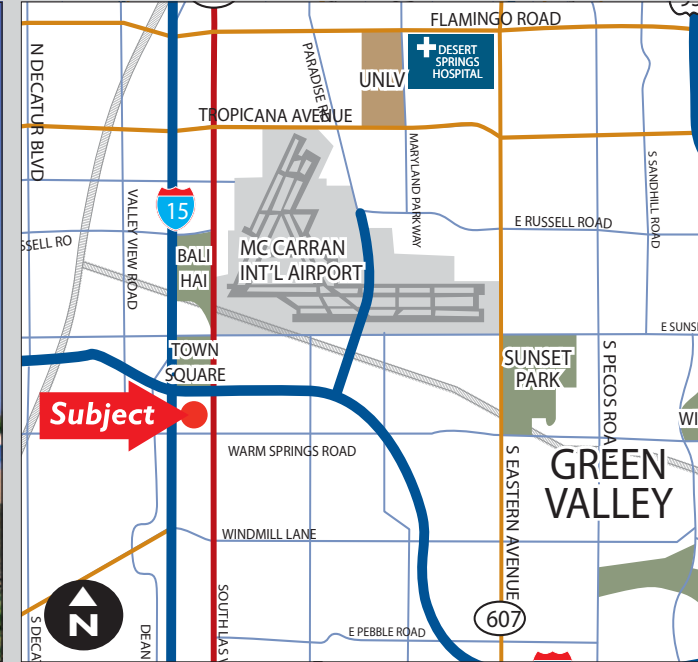


AVAILABLE: ±18,628 SF FREE STANDING INDUSTRIAL BUILDING
7120 RAFAEL RIDGE WAY
LAS VEGAS, NEVADA | 89119



Property Details

- ±18,628 SF Available
 - Inclusive ±12,562 SF Two Story Office
 - ±6,066 SF Warehouse
 - Enclosed Yard Area
- Situated on ±1.26 Acres
- High Image Concrete Tilt-Up Construction
- Four (4) 12' x 14' Grade Level Doors
- Office/Warehouse/Showroom
- ±18' Minimum Clear Height
- ESFR Fire Suppression System
- Three (3) Bay Repair Shop
- M-D Zoning
- Great Visibility from the I-15 & 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 & Las Vegas Blvd.

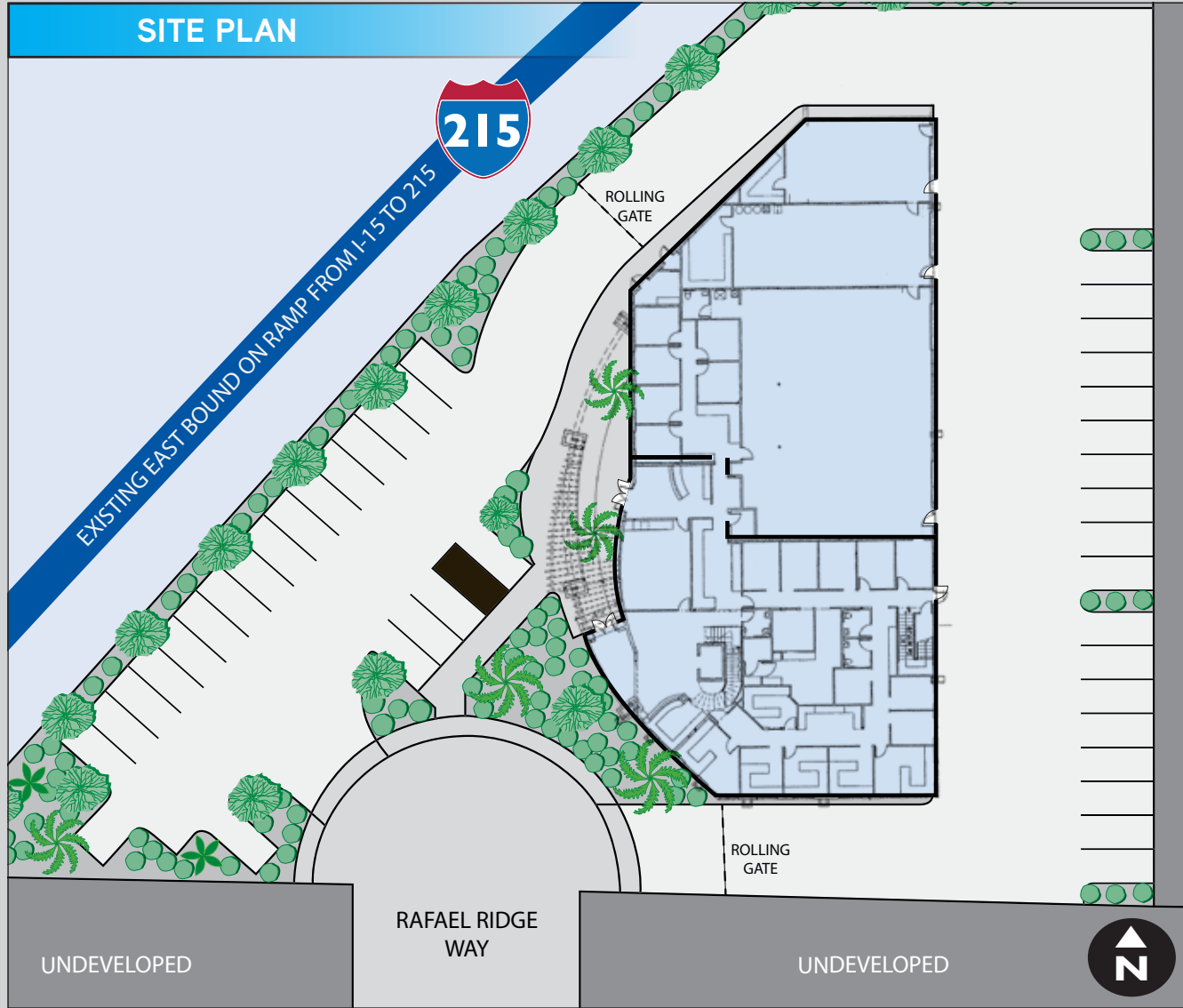
CHRIS LANE | DAN DOHERTY, SIOR

+1 702.836.3728

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www.colliers.com

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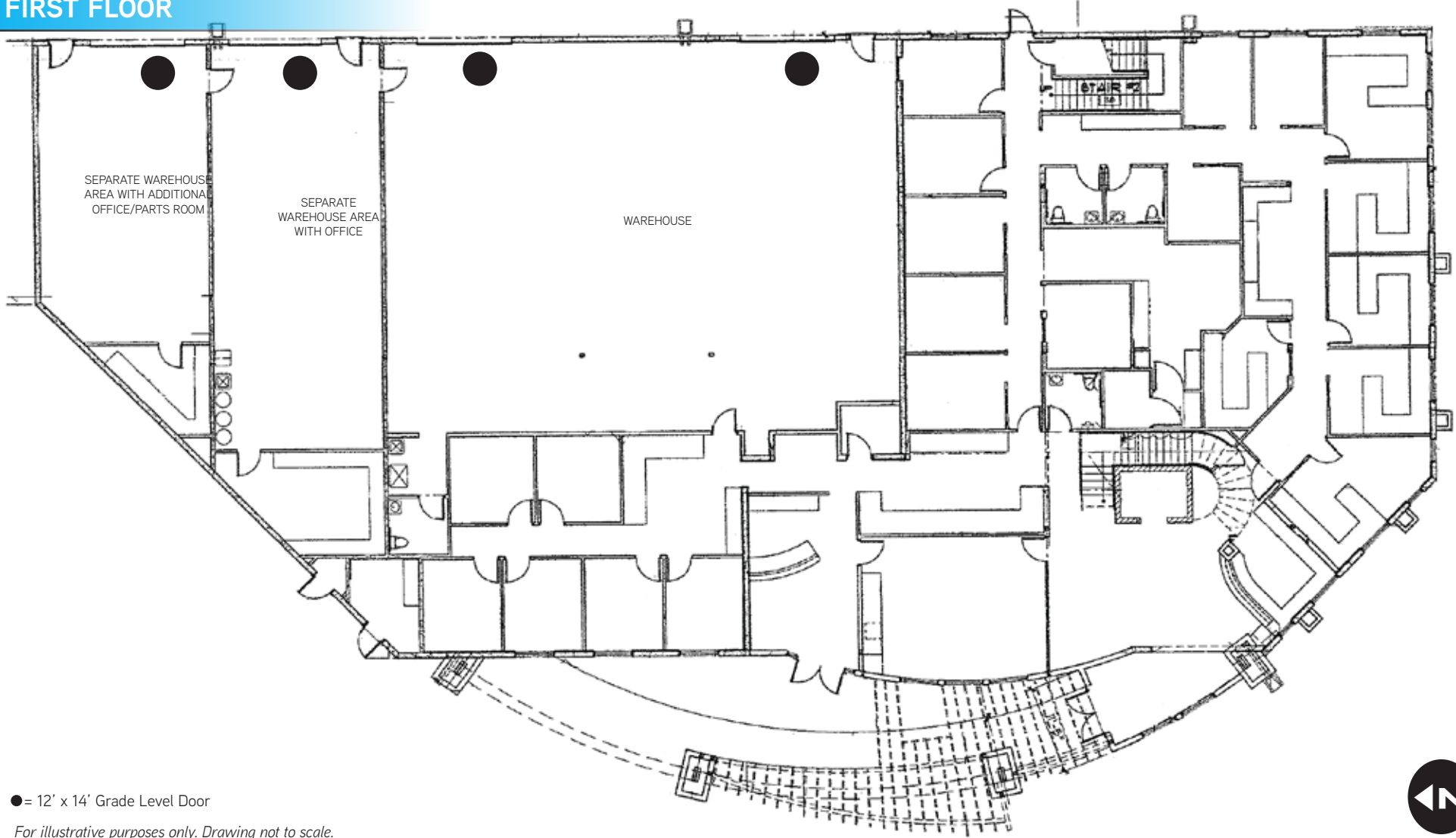
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FIRST FLOOR



● = 12' x 14' Grade Level Door

For illustrative purposes only. Drawing not to scale.

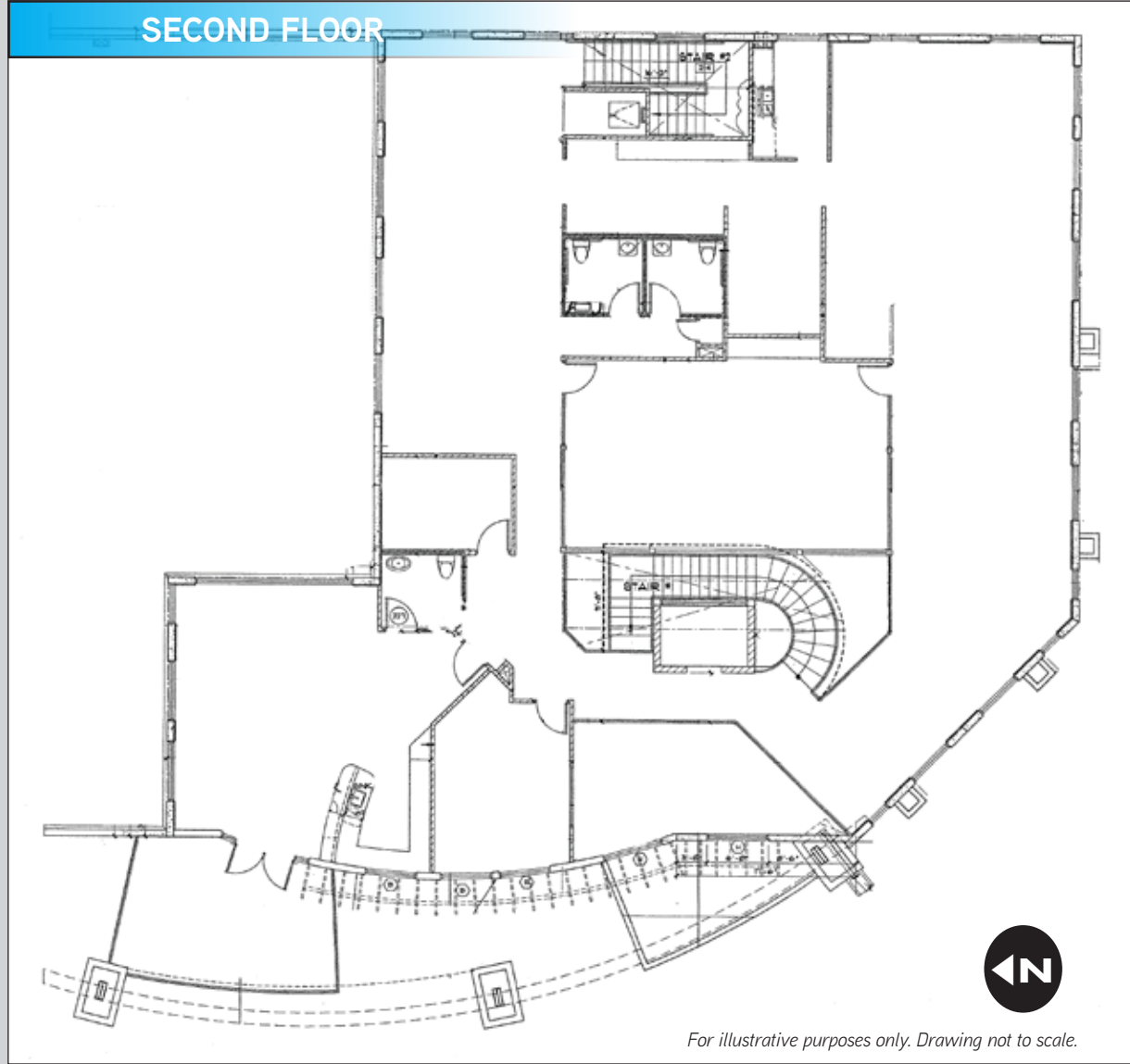
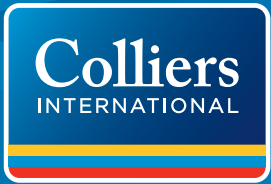
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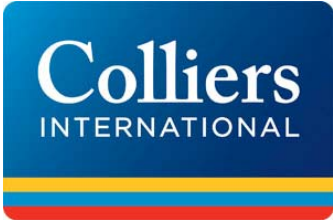
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**COLLIERS INTERNATIONAL
LISTING DETAIL WORKSHEET
INDUSTRIAL PROPERTY**

AVAILABLE

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

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

Last Updated: January 12, 2012

Address: 7120 Rafael Ridge Way
 Las Vegas, 89119

County: Clark

Cross Streets: Warm Springs Rd. & Las Vegas Blvd.

Zoning: M-D

APN: 177-05-801-047

Acres: +/-1.26

Building Sq. Ft.: +/-18,628 SF

Year Built: 2006

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

PROPERTY DETAIL

Total Available: +/- 18,628 SF

Warehouse SF: +/- 6,066 SF

Office SF: +/- 12,562 SF

Sprinklers: ESFR

Clear Height: +/- 18'

Docks: None

Grade: Four (4) 12' x 14'

Power: 277/480v, 3-Phase

7,120 Rafael Ridge Way is +/-18,628 SF total; inclusive of +/-12,562 SF of highly improved two-story office space. The warehouse consists of +/-6,066 SF of space with separated workshop and maintenance areas. The entire warehouse area is serviced by four (4) 12' x 14' grade level doors, ESFR fire suppression system, metal halide lighting and skylights. Power to the building includes 277/480v, 3-Phase Power.

7120 Rafael Ridge Way is centrally located in the Airport submarket with the ability to service all areas of town from one central location. The property offers great visibility from Interstate 15 and I-215 Beltway. This location offers close proximity to the Las Vegas "Strip" and the McCarran International Airport.

Total Available SF	Office SF	Power	Clear Height	Grade Doors	Sale Price	Price PSF	Lease Rate (NNN)	Estimated CAM
+/-18,628	+/-12,562	277/480V 3-Phase	+/-18'	4 (12'x14')	\$2,250,000	\$115.86	\$0.65 psf.	TBD

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.