

FOR SALE & FOR LEASE

HABITAT POST

±30,992 SF Mixed-Use Development



Intersection of W. Post Road & S. Buffalo Drive

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Property Overview

This new development is developed with a modern functional design accommodating a multitude of uses and operations. Totalling approximately ±30,992 SF, with individual building sizes from ±7,903 SF to ±14,576 SF.

This project is being offered For Sale and For Lease.

Please contact Brian Riffel, SIOR and/or Tyler Jones with Colliers regarding pricing.

Development Details

TOTAL DEVELOPMENT	±30,992 Total SF
BUILDING SIZES	From ±7,903 SF to ±14,576 SF <i>All Measurements Based on BOMA Standards</i>
PARKING RATIO	2.5 / 1000
AVERAGE CLEAR HEIGHT	From ±26' to ±35'
LOADING	Grade Level Loading Each Building (±12' x ±16' Doors)
POWER	3 Phase 120/208 Volt 800–1,200 Amps Per Building
GAS	SW Gas Stubbed to Each Building
SPRINKLER SYSTEM	Wet System Density
WAREHOUSE IMPROVEMENTS	LED Lighting and Evaporative Coolers
ASSOCIATION	Yes, Monthly Dues TBD
SUBMARKET	Southwest, with Convenient Access to I-215, Sunset Road & Buffalo Drive
EST COMPLETION	Q3 2024

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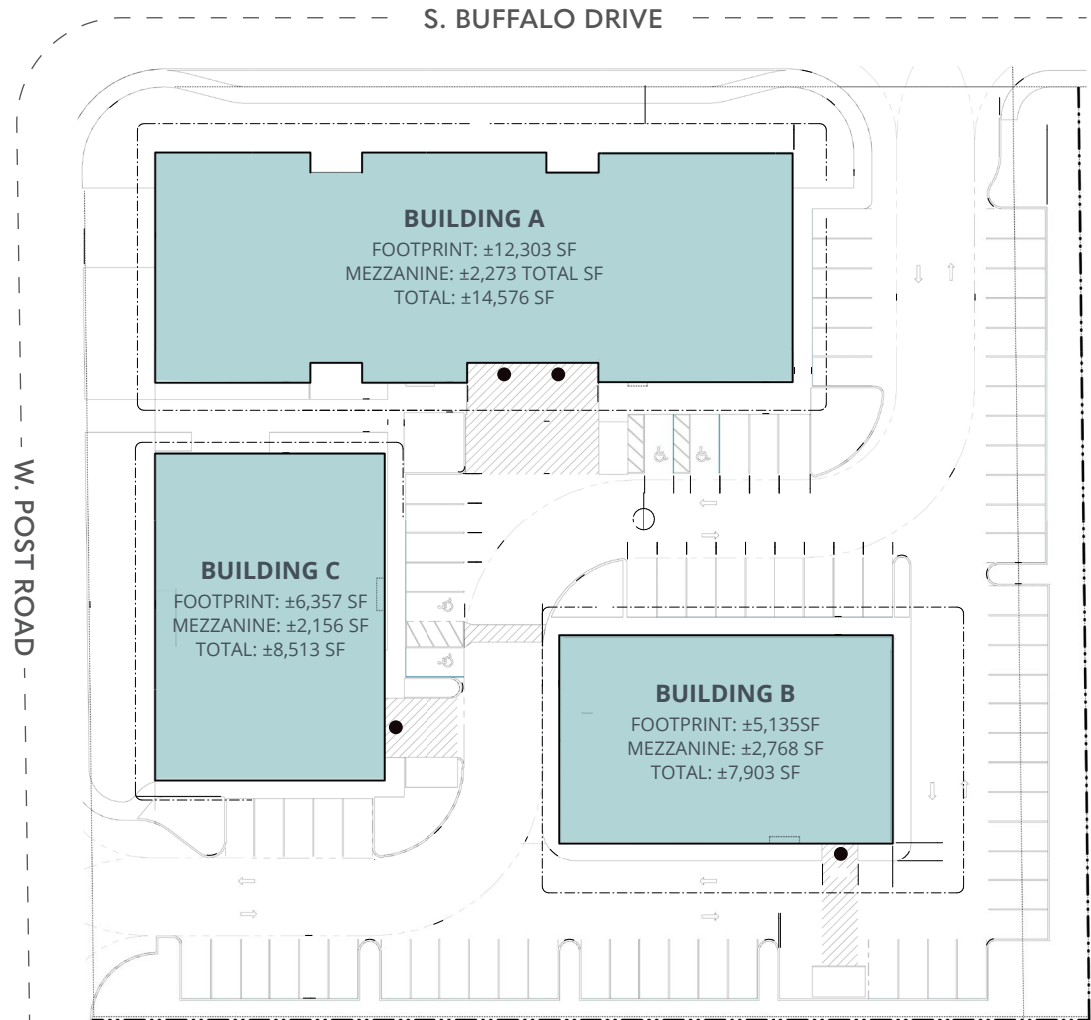
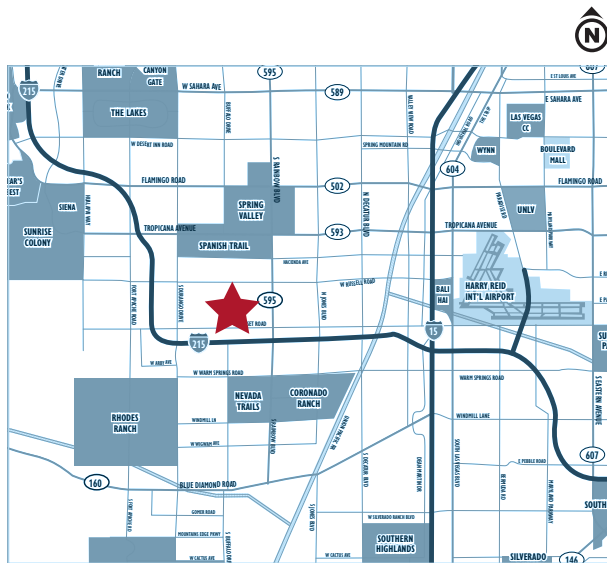
SITE PLAN

Not To Scale. For Illustration Purposes Only.



±30,992 TOTAL SF

INTERSECTION OF W. POST ROAD & S. BUFFALO DRIVE



● = GRADE LEVEL DOORS

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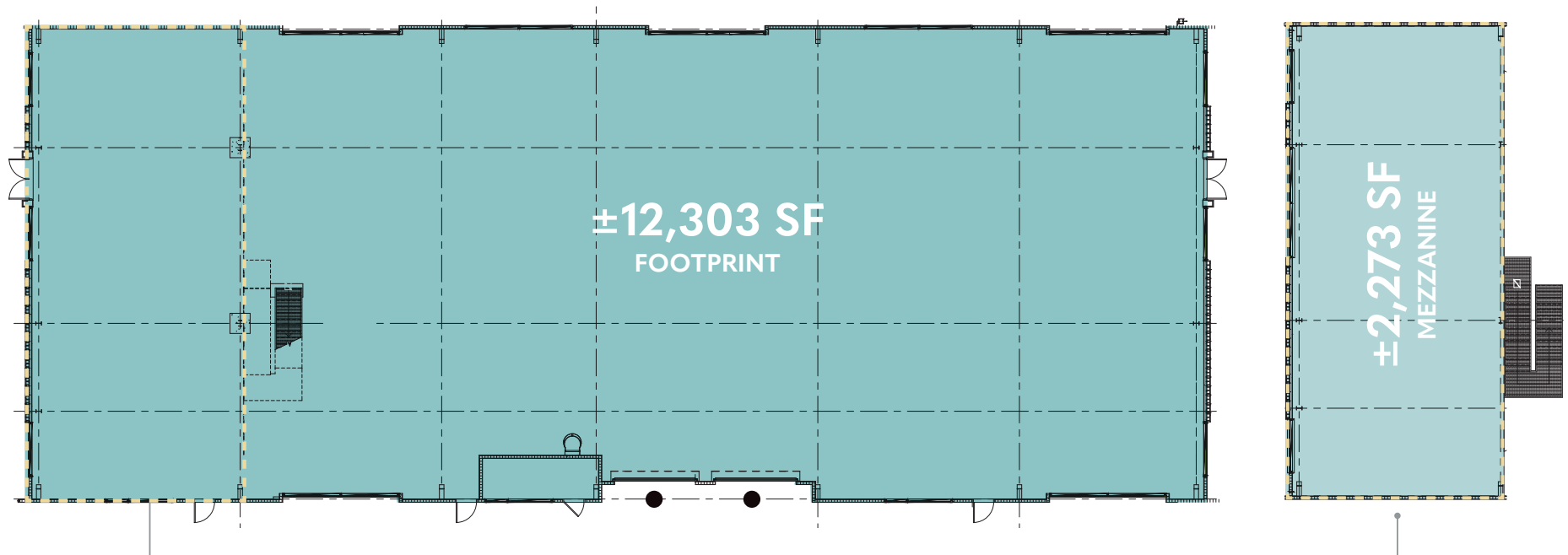
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FLOOR PLAN

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Building A



±14,576 Total SF

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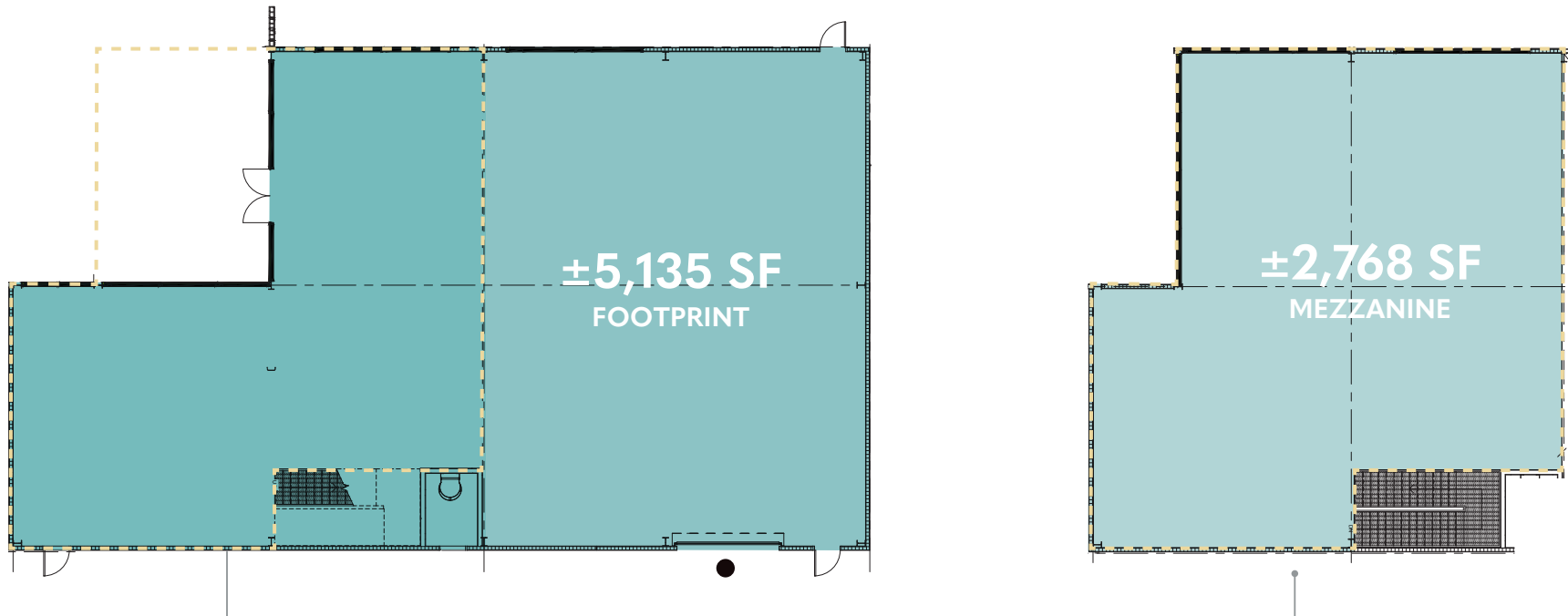
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FLOOR PLAN

Building B

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±7,903 Total SF

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HABITAT POST

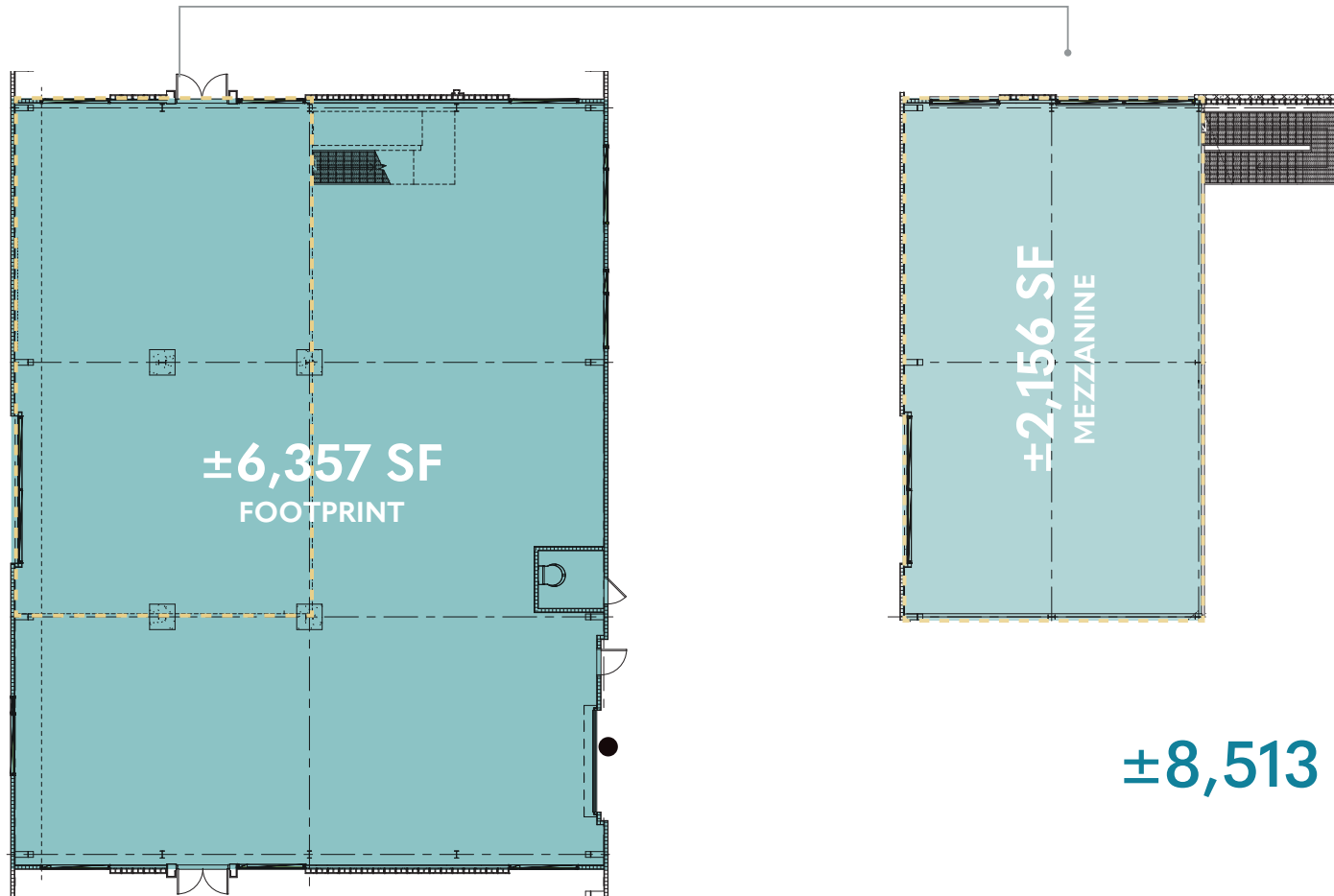
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FLOOR PLAN

Building C

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±8,513 Total SF

● = GRADE LEVEL DOORS

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Light Industrial & the Southwest Submarket Snapshot

Habitat Post is one the newest development of Light Industrial Projects to come online in Southern Nevada. Record low vacancy, combined with record lease and sale prices, the Las Vegas market has seen the weighted average asking rate for industrial product in Southern Nevada increased significantly. This represented 9.6% annual growth. Rents increased 20.2% year-over-year for warehouse/distribution product, followed by 11.8% for light distribution, 2.6% for light industrial, 2.4% for incubator and -1.0% for flex.

Specific to the Southwest Submarket, the Light Industrial inventory is reflective of a 2.2% Vacancy Rate from the previous quarter of 1.9%. In addition, Habitat Post is one of the few Light Industrial developments planned in the Southwest Submarket over the next 12 months.



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Exclusive Listing Agents:

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