



MOUNTAIN WEST

INDUSTRIAL PARK II

7135, 7215, 7175, & 7255
W. PATRICK LANE
LAS VEGAS, NV 89113

NEAR I-215 &
RAINBOW
BLVD



THE LAS VEGAS "STRIP"

SOUTH RAINBOW BOULEVARD

WEST PATRICK LANE

5

6

JANUARY 22, 2026

BUILDINGS 5 & 6 SHELLS COMPLETED!

 [CLICK HERE FOR MORE INFORMATION!](#) 

KEY FEATURES



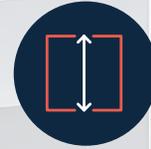
UNIT SIZES

±7,150 – 71,100 SF



CONSTRUCTION

Concrete Tilt-Up Construction with a wood panelized thermal insulated PVC Roof



CLEAR HEIGHT

22'-32' minimum Clear Height



LOADING

Dock & Grade loading with levelers per unit



CLIMATE

Potential for 100% climate controlled environment



LOCATION

Prime Southwest location, less than 5 minutes from the 215 beltway



ZONING

IP, Industrial Park



PARKING RATIO

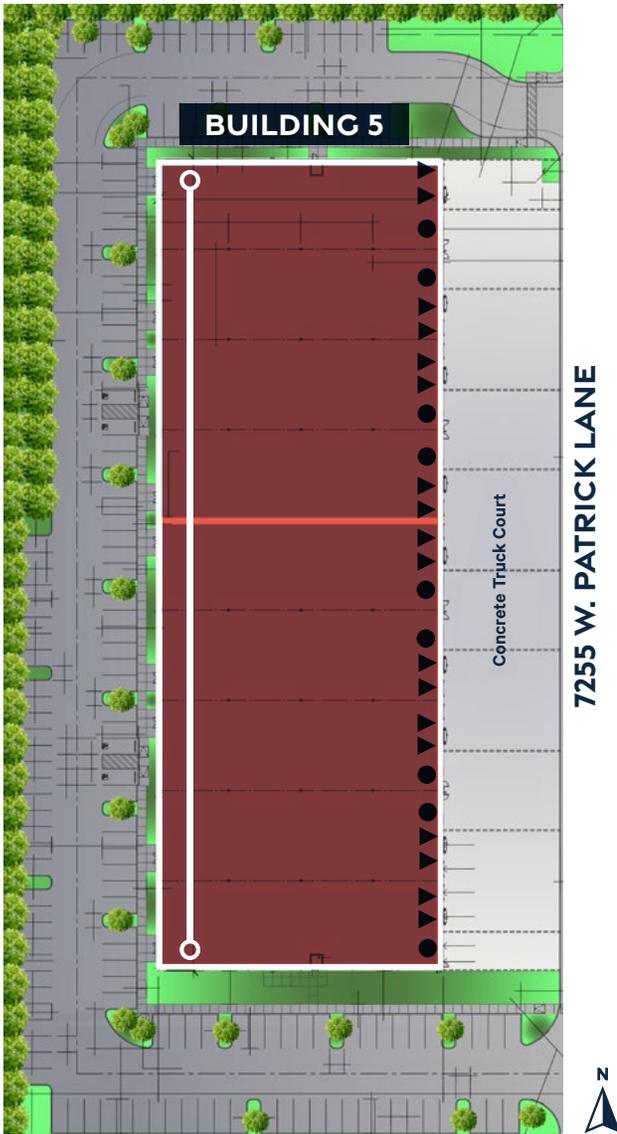
1.5 per 1,000 SF

SITE PLAN

- = AVAILABLE
- = LEASED
- = Dock-Hi Door
- = GRADE-LEVEL DOOR



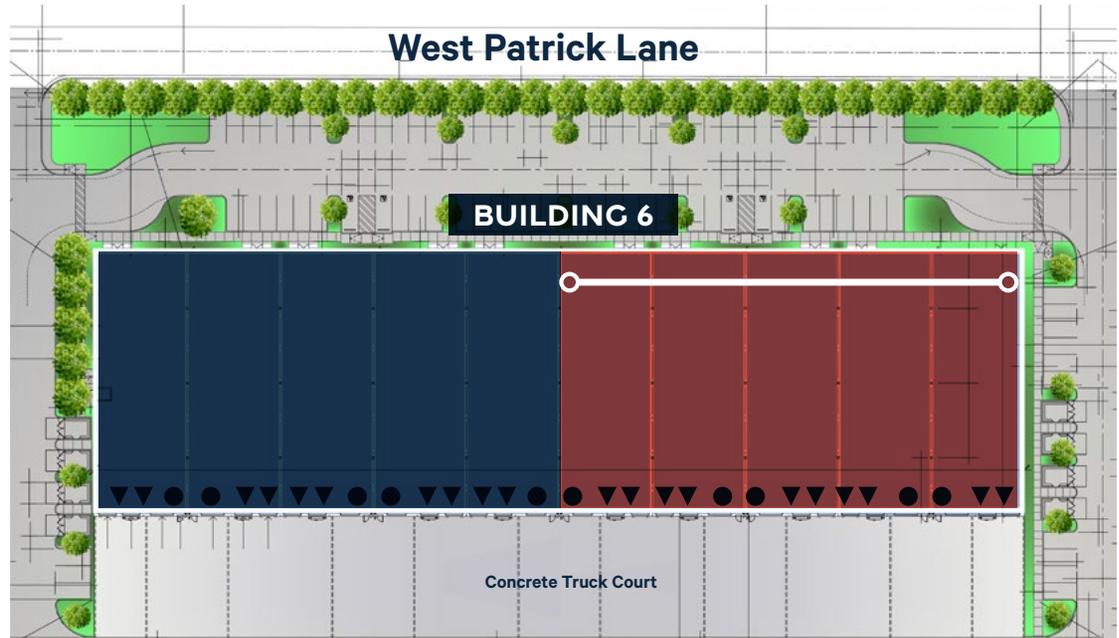
SITE PLAN & UNIT BREAKDOWN



BUILDING 5	Suite	Unit Footprint SF	Office SF	Grade Level Loading	Dock-Hi Loading	Parking Spaces
	100	31,600 SF	BTS Office	4G	8 D	48
	105	39,500 SF	BTS Office	5G	10 D	60
	100-105	71,100 SF	BTS Office**	9G	18D	108

**TI ALLOWANCE AVAILABLE

BUILDING 6	Suite	Unit Footprint SF	Office SF	Grade Level Loading	Dock-Hi Loading	Parking Spaces
LEASED	100-120	35,750 SF	BTS office	5G	10D	54
	125	7,150 SF	BTS office	1G	2D	11
	125-130	21,450 SF	BTS office	3G	6D	33
	125-135	28,600 SF	BTS office	4G	8D	43
	125-140	28,600 SF	BTS office	4G	8D	43
	125-145	35,750 SF	BTS office	5G	10D	54



- ▲ = DOCK-HI DOOR
- = GRADE-LEVEL DOOR
- BTS = BUILD TO SUIT
- = AVAILABLE
- = LEASED

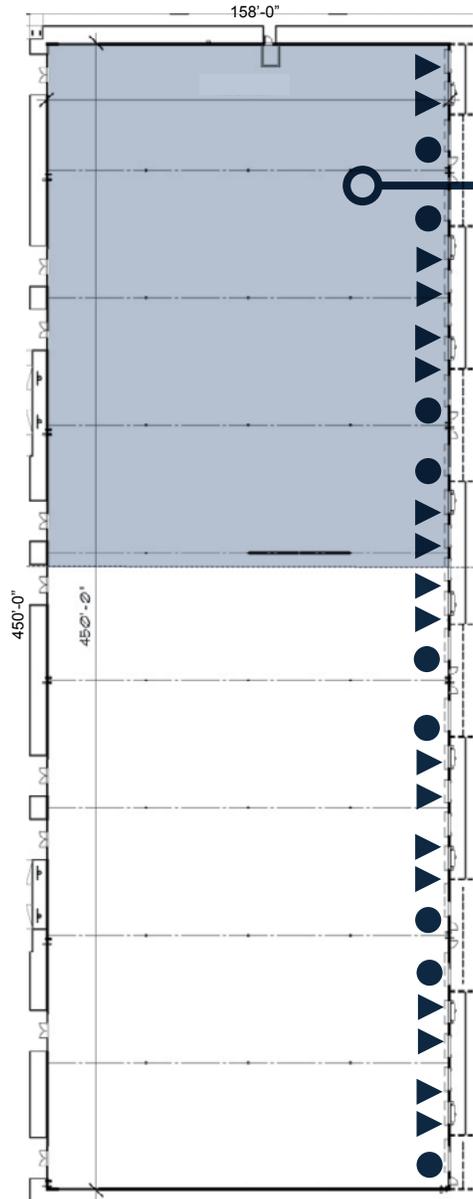
7175 W. PATRICK LANE

*approximate suite sizes

FLOOR PLAN

BUILDING 5

7255 W. PATRICK LANE



31,600 SF



▲ = DOCK-HI DOOR
● = GRADE-LEVEL DOOR
BTS = BUILD TO SUIT

31,600 SF

BTS

OFFICE

4G

GRADE LEVEL LOADING

8D

DOCK HI LOADING

48

PARKING SPACES

HIGHLIGHTS

- BTS Office
- 22'-24' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate-controlled warehouse
- 50' x 40' column spacing (average)
- 1,000 amps 277/480v, 3-phase power service available (* panels not included in shell delivery)
- (4) 12' x 14' Grade level loading doors
- (8) 9' x 10' Dock-hi loading door with edge of dock delivered every other door

* Lighting, cooling, demising wall, and office buildout are not a part of the delivery

FLOOR PLAN

BUILDING 5

7255 W. PATRICK LANE

39,500 SF

BTS

OFFICE

5G

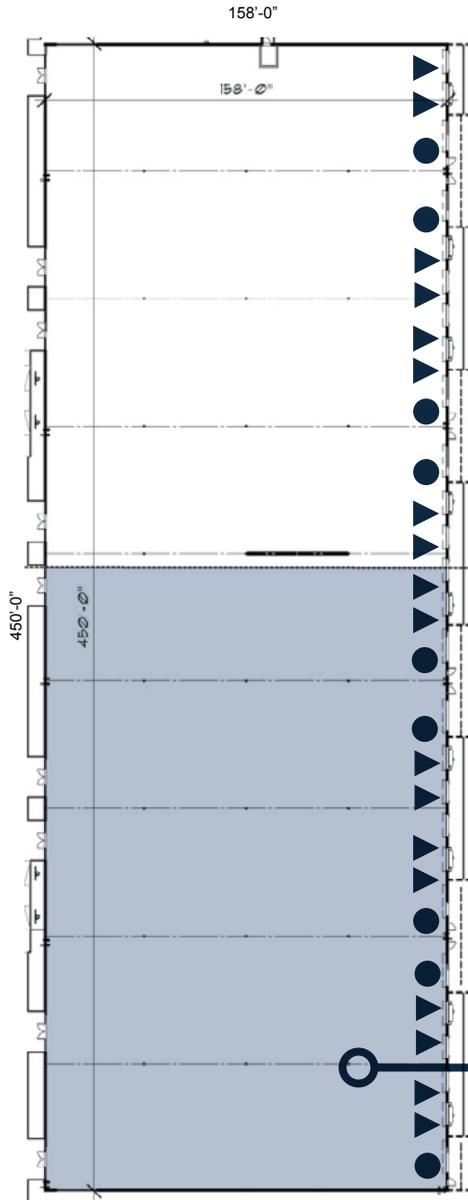
GRADE LEVEL LOADING

10D

DOCK HI LOADING

54

PARKING SPACES



39,500 SF

▲ = DOCK-HI DOOR
 ● = GRADE-LEVEL DOOR
 BTS = BUILD TO SUIT

HIGHLIGHTS

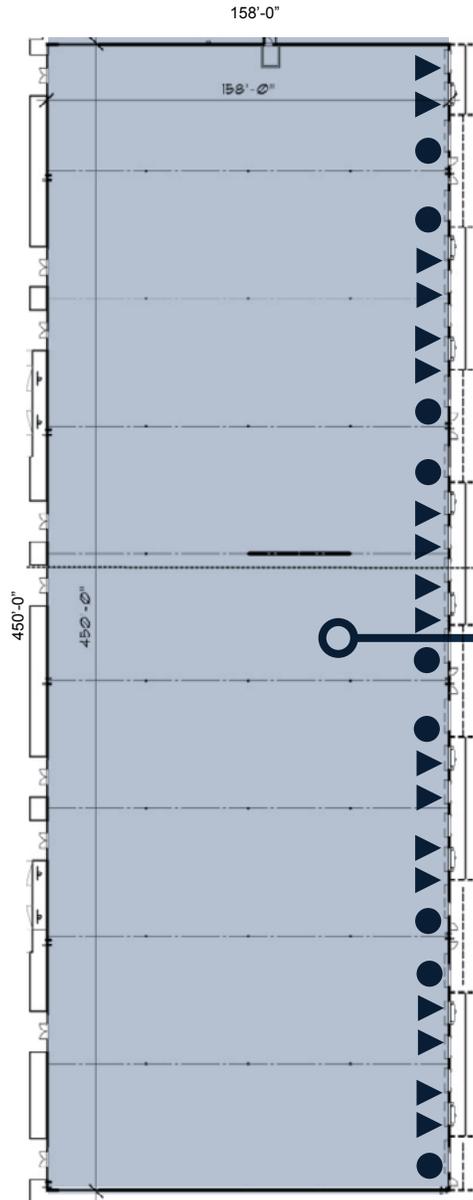
- BTS Office
- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate-controlled warehouse
- 50' x 40' column spacing (average)
- 1,000 amps 277/480v, 3-phase power service available (* panels not included in shell delivery)
- (5) 12' x 14' Grade level loading doors
- (10) 9' x 10' Dock-hi loading door with edge of dock delivered every other door

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FLOOR PLAN

BUILDING 5

7255 W. PATRICK LANE



71,100 SF



71,100 SF

BTS

OFFICE

9G

GRADE LEVEL LOADING

18D

DOCK HI LOADING

108

PARKING SPACES

HIGHLIGHTS

- BTS Office
- 30'-32' minimum clearance
- ESRF fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate-controlled warehouse
- 50' x 40' column spacing (average)
- 1,000 amps 277/480v, 3-phase power service available (* panels not included in shell delivery)
- (9) 12' x 14' Grade level loading doors
- (18) 9' x 10' Dock-hi loading door with edge of dock delivered every other door

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POTENTIAL DIVISIBILITY PLANS

BUILDINGS 6

7175 W. PATRICK LANE
LAS VEGAS, NV 89113



▲ = DOCK-HI DOOR
● = GRADE-LEVEL DOOR
BTS = BUILD TO SUIT

7,150 SF

BTS

OFFICE

1G

GRADE LEVEL LOADING

2D

DOCK HI LOADING

11

PARKING SPACES

HIGHLIGHTS

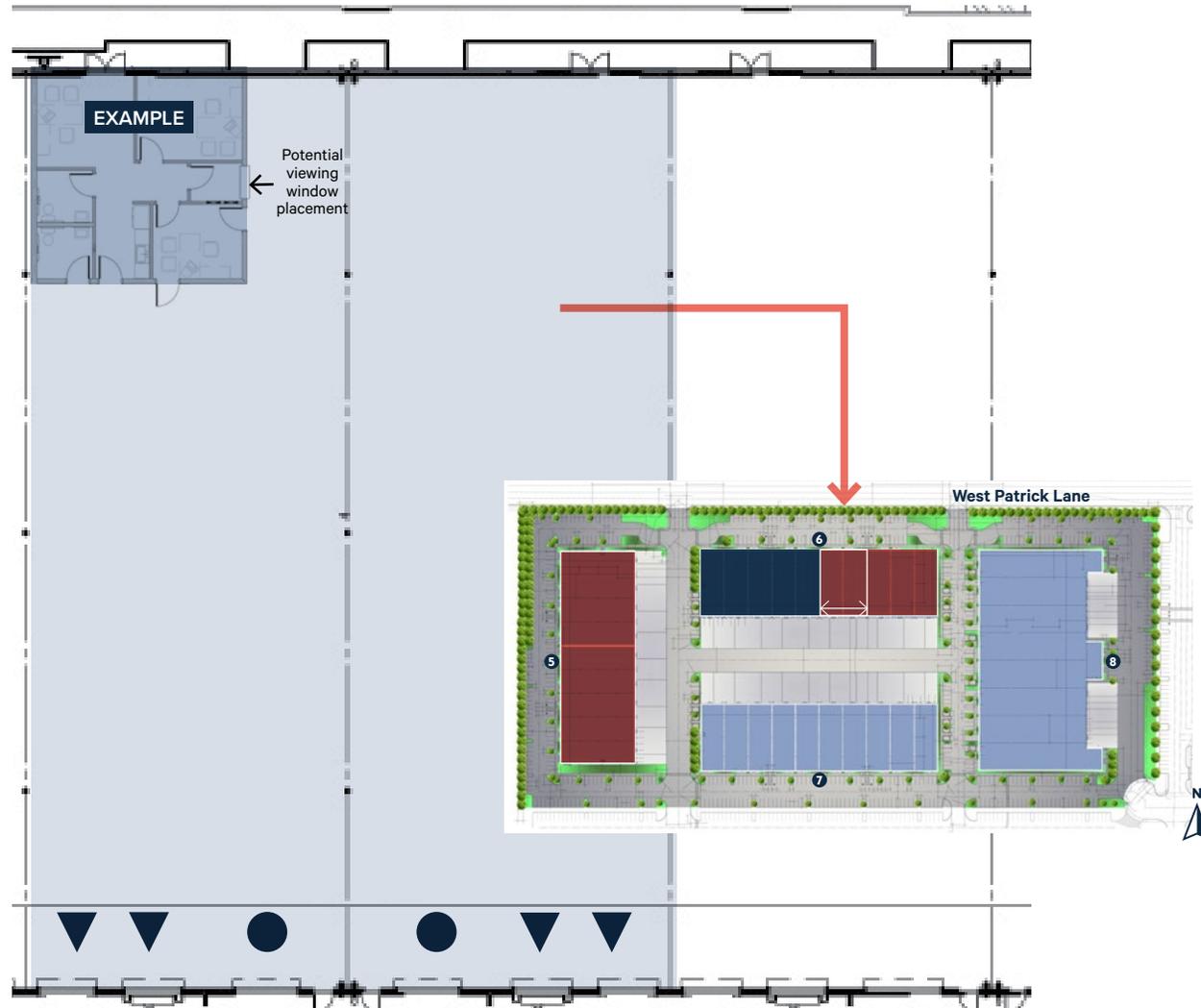
- BTS office
- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate-controlled warehouse
- 50' x 40' column spacing (average)
- 200 amps 277/480v, 3-phase power
- (1) 12' x 14' grade level loading doors
- (2) 9' x 10' dock hi loading doors with 1 edge of dock delivered on every other door

* Lighting, cooling, demising wall, and office buildout are not a part of the delivery

POTENTIAL DIVISIBILITY PLANS

BUILDINGS 6

7175 W. PATRICK LANE
LAS VEGAS, NV 89113



▲ = DOCK-HI DOOR
● = GRADE-LEVEL DOOR
BTS = BUILD TO SUIT

14,300 SF

BTS

OFFICE

2G

GRADE LEVEL LOADING

4D

DOCK HI LOADING

22

PARKING SPACES

HIGHLIGHTS

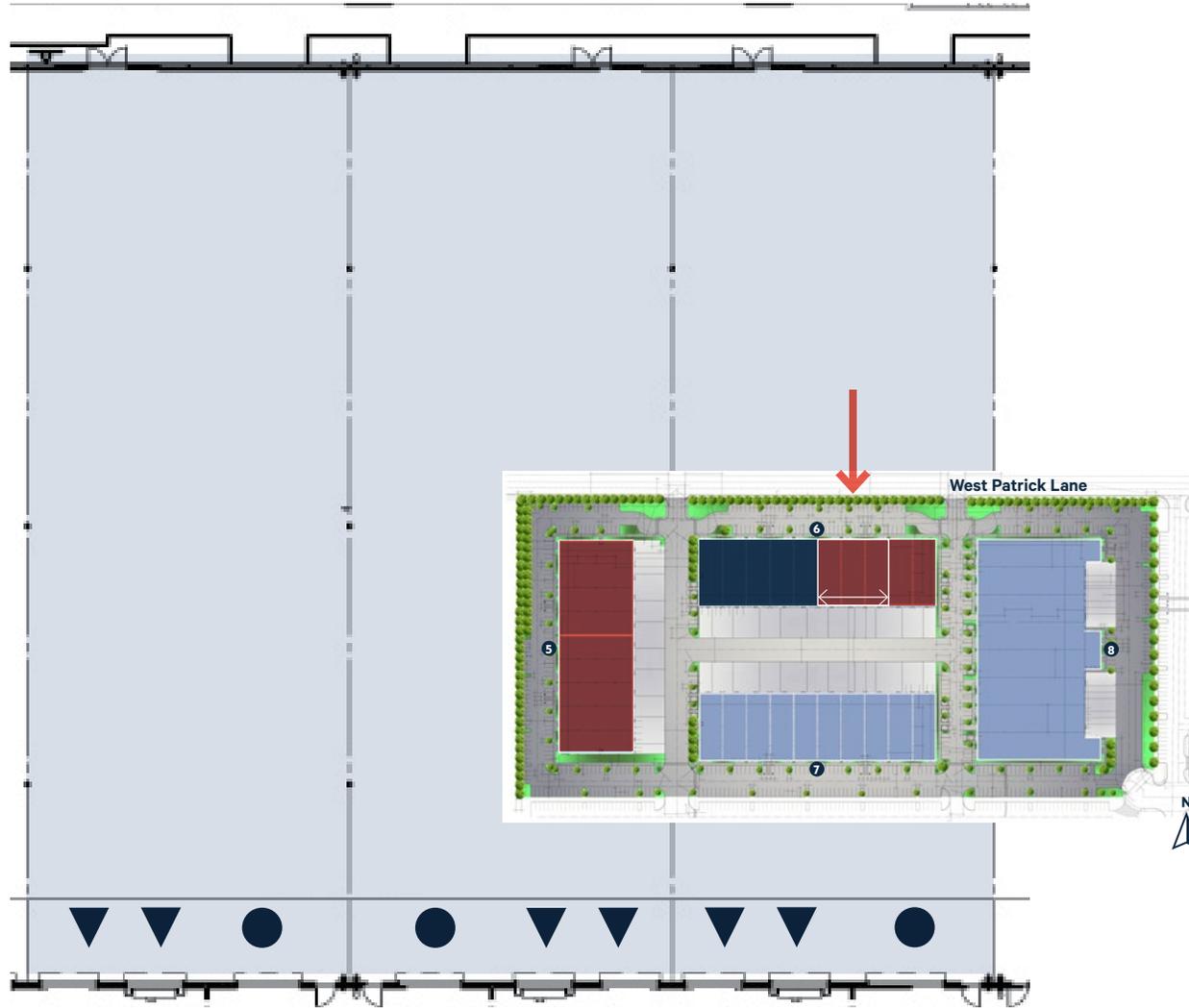
- BTS office available
- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate controlled warehouse
- 50' x 40' column spacing (average)
- 400 amps 277/480v, 3-phase power
- (2) 12' x 14' Grade level loading doors
- (4) 9' x 10' dock hi loading doors with 1 edge of dock delivered on every other door

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POTENTIAL DIVISIBILITY PLANS

BUILDINGS 6

7175 W. PATRICK LANE
LAS VEGAS, NV 89113



Concrete Truck Court

- ▲ = Dock-Hi Door
- = Grade-Level Door
- BTS = BUILD TO SUIT

21,450 SF

BTS

OFFICE

3G

GRADE LEVEL LOADING

6D

DOCK HI LOADING

33

PARKING SPACES

HIGHLIGHTS

- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate controlled warehouse
- 50' x 40' column spacing (average)
- 600 amps 277/480v, 3-phase power
- (3) 12' x 14' grade level loading doors
- (6) 9' x 10' dock-hi loading doors with 1 edge of dock delivered on every other door

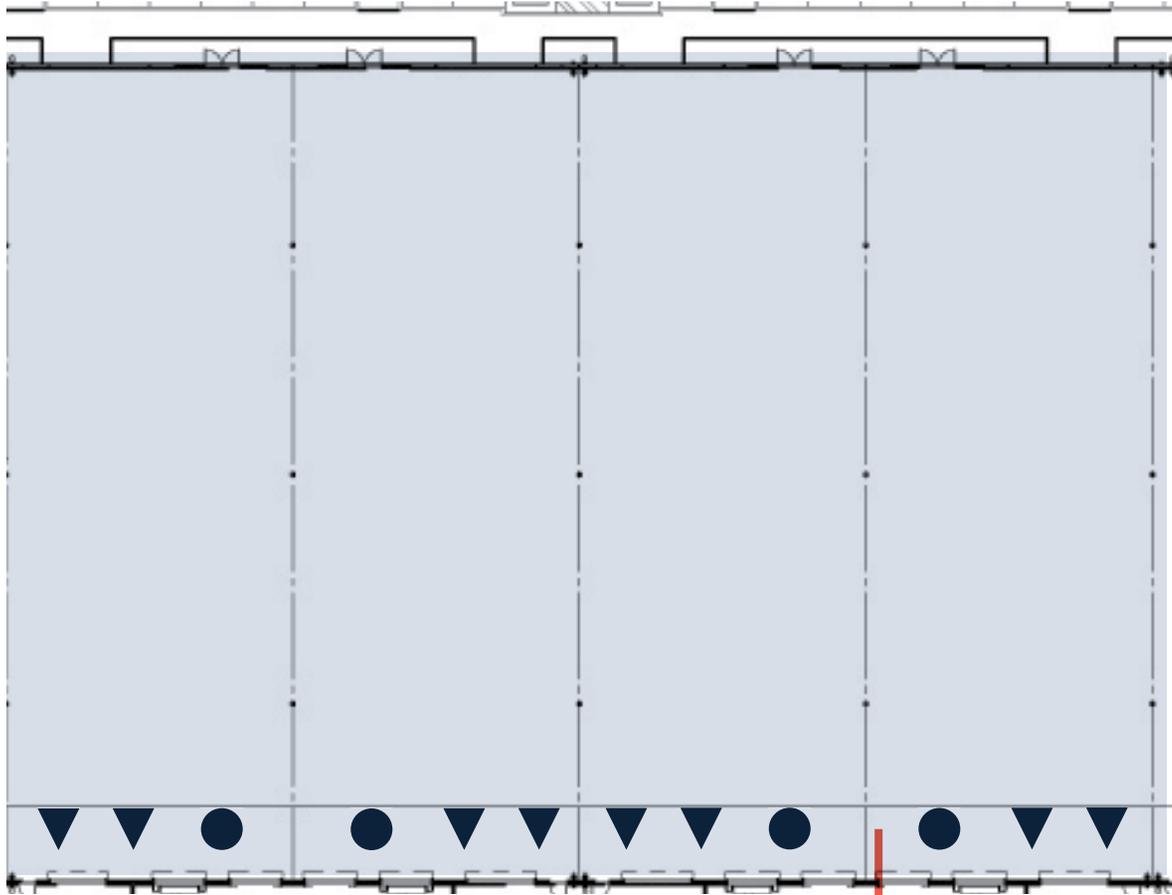
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POTENTIAL DIVISIBILITY PLANS

BUILDINGS 6

7175 W. PATRICK LANE
LAS VEGAS, NV 89113

28,600 SF



Concrete Truck Court



▲ = Dock-Hi Door
● = Grade-Level Door
BTS = Build To Suit

BTS

OFFICE

4G

GRADE LEVEL LOADING

8D

DOCK HI LOADING

43

PARKING SPACES

HIGHLIGHTS

- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate controlled warehouse
- 50' x 40' column spacing (average)
- 800 amps 277/480v, 3-phase power
- (4) 12' x 14' grade level loading doors
- (8) 9' x 10' dock-hi loading doors with 1 edge of dock delivered on every other door

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POTENTIAL DIVISIBILITY PLANS

BUILDINGS 6

7175 W. PATRICK LANE
LAS VEGAS, NV 89113

35,750 SF

BTS

OFFICE

5G

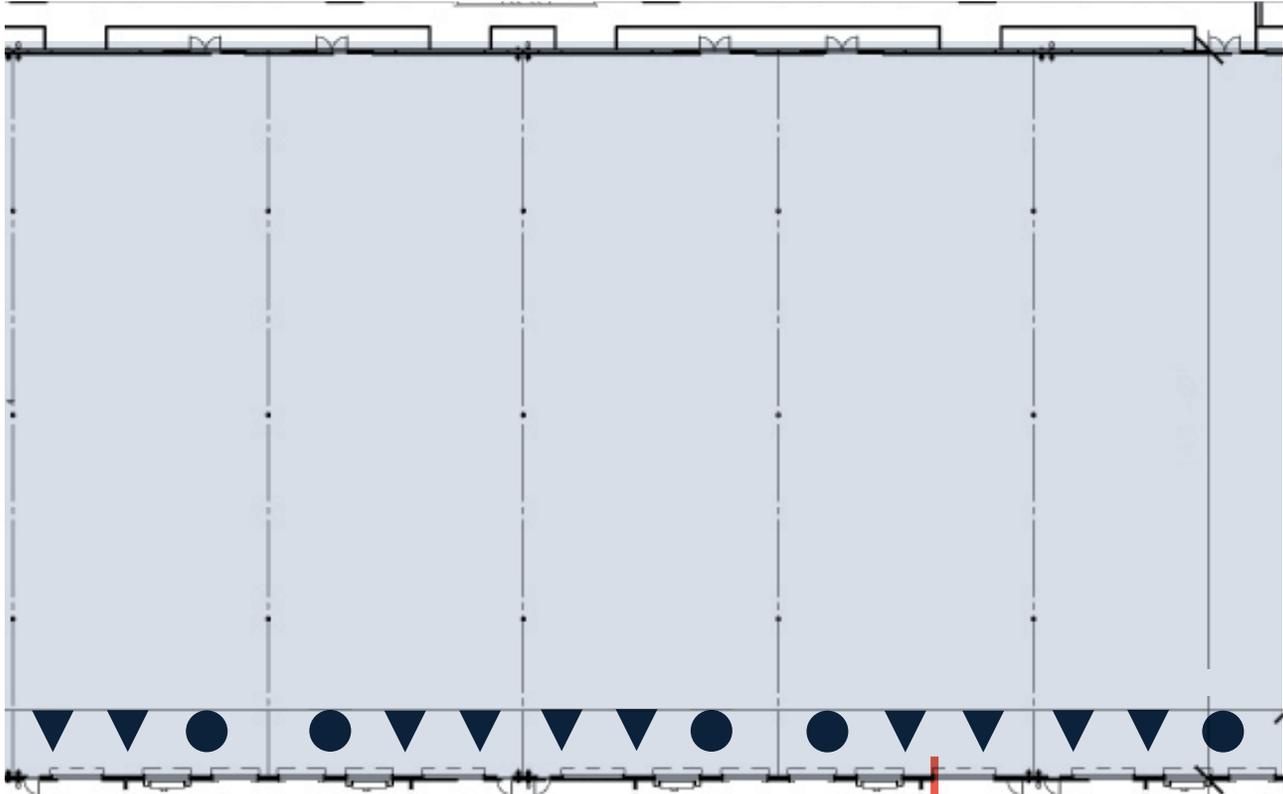
GRADE LEVEL LOADING

10D

DOCK HI LOADING

54

PARKING SPACES



Truck Court



▲ = DOCK-HI DOOR
● = GRADE-LEVEL DOOR
BTS = BUILD TO SUIT

HIGHLIGHTS

- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate controlled warehouse
- 50' x 40' column spacing (average)
- 1,000 amps 277/480v, 3-phase power
- (5) 12' x 14' grade level loading doors
- (10) 9' x 10' dock-hi loading doors with 1 edge of dock delivered on every other door

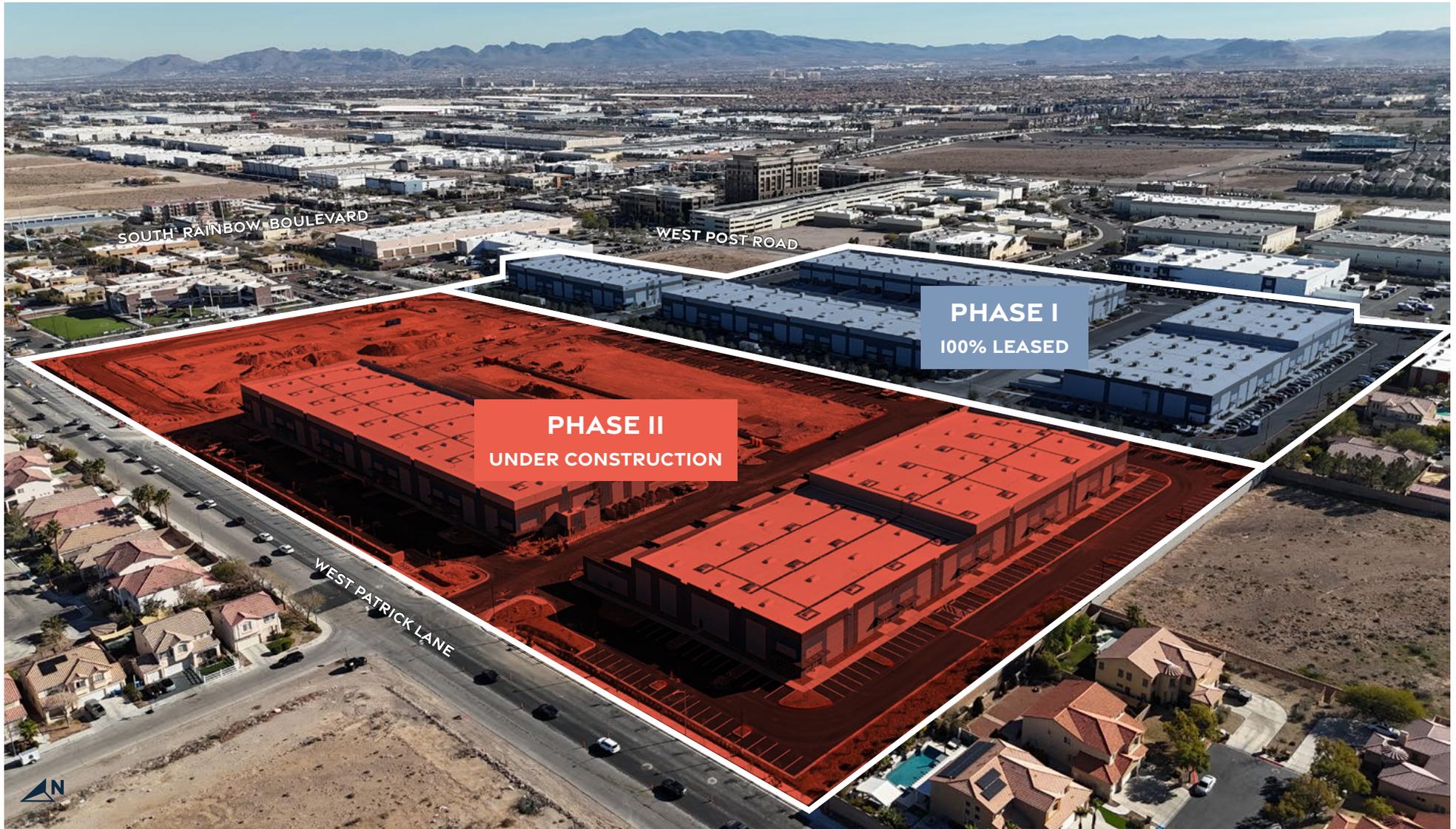
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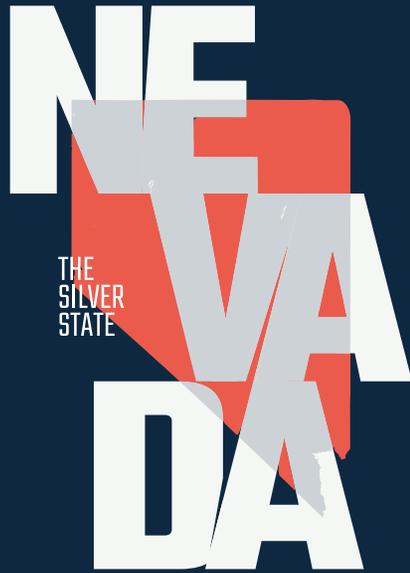
MASTER SITE PLAN

- = AVAILABLE
- = LEASED
- = PLANNED





WHY LAS VEGAS?



NEVADA RANKS AS ONE OF THE NATION'S MOST TAX-FRIENDLY STATES

-  NO CORPORATE INCOME TAX
-  NO PERSONAL INCOME TAX
-  NO FRANCISE TAX ON INCOME
-  NO INVENTORY TAX
-  NO INHERITANCE OR GIFT TAX
-  NO ESTATE TAX
-  NO UNITARY TAX

LAS VEGAS FAST FACTS



3M

POPULATION



1.6M

LABOR FORCE



5.1%

UNEMPLOYMENT RATE



\$65K

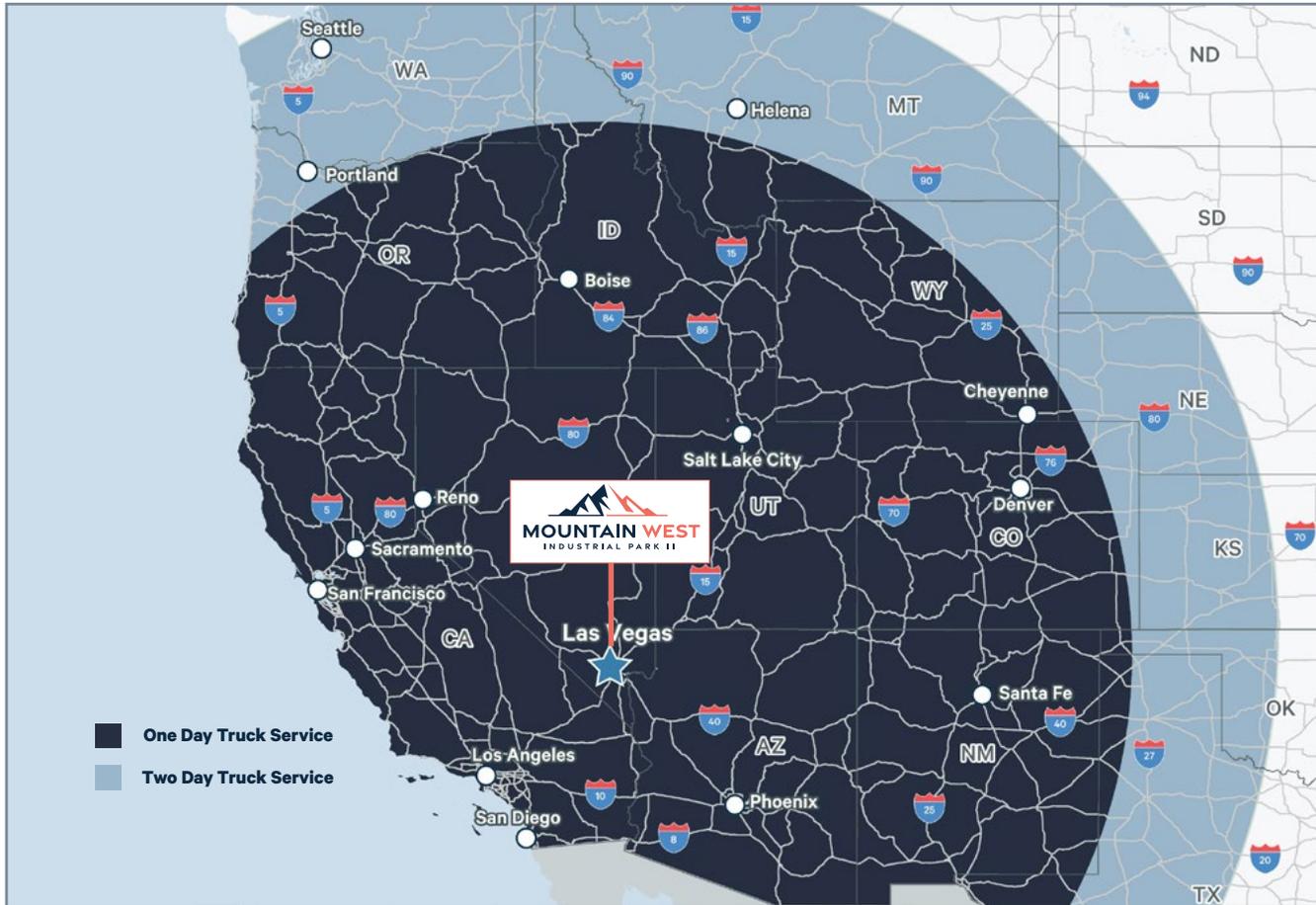
AVERAGE INCOME



52M

VISITORS

TRANSIT ANALYSIS FROM LAS VEGAS



	Distance (mi.)	Time (est.)
Los Angeles, CA	262	4 hrs, 1 min
Phoenix, AZ	335	5 hrs, 25 min
San Diego, CA	323	4 hrs, 58 min
Salt Lake City, UT	433	6 hrs, 19 min
Reno, NV	447	7 hrs, 4 min
San Francisco, CA	561	8 hrs, 35 min
Sacramento, CA	564	8 hrs, 36 min

	Distance (mi.)	Time (est.)
Boise, ID	636	9 hrs, 49 min
Santa Fe, NM	640	9 hrs, 8 min
Denver, CO	761	11 hrs, 14 min
Cheyenne, WY	846	12 hrs, 44 min
Helena, MT	914	13 hrs, 11 min
Portland, OR	975	15 hrs, 50 min
Seattle, WA	1,126	17 hrs, 14 min



LOCATION & TRANSPORTATION

- I-215 Freeway:..... 1.2 Miles
- I-15 Freeway:5.3 Miles
- The Las Vegas Strip:.....7.2 Miles
- Harry Reid Int'l Airport:.....7.8 Miles



SHIPPING & MAILING SERVICES

- FedEx Freight.....3.3 Miles
- FedEx Ship Center..... 0.2 Miles
- FedEx Air Cargo.....11.3 Miles
- FedEx Ground.....3.3 Miles
- UPS Freight Service Center.....7.4 Miles
- UPS Customer Center.....1.8 Miles
- UPS Air Cargo.....11.3 Miles
- US Post Office..... 2.8 Miles

INTERESTED IN LEARNING MORE ABOUT THE PROPERTY?



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NEAR I-215 AND RAINBOW BLVD



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