



# MOUNTAIN WEST

INDUSTRIAL PARK II

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

NEAR I-215 &  
RAINBOW  
BLVD



**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

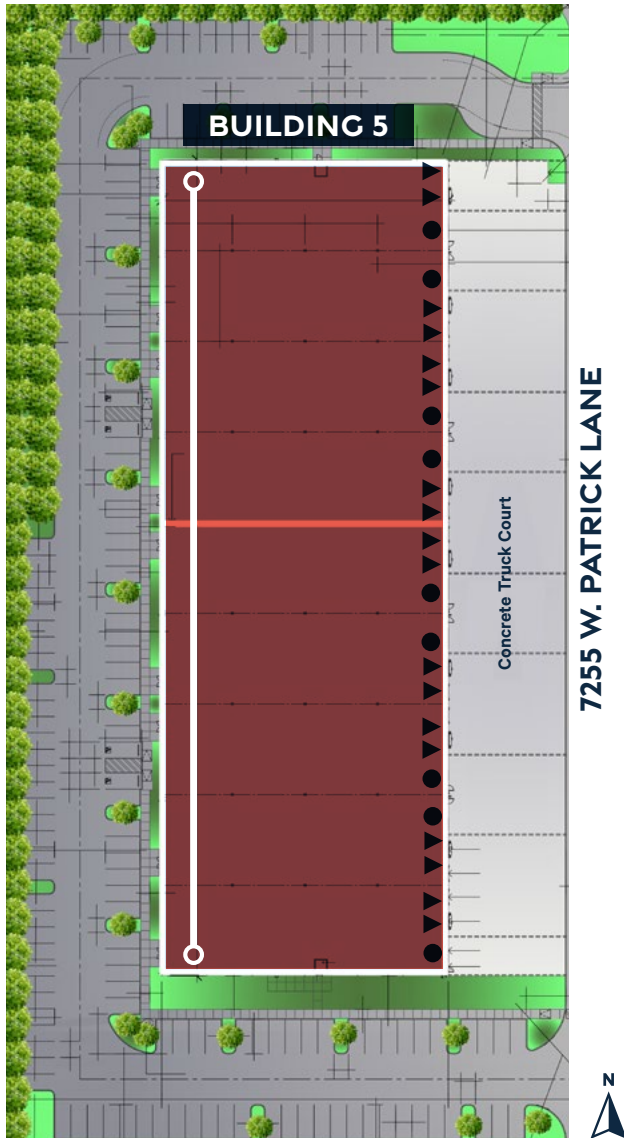
1.5 per 1,000 SF

# SITE PLAN

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



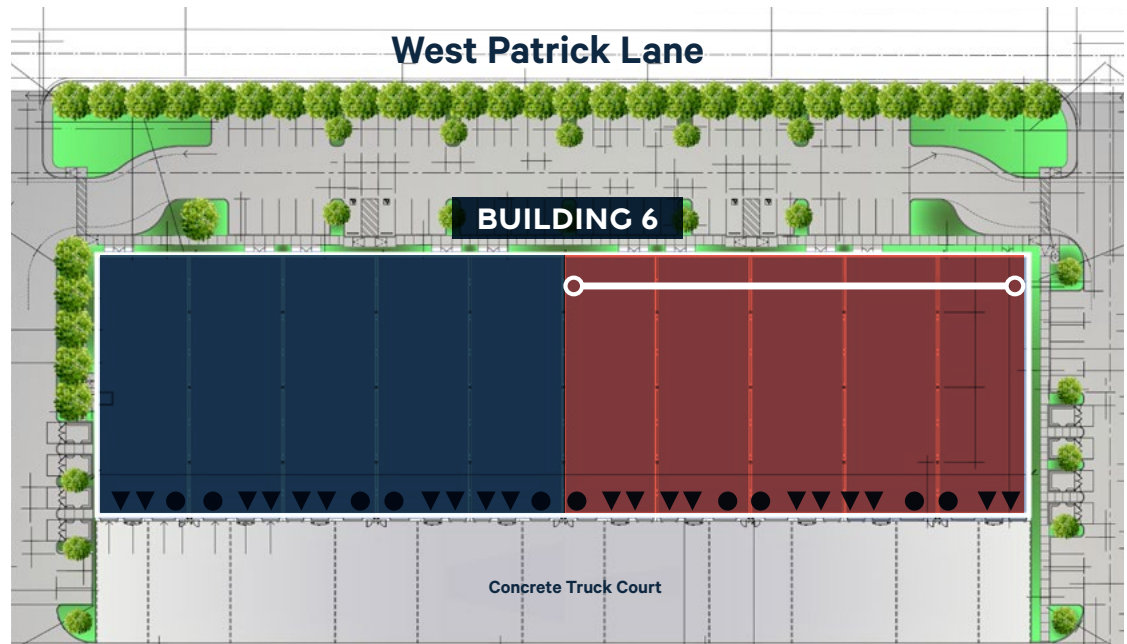
# SITE PLAN & UNIT BREAKDOWN



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

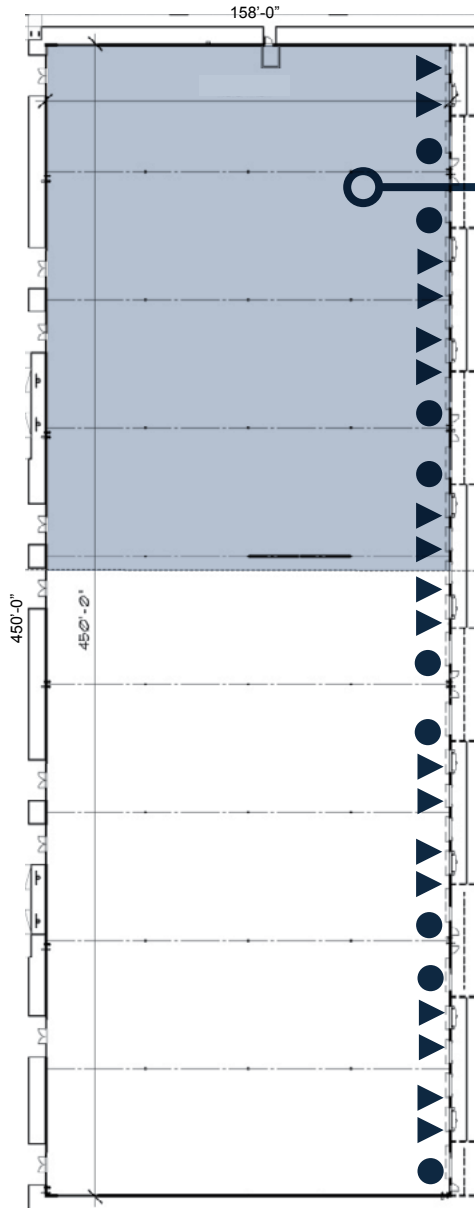
7175 W. PATRICK LANE

\*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

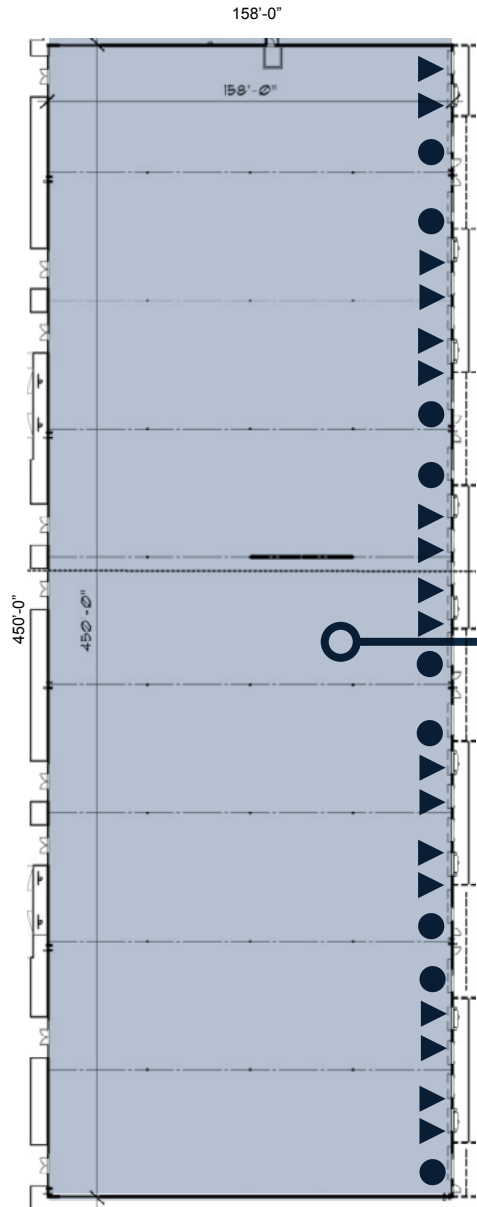
- BTS Office
- 22'-24' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate-controlled warehouse
- 50' x 40' column spacing (average)
- 2,400 amps 277/480v, 3-phase power
- (4) 12' x 14' Grade level loading doors
- (8) 9' x 10' Dock-hi loading door with edge of dock delivered every other door



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

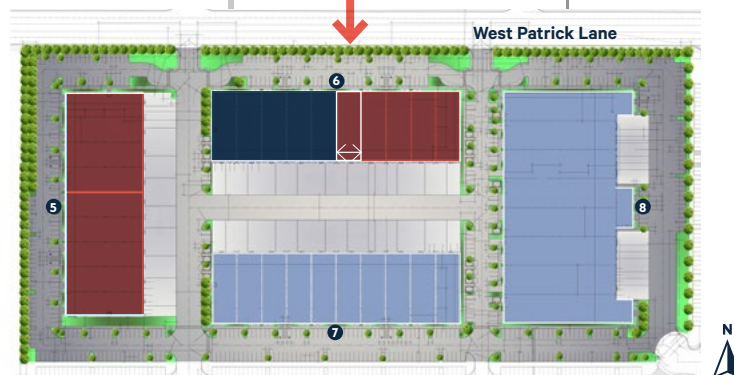
- BTS Office
- 22'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate-controlled warehouse
- 50' x 40' column spacing (average)
- 2,400 amps 277/480v, 3-phase power
- (9) 12' x 14' Grade level loading doors
- (18) 9' x 10' Dock-hi loading door with edge of dock delivered every other door

POTENTIAL DIVISIBILITY PLANS

# BUILDINGS 6

7175 W. PATRICK LANE  
LAS VEGAS, NV 89113

**7,150 SF**



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

**BTS**

OFFICE

**1G**

GRADE LEVEL LOADING

**2D**

DOCK HI LOADING

**11**

PARKING SPACES

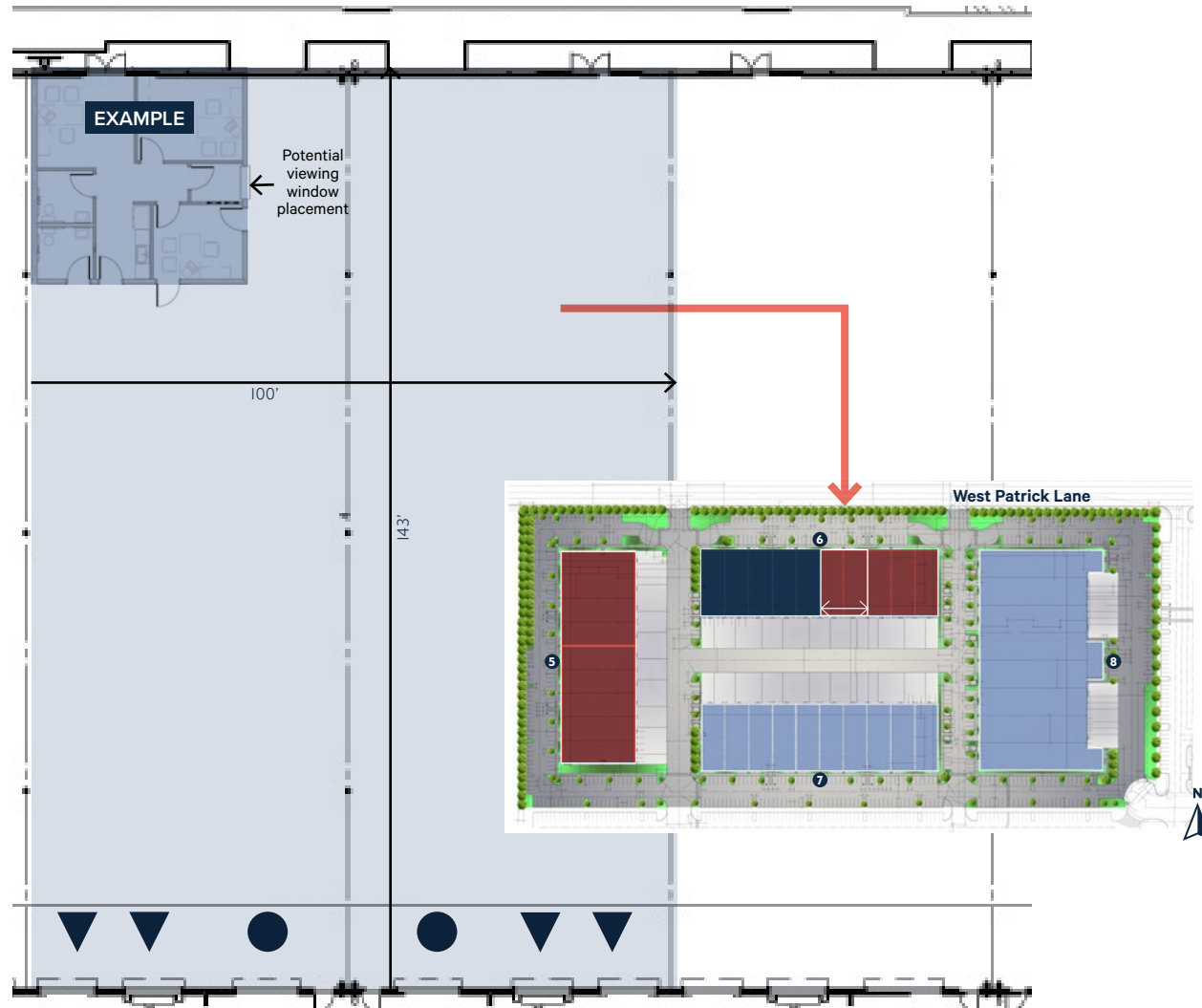
## HIGHLIGHTS

- 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)
- 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

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

**14,300 SF**

**BTS**

OFFICE

**2G**

GRADE LEVEL LOADING

**4D**

DOCK HI LOADING

**22**

PARKING SPACES

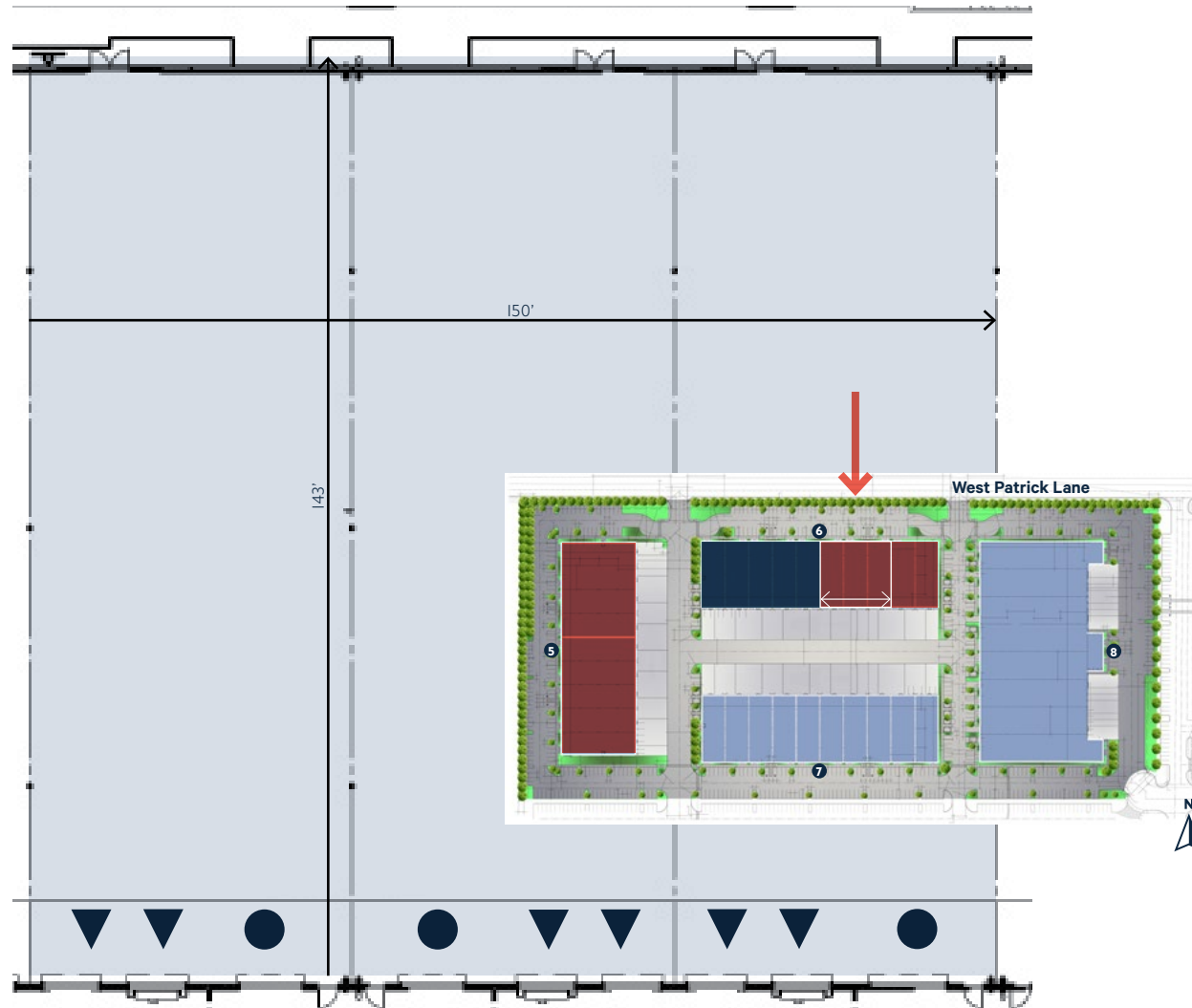
## HIGHLIGHTS

- 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

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

POTENTIAL DIVISIBILITY PLANS

# BUILDINGS

# 6

7175 W. PATRICK LANE  
LAS VEGAS, NV 89113

28,600 SF

**BTS**

OFFICE

**4G**

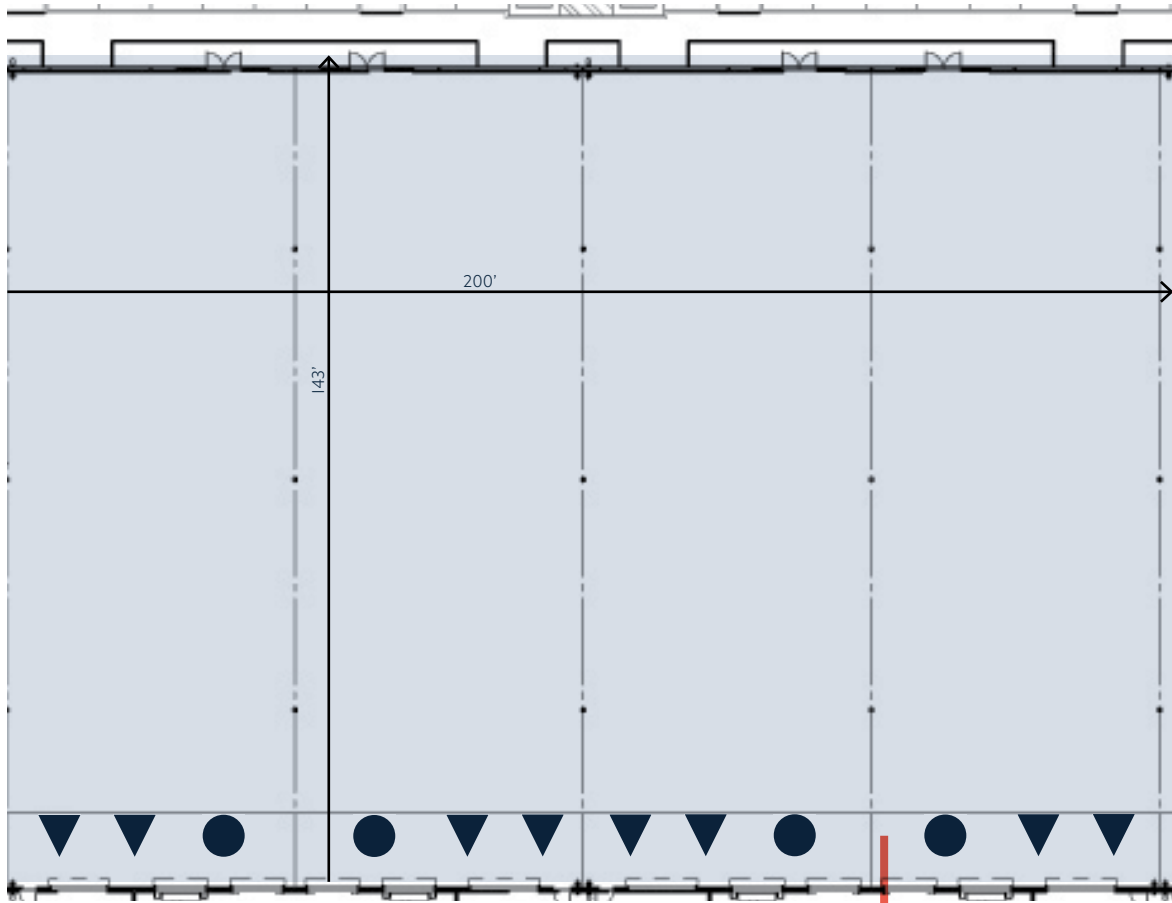
GRADE LEVEL LOADING

**8D**

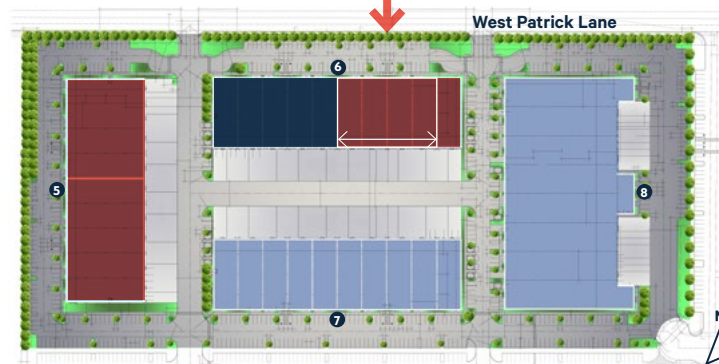
DOCK HI LOADING

**43**

PARKING SPACES



Concrete 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)
- 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

POTENTIAL DIVISIBILITY PLANS

# BUILDINGS 6

7175 W. PATRICK LANE  
LAS VEGAS, NV 89113

35,750 SF

BTS

OFFICE

5G

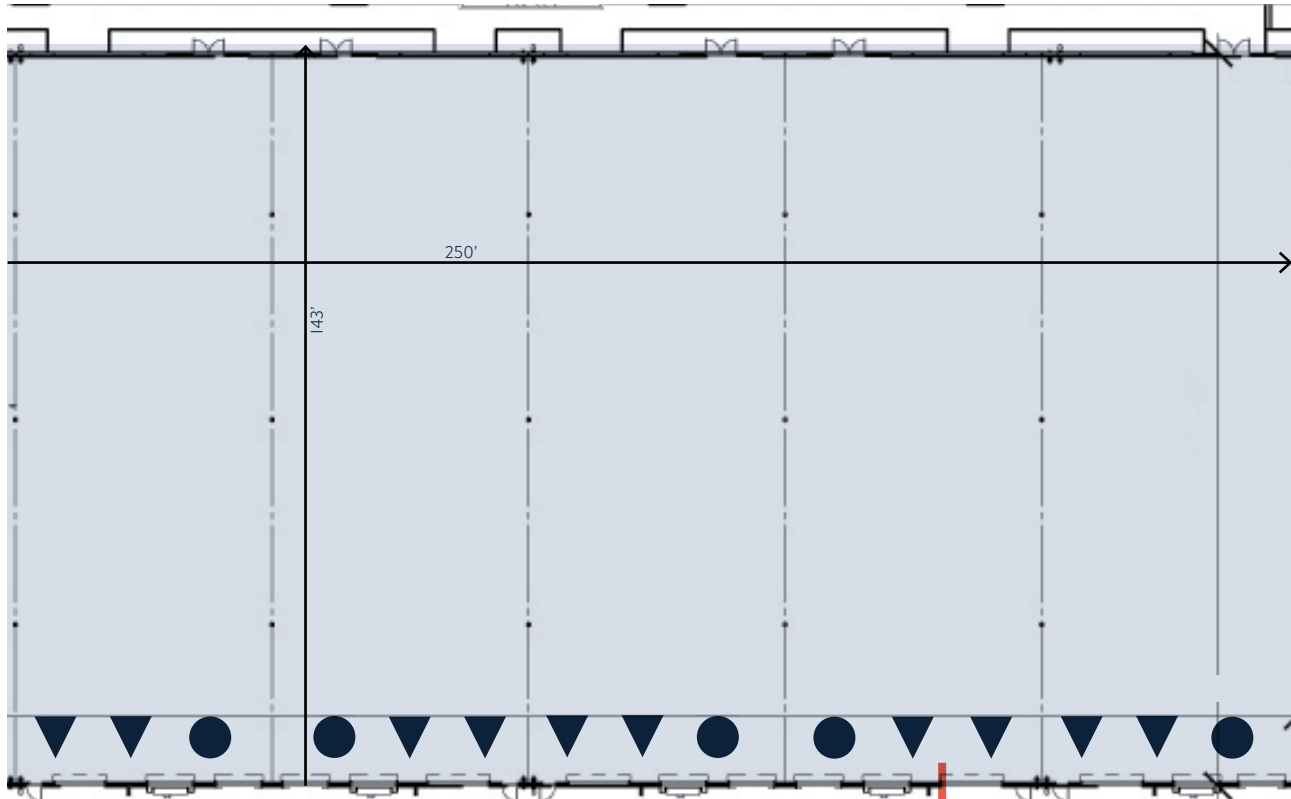
GRADE LEVEL LOADING

10D

DOCK HI LOADING

54

PARKING SPACES



Truck Court



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

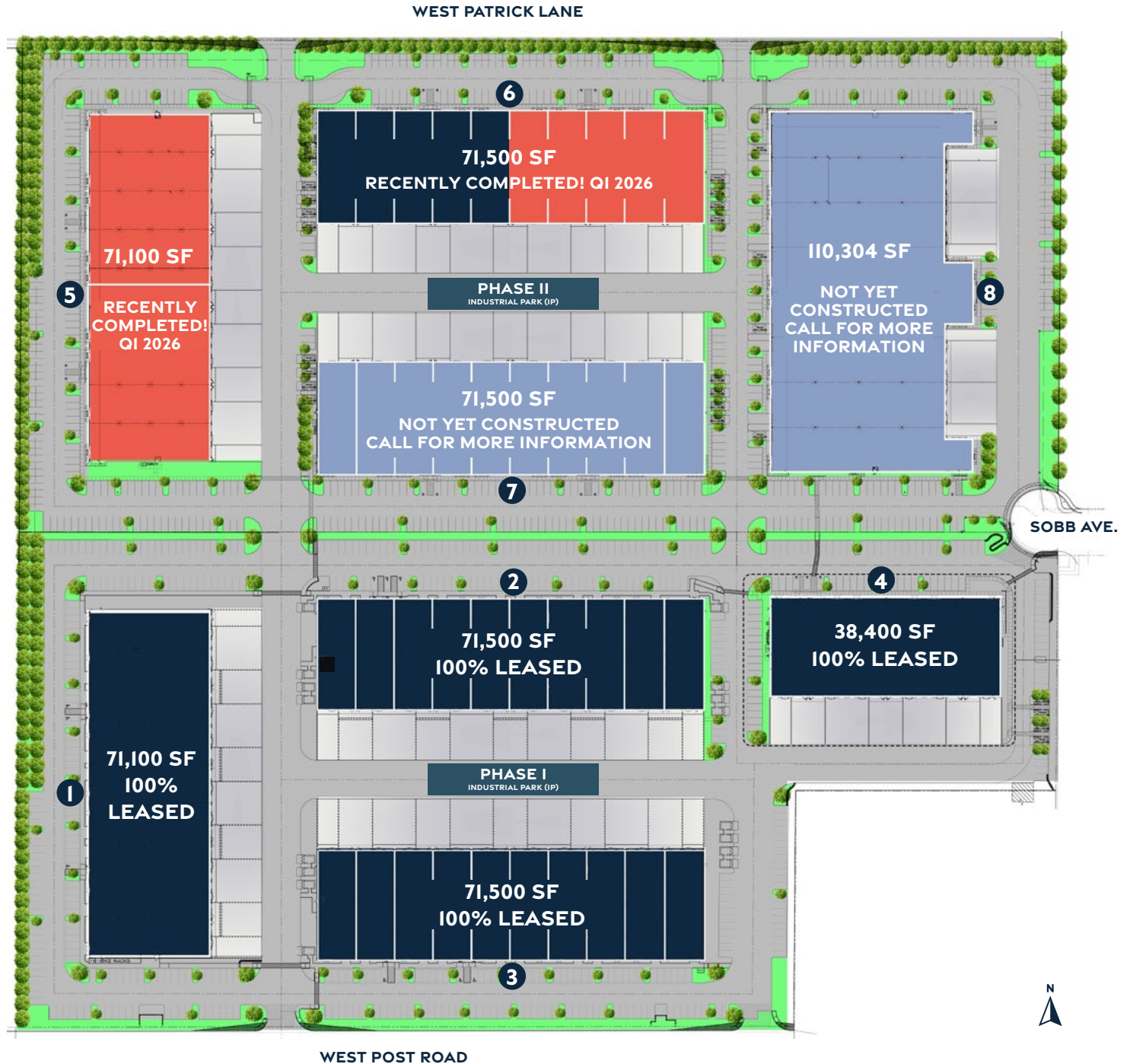
## HIGHLIGHTS

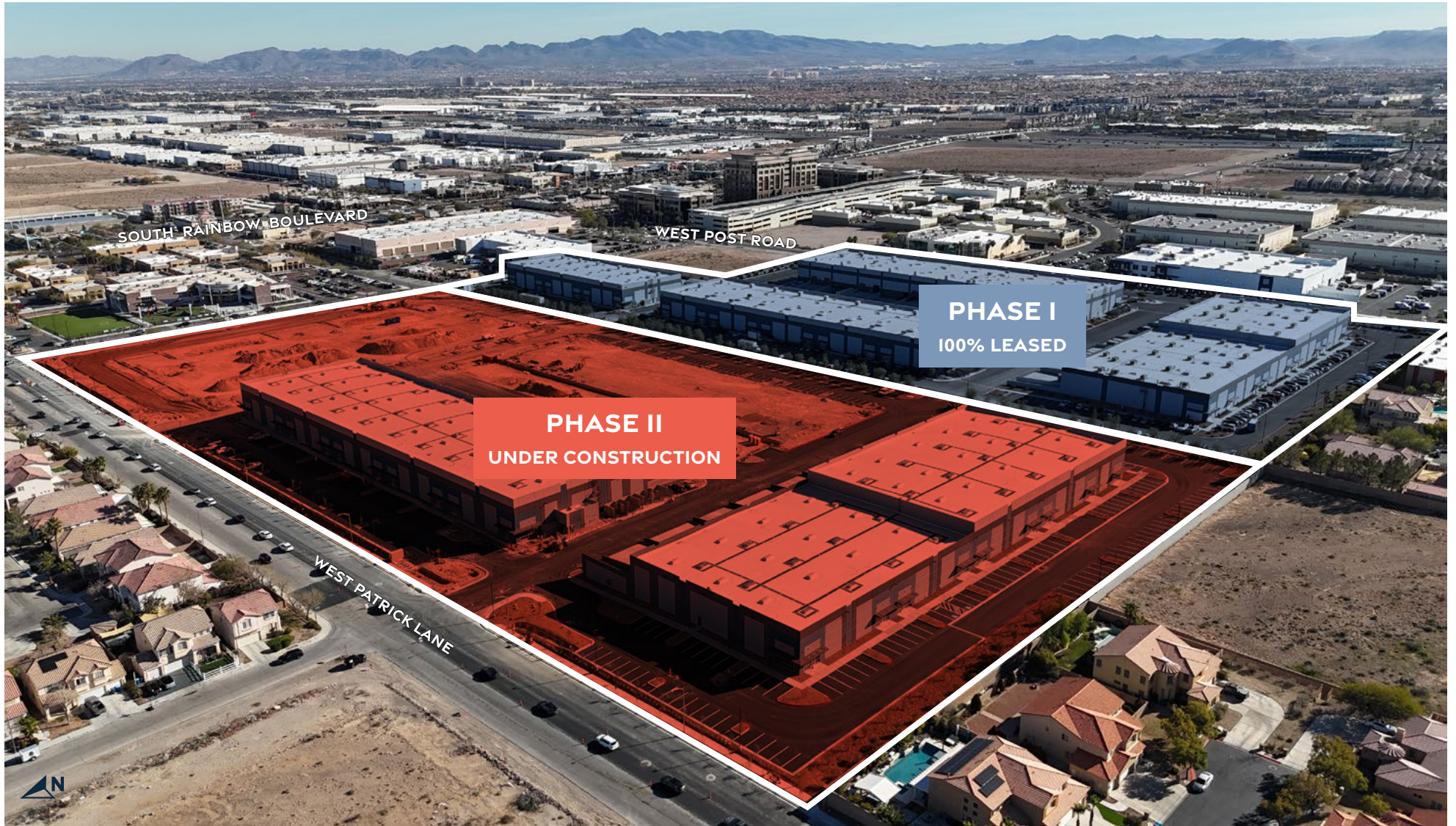
- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate controlled warehouse
- 50' x 40' column spacing (average)
- 1,000 amps 277/480v, 3-phase power
- (5) 12' x 14' grade level loading doors
- (10) 9' x 10' dock-hi loading doors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



# 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**

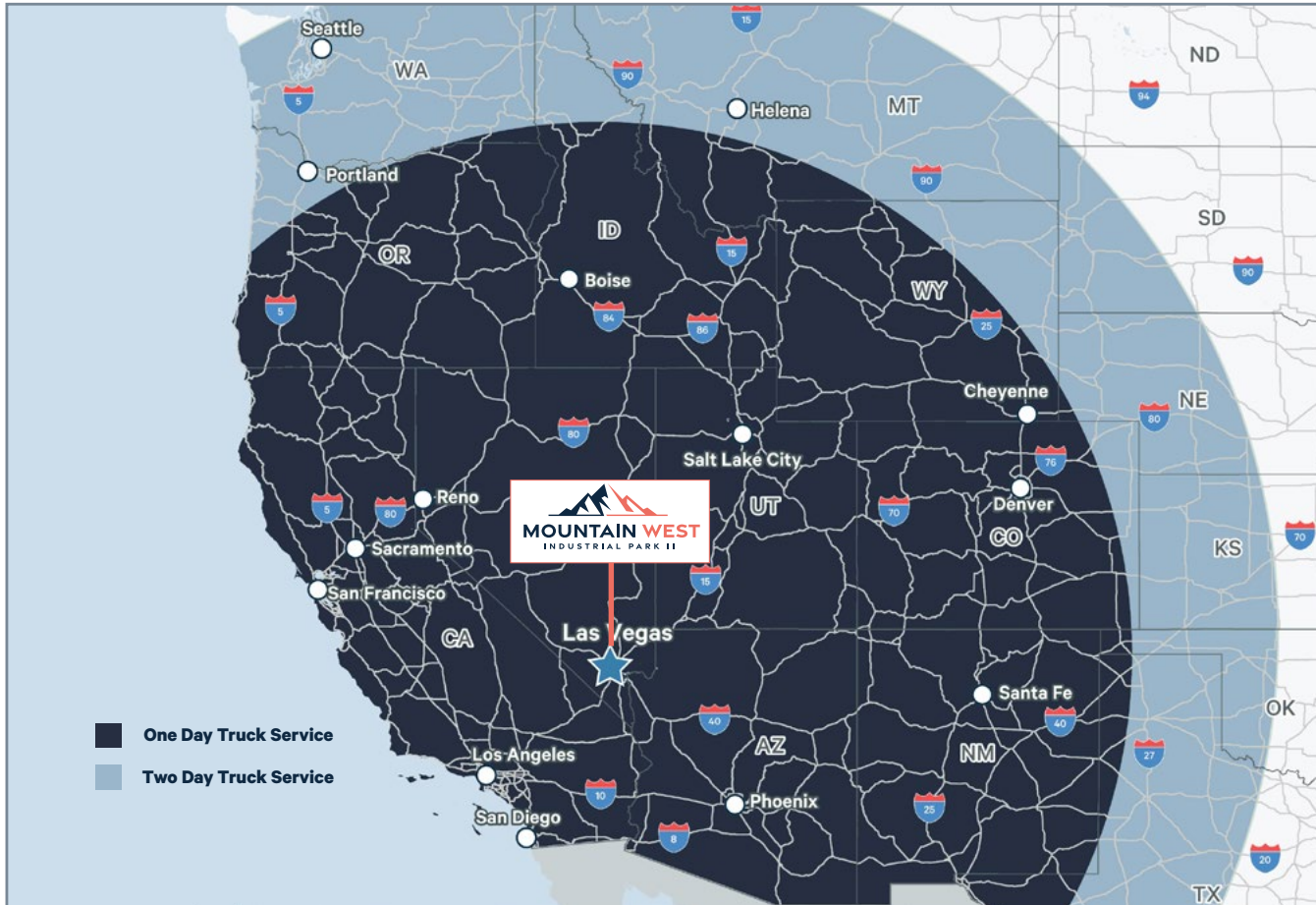
AVERAGE INCOME



**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
- 1-15 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?



# MOUNTAIN WEST

## INDUSTRIAL PARK II

7135, 7215, 7175, & 7255 W. PATRICK LANE | LAS VEGAS, NV 89113  
NEAR I-215 AND RAINBOW BLVD

 [CLICK HERE FOR MORE INFORMATION!](#) 

### CONTACT:

**LAUREN WILLMORE**  
MEMBER ASSOCIATE, SOCIETY OF  
INDUSTRIAL AND OFFICE REALTORS®  
Senior Associate  
Lic. # S.0188698  
+1 702 369 4825  
lauren.willmore@cbre.com

**DEAN WILLMORE, SIOR**  
Executive Vice President  
Lic. # BS.0023886  
+1 702 369 4808  
dean.willmore@cbre.com

**ALEX STANISIC, SIOR**  
First Vice President  
Lic. # S.0179950  
+1 702 369 4874  
alex.stanisic@cbre.com

**MIKE WILLMORE**  
MEMBER ASSOCIATE, SOCIETY OF  
INDUSTRIAL AND OFFICE REALTORS®  
Senior Associate  
Lic. # S.0183520  
+1 702 369 4823  
mike.willmore@cbre.com

**KYLE KIRCHMEIER**  
Senior Associate  
Lic. # S.0197013  
+1 702 369 4862  
kyle.kirchmeier@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**