

FOR SALE OR LEASE

3300 BIRTOCHER




SITE

 **360° INTERACTIVE TOUR**

±138,817 Total SF

Listed by:





LET'S TALK

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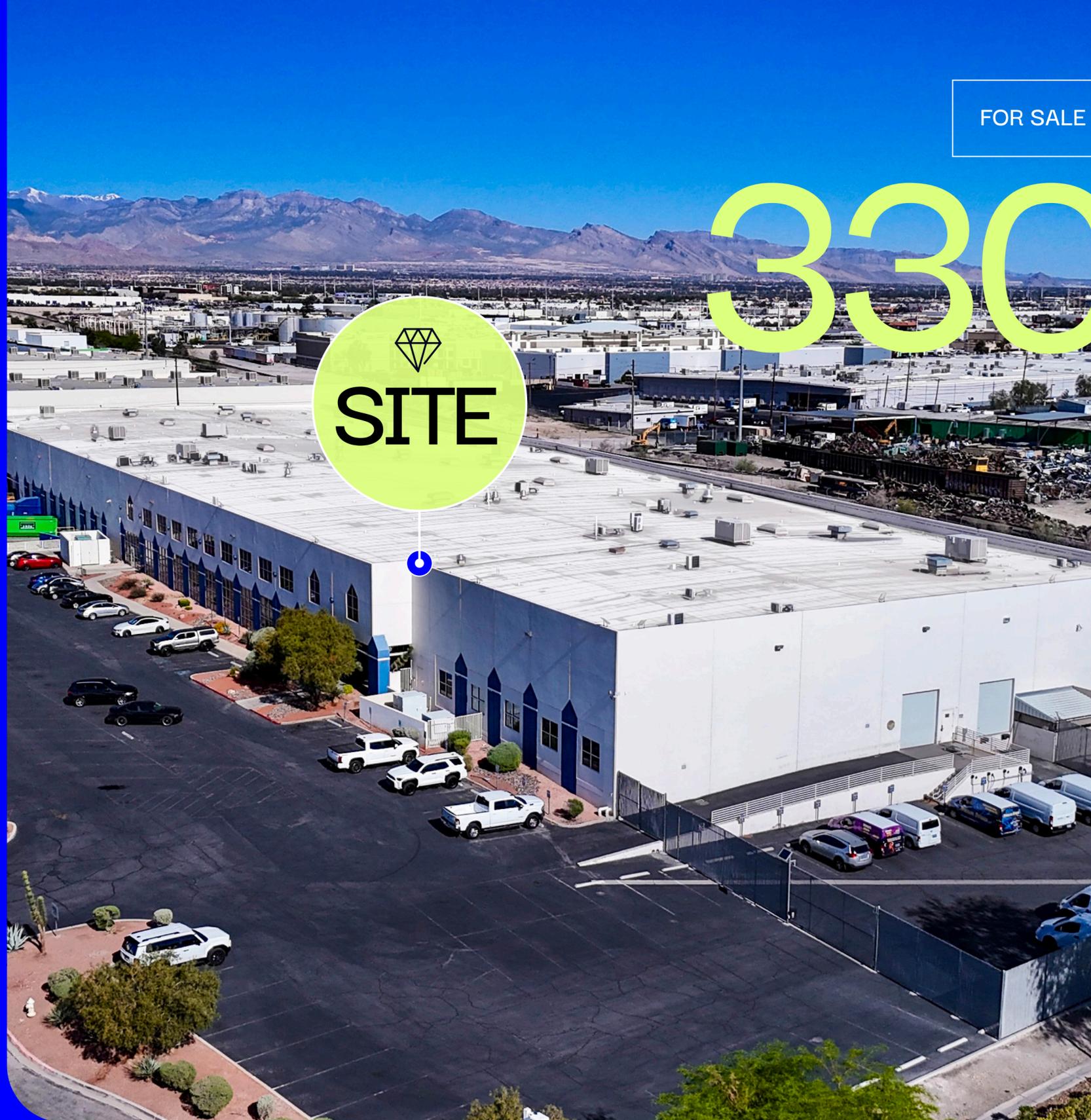
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FOR SALE OR LEASE

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BIRTOCHER




SITE

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

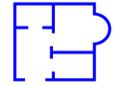
WAREHOUSE
±96,490 SF

TWO-STORY OFFICE
±24,173 Total SF
First Floor: ±14,482 SF
Second Floor: ±9,691 SF



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



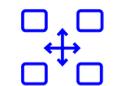
Grade Level Loading

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

3300

BIRTCHEER



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

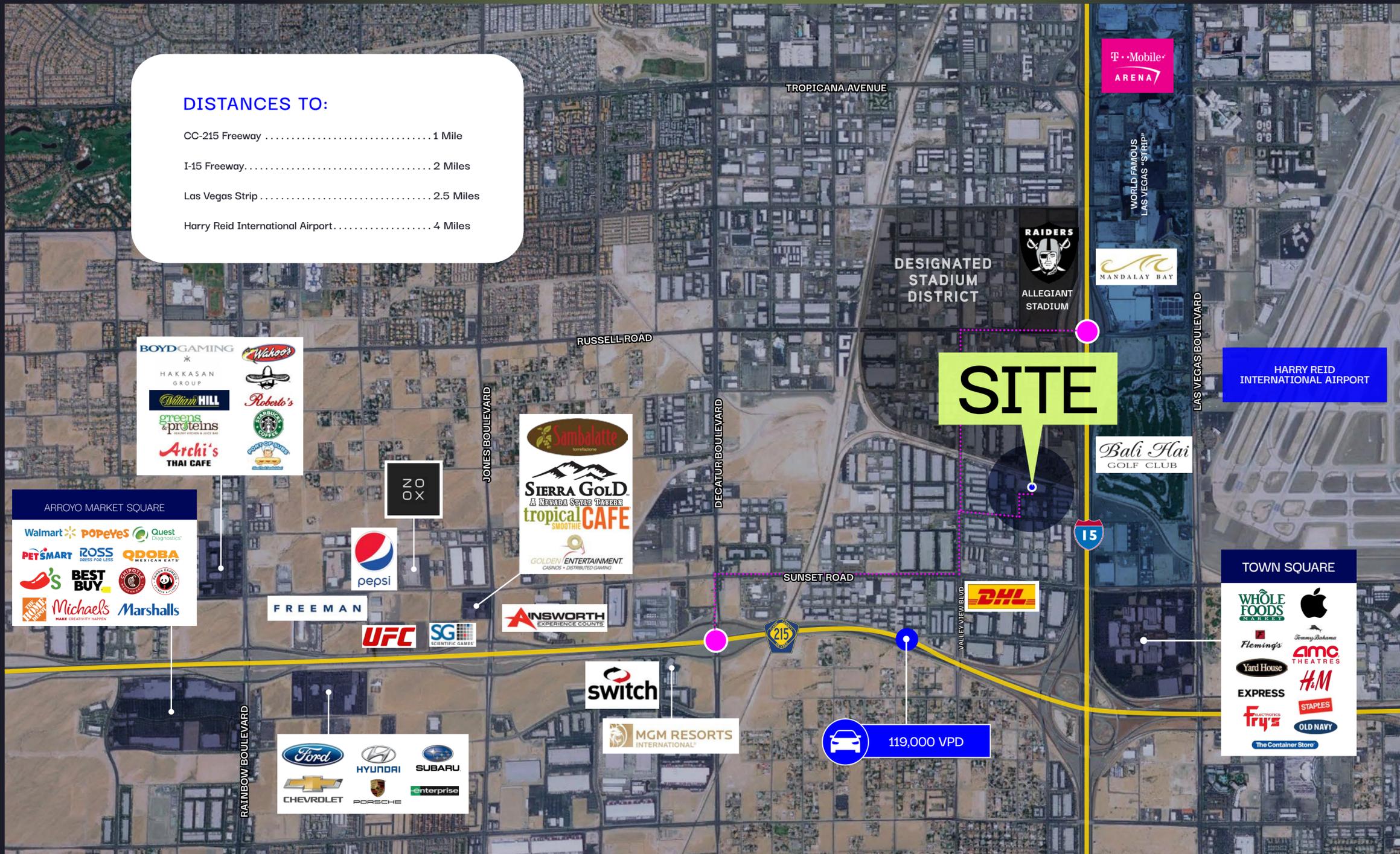
A rare opportunity to acquire a ±138,817 SF Industrial Building in the coveted Stadium District less than 1-mile from the Las Vegas Strip.

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.



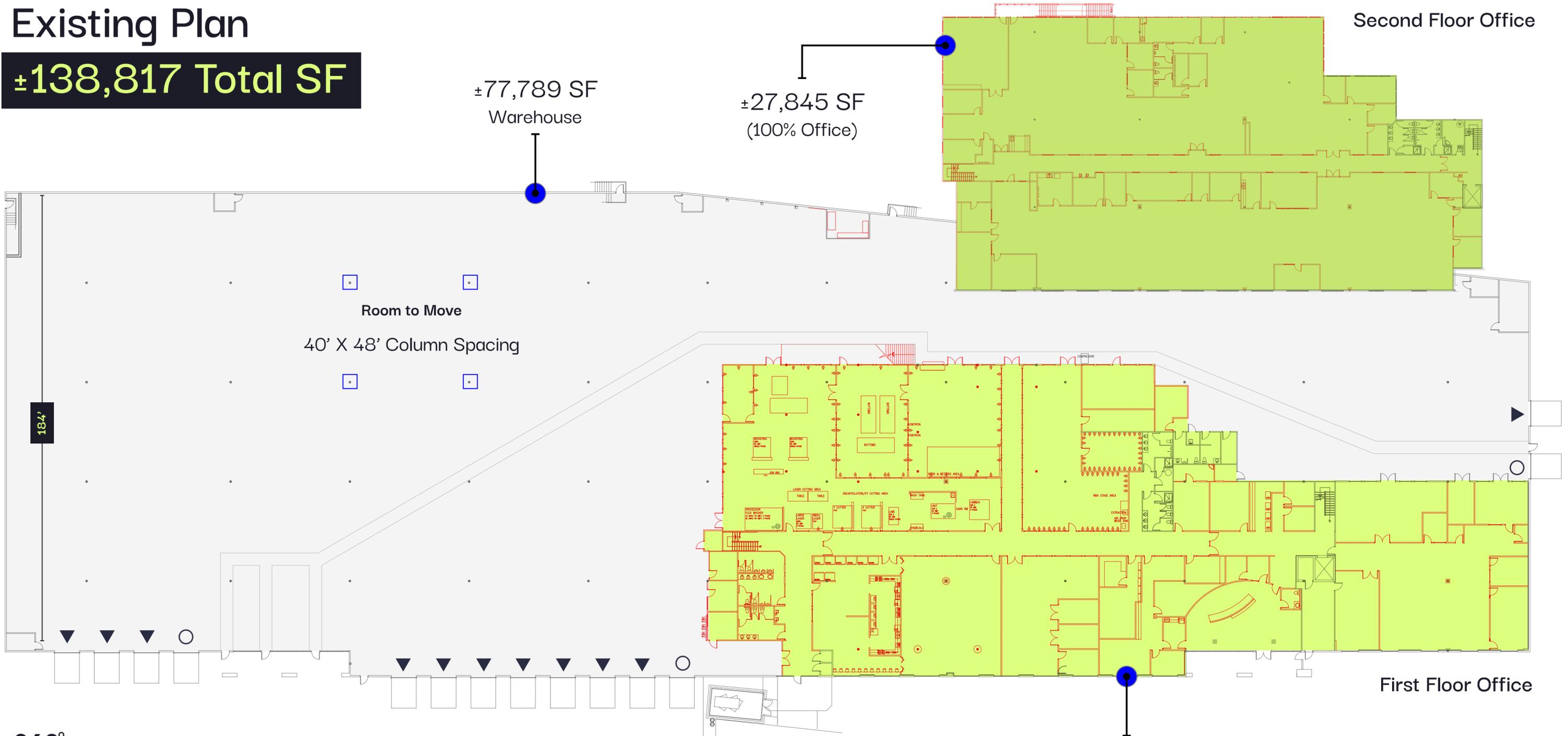
Destination For Locals & Visitors

Las Vegas hosts over 41.7MM visitors annually.



Existing Plan

±138,817 Total SF



±77,789 SF
Warehouse

±27,845 SF
(100% Office)

Second Floor Office

Room to Move
40' X 48' Column Spacing

184'

±33,183 SF
(30% Office)

First Floor Office

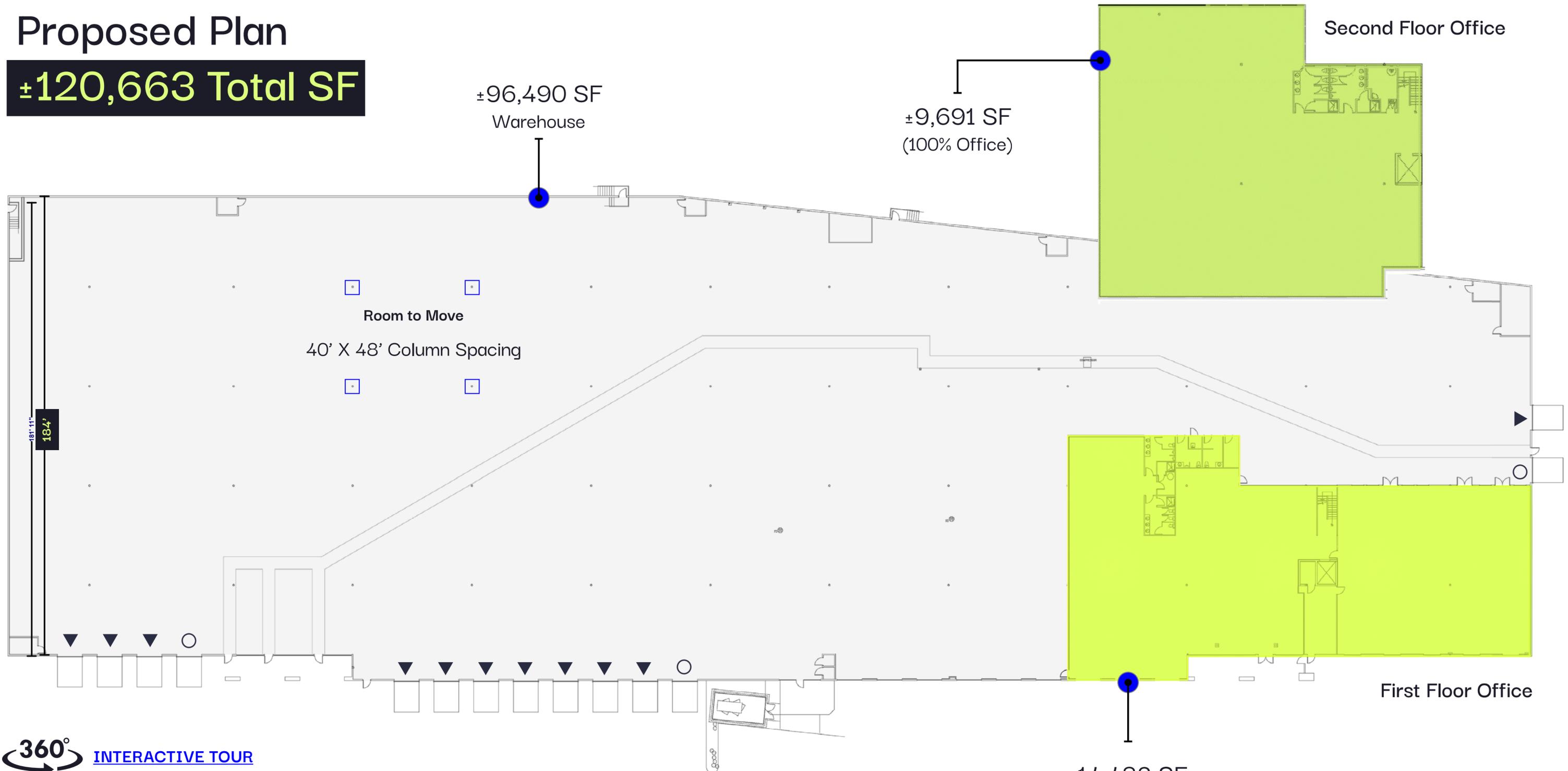
360° INTERACTIVE TOUR

For illustration purposes only. Not to scale. = Dock High Loading Doors = Grade Level Loading Doors

Current State

Proposed Plan

±120,663 Total SF



360° INTERACTIVE TOUR

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Proposed Modifications

allegiant stadium

T Mobile ARENA

LAS VEGAS
RESORT CORRIDOR

MANDALAY BAY
CONVENTION CENTER

HARRY REID
INTERNATIONAL AIRPORT

15 ±243,000 CPD


SITE

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

BIRTCHEER DRIVE





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

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."



FORMULA ONE
GRAND PRIX
RACES THRU 2032



FUTURE HOME OF THE
LV ATHLETICS
MAJOR LEAGUE BASEBALL



TOP TICKET SALES
LV RAIDERS
NFL REVENUE RANKS



HOME OF THE
GOLDEN KNIGHTS
TOP 5 NHL PRICE & DEMAND



HOME OF THE
WRANGLER NFR
PROFESSIONAL RODEO



THE TOP
BOXING CAPITAL
OF THE WORLD



HOME OF THE
UFC HQ
LAS VEGAS, NV



2022 & 2023 WNBA
WORLD CHAMPS
LAS VEGAS ACES



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

3300

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