

FOR SALE OR LEASE

3300 BIRCHER

360° [INTERACTIVE TOUR](#)

±138,817 Total SF

Listed by:

Colliers





LET'S TALK

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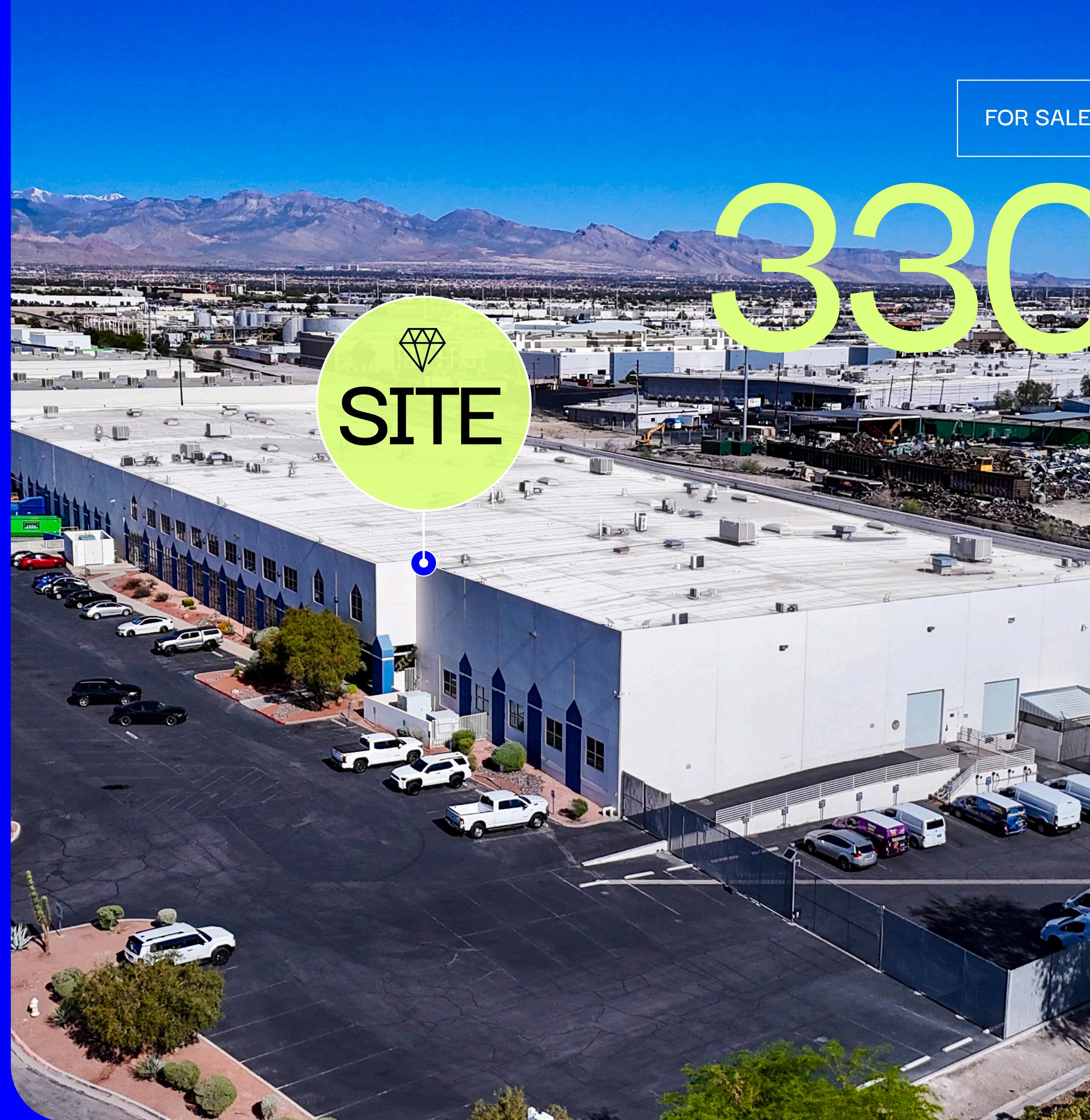
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Listed by:





Current State

±138,817 Total SF

WAREHOUSE

±77,789 SF

TWO-STORY OFFICE

±61,028 Total SF

First Floor: ±33,183 SF

Second Floor: ±27,845 SF

Proposed

±120,663 Total SF

WAREHOUSE

±96,490 SF

TWO-STORY OFFICE

±24,173 Total SF

First Floor: ±14,482 SF

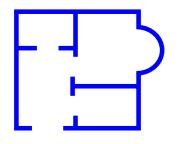
Second Floor: ±9,691 SF

3300

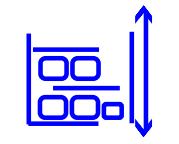
BIRTCHE



Location
3300 Birtcher Drive
Las Vegas, NV 89118



Building Size
±138,817 Total SF



Average Clear Height
±24'



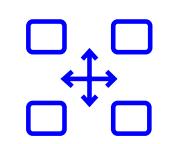
Dock Level Loading
Eleven (11) Dock Doors
*Additional knock out available



Grade Level Loading
Three (3) Grade Doors
*Additional knock out available



±15,000 SF Warehouse Floor
Equipped with Hi-pile Racking
*Sprinklers ran throughout



Room to Move
40' X 48' Column Spacing



Power
±4,000 amps 3 phase 277/480-volt power
with ability to expand



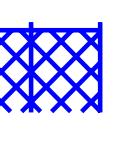
Sprinklers
Fire sprinklered – rating is 0.33/3,000 SF
(to be verified)



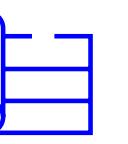
Zoning
Industrial Light (IL)



Year Built
1991



Secured Yard
Gated yard adjacent to the building
+ option for additional parking/yard at
3465 Birtcher Drive



Construction
±60' Concrete Truck Aprons



Parking Spaces
Currently 190 Spaces

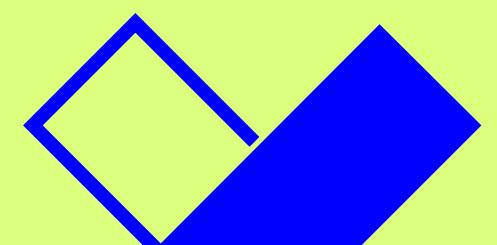
360° [INTERACTIVE TOUR](#)

Additional Lot

3465 Birtcher is adjacent ±0.98 acres
paved lot, stripped, lighted; ready for
additional parking and storage yard

Located in the Designated
Stadium District

Easy access to the Las Vegas Strip, Downtown Las Vegas,
Convention Centers, and Harry Reid International Airport.



Premier Submarket

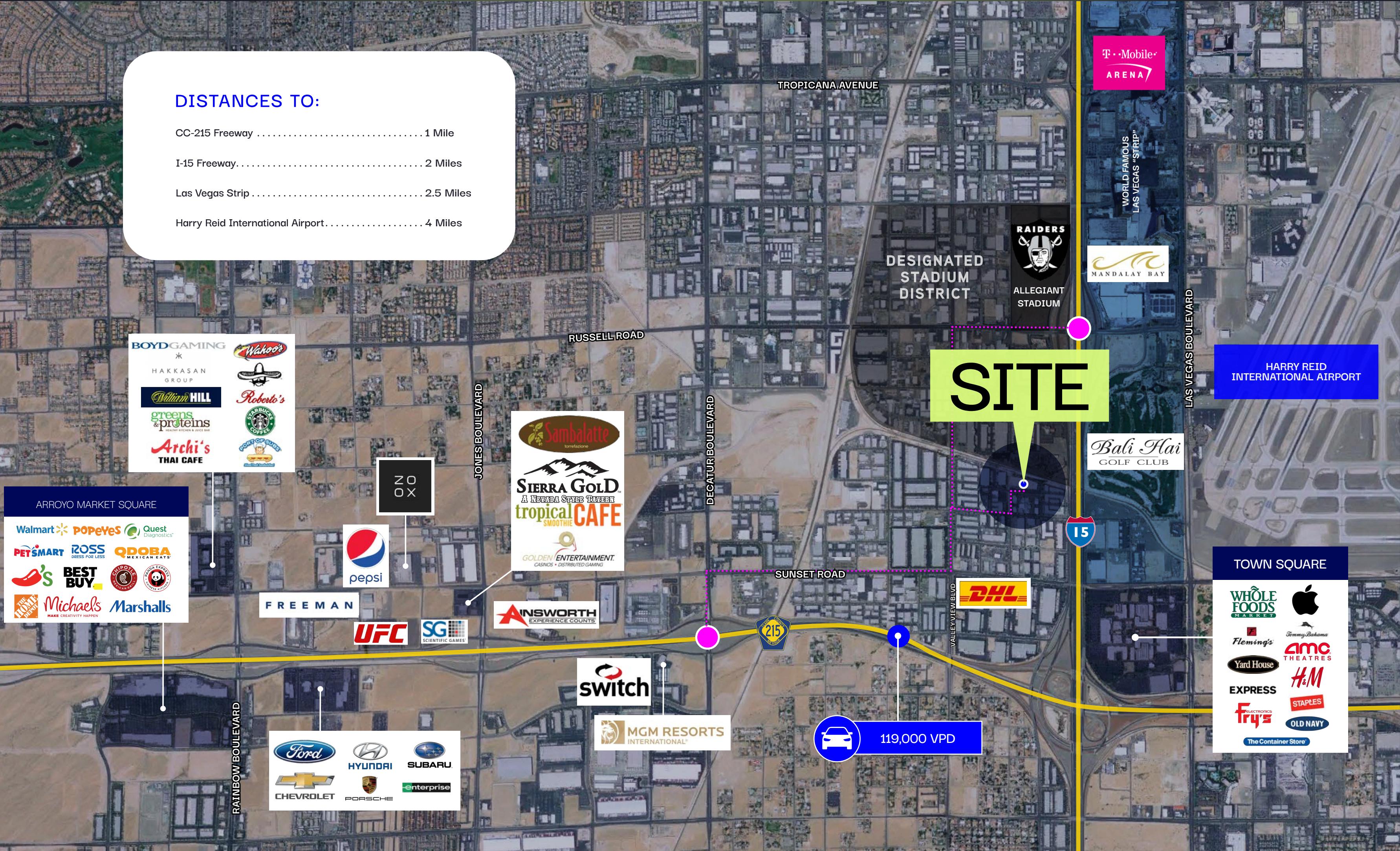
A rare opportunity to acquire a $\pm 138,817$ SF Industrial Building in the coveted Stadium District less than 1-mile from the Las Vegas Strip.

The strategically positioned property is in the southwest submarket, located near the Las Vegas Strip and Harry Reid International Airport with immediate access to the 215 Beltway and I-15 Freeway.



Destination For Locals & Visitors

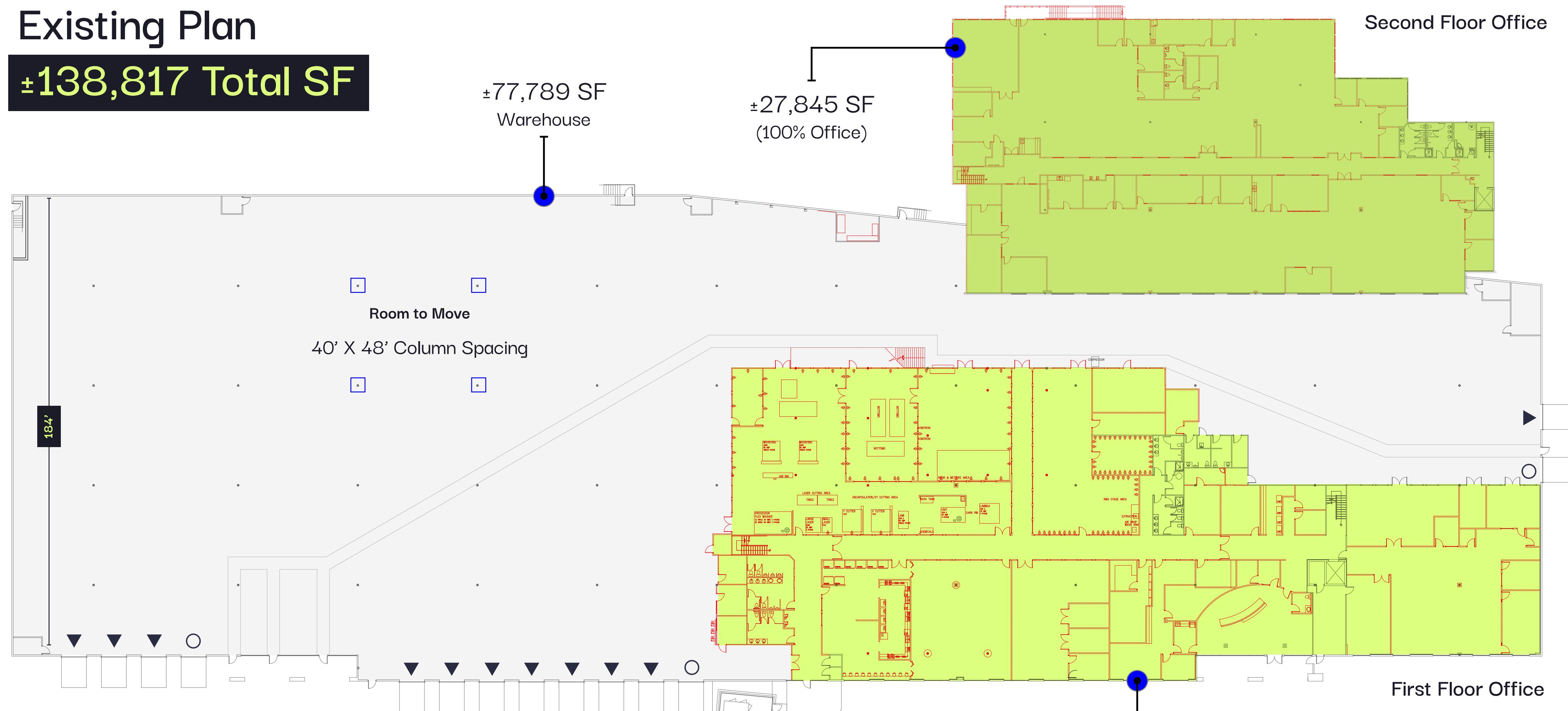
Las Vegas hosts over 41.7MM visitors annually.



For illustration purposes only. Not to scale.

Existing Plan

±138,817 Total SF



360° [INTERACTIVE TOUR](#)

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▼ = Dock High Loading Doors

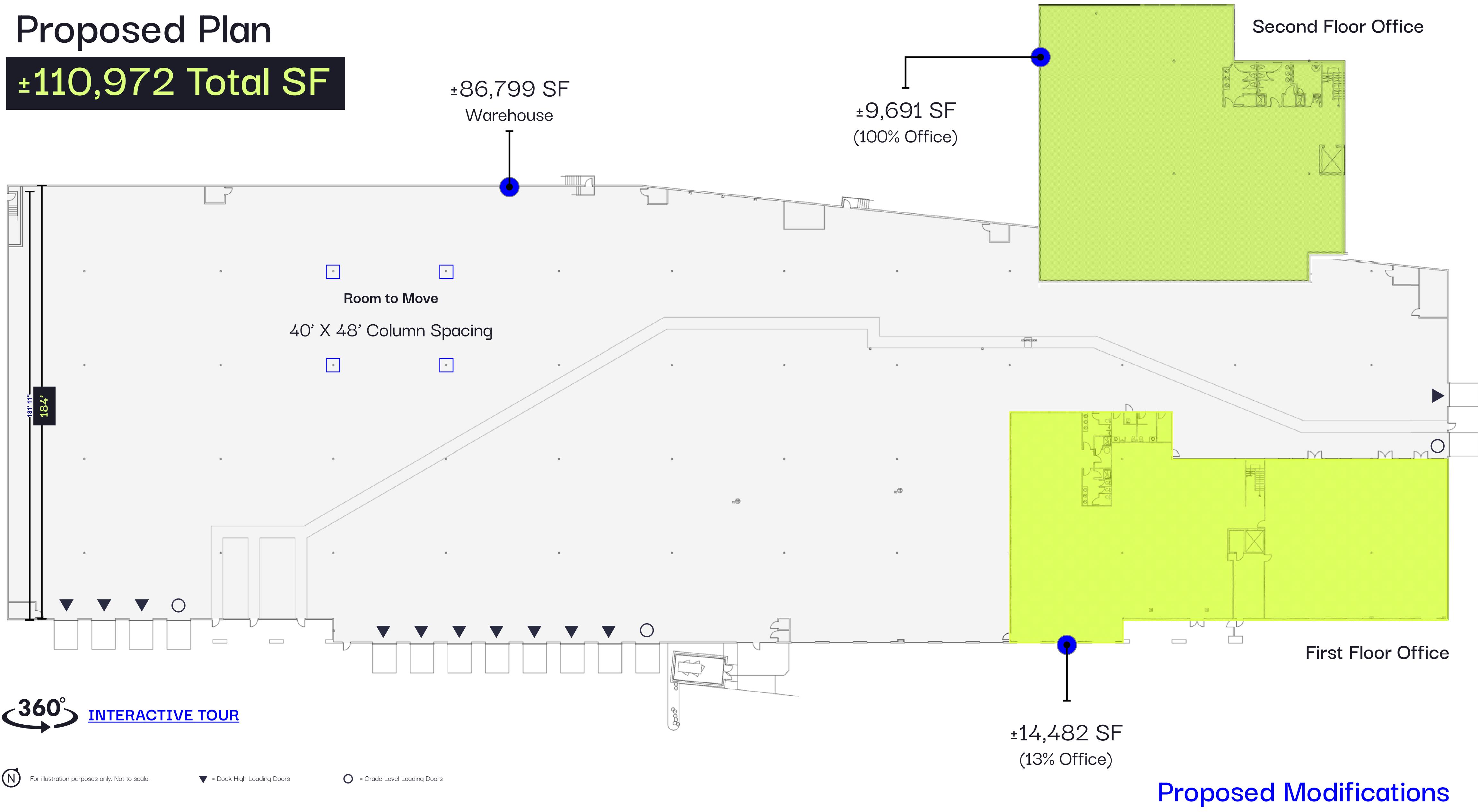
○ = Grade Level Loading Doors

**±33,183 SF
(30% Office)**

Current State

Proposed Plan

±110,972 Total SF



allegiant stadium

T Mobile ARENA

LAS VEGAS
RESORT CORRIDOR

MANDALAY BAY
CONVENTION CENTER

15 ±243,000 CPD

HARRY REID
INTERNATIONAL AIRPORT

 **SITE**

±0.98 Acres
Adjacent paved lot,
stripped, lighted; ready
for additional parking
& storage yard

BIRCHER DRIVE



LAS VEGAS



Annual Visitors (~2.1% YOY)

41.7M



Convention Attendance (~0.1% YOY)

6.0M Visitors



#1 Trade Show Destination

29 Years



Direct Visitor Spending (~7% YOY)

\$55.1 Billion



En/Deplane Passengers (~1.4% YOY)

58.4M



Economic Impact (~3% YOY)

\$87.7B

LAS VEGAS IS DEVELOPING A STRONG REPUTATION AS A TOP-TIER SPORTS DESTINATION, AND HAS ESTABLISHED A LEGITIMATE CLAIM TO THE TITLE OF “GREATEST ARENA IN THE WORLD.”

Las Vegas has the Strongest Tourism Growth Trajectory in the World.



FORMULA ONE
GRAND PRIX
RACES THRU 2032



HOME OF THE
GOLDEN KNIGHTS
TOP 5 NHL PRICE & DEMAND



HOME OF THE
UFC HQ
LAS VEGAS, NV



FUTURE HOME OF THE
LV ATHLETICS
MAJOR LEAGUE BASEBALL



HOME OF THE
WRANGLER NFR
PROFESSIONAL RODEO



2022 & 2023 WNBA
WORLD CHAMPS
LAS VEGAS ACES



TOP TICKET SALES
LV RAIDERS
NFL REVENUE RANKS



THE TOP
BOXING CAPITAL
OF THE WORLD



POISED FOR SUCCESS
STEADY GROWTH
32,000 STUDENT COUNT (2024)

3300

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