

Power: 277/480v, 3-Phase

7201 W. Post Road is +/-80,677 square feet total; inclusive of +/-34,764 SF fully improved two-story office space. The warehouse consists of +/-45,913 SF of space serviced by two (2) 7' x 10' dock high doors and seven (7) 12' x 12' grade level doors. Included within the warehouse is a +/-6,074 SF enclosed service area with an additional upper story storage area. Improvements include ESFR fire suppression system, metal halide lighting, gas heating, +/-24' clearance, and skylights. Power to the building includes 277/480v, 3-phase service. 7201 W. Post Road is situated on +/-4.65 acres and includes a fully walled and paved outside storage yard.

7201 W. Post Road is centrally located in the Southwest submarket with the ability to service all areas of town from one central location. It can be accessed from the I-215 via the Rainbow Road interchange and offers close proximity to the Las Vegas "Strip" and the McCarran International Airport.

Total SF	Warehouse SF	Office SF	Grade Level Doors	Dock Doors	Sale Price	Price PSF	Lease Rate PSF.	Estimated CAM
+/-80,677	+/-45,913	+/-34,764	Seven (12'x12')	Two (7'x10')	\$8,067,700	\$105	\$0.65 NNN	TBD