

For Lease

7155 & 7165 South Buffalo Drive, Las Vegas, NV 89113



±7,274 SF Available



SOUTH BUFFALO DRIVE

# Buffalo Business Park

±71,872 Multi-Tenant Industrial Project



# Property Overview

Buffalo Business Park is located near the intersection at Buffalo Drive and the I-215 Beltway, in the highly desirable Southwest Industrial Submarket. The property is just north of Warm Springs Road and enjoys easy access to Summerlin, Harry Reid International Airport and the Las Vegas Strip.



- Located on Buffalo Drive, just south of I-215
- ±71,872 SF Project on ±4.31 Acres
- Grade Level Loading (±12' x ±14')
- ±18' Minimum Clearance
- Restrooms in Place

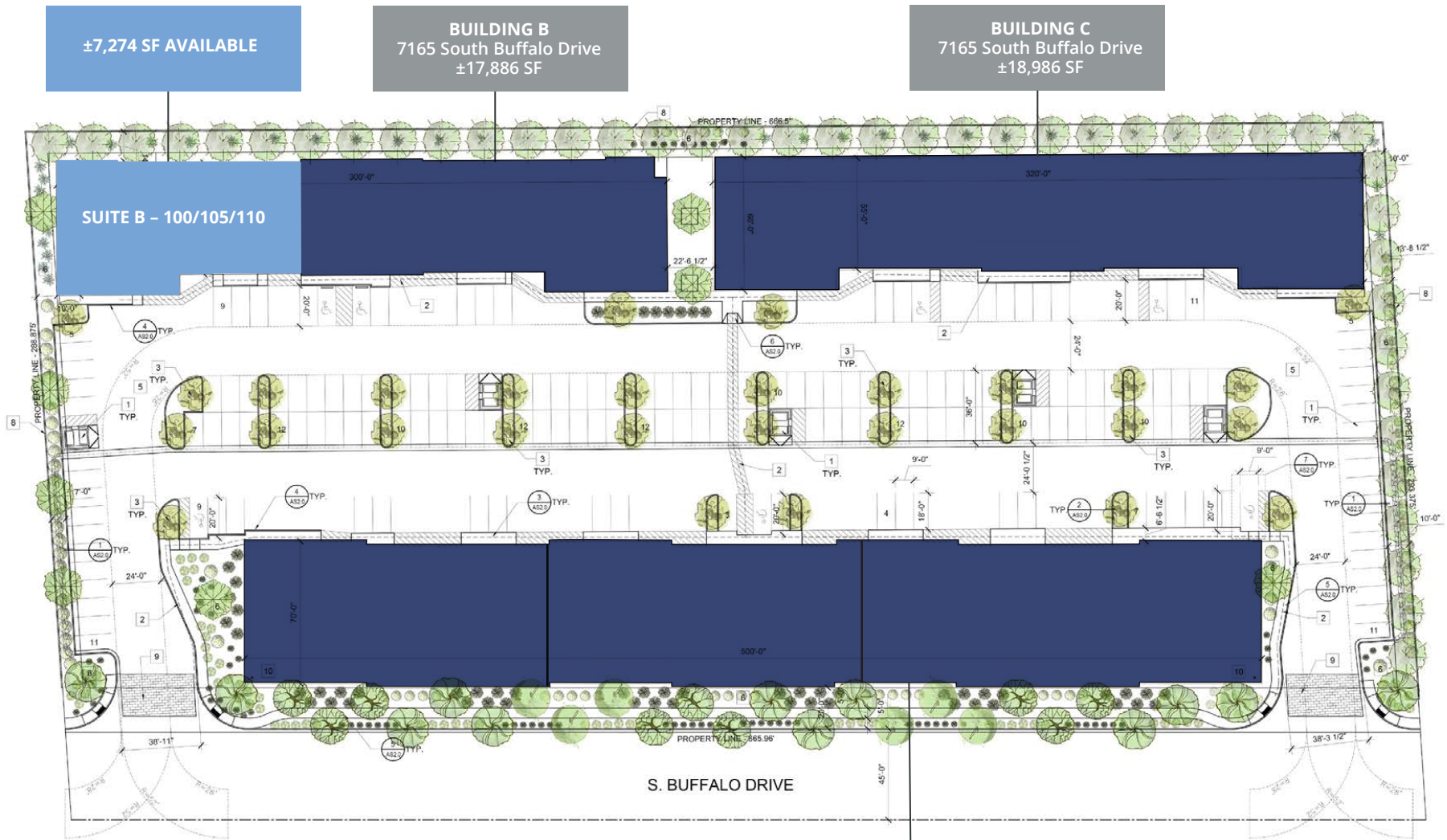
- Fully Fire Sprinklered
- Warehouse Skylights
- Parking at 2.4 per 1,000 SF
- M-D Industrial (Clark County)
- APN: 176-04-801-006

- Modern Store Front
- EVAP Cooled Warehouse
- Buffalo Drive Frontage
- Easy access to I-215 via Buffalo Drive Interchange

# Buffalo Business Park



±71,872 SF Light Industrial Project



±7,274 SF AVAILABLE

**BUILDING B**  
7165 South Buffalo Drive  
±17,886 SF

**BUILDING C**  
7165 South Buffalo Drive  
±18,986 SF

**BUILDING A**  
7155 South Buffalo Drive  
±34,780 SF

Available

Not To Scale. For Illustration Purposes Only.



SITE PLAN

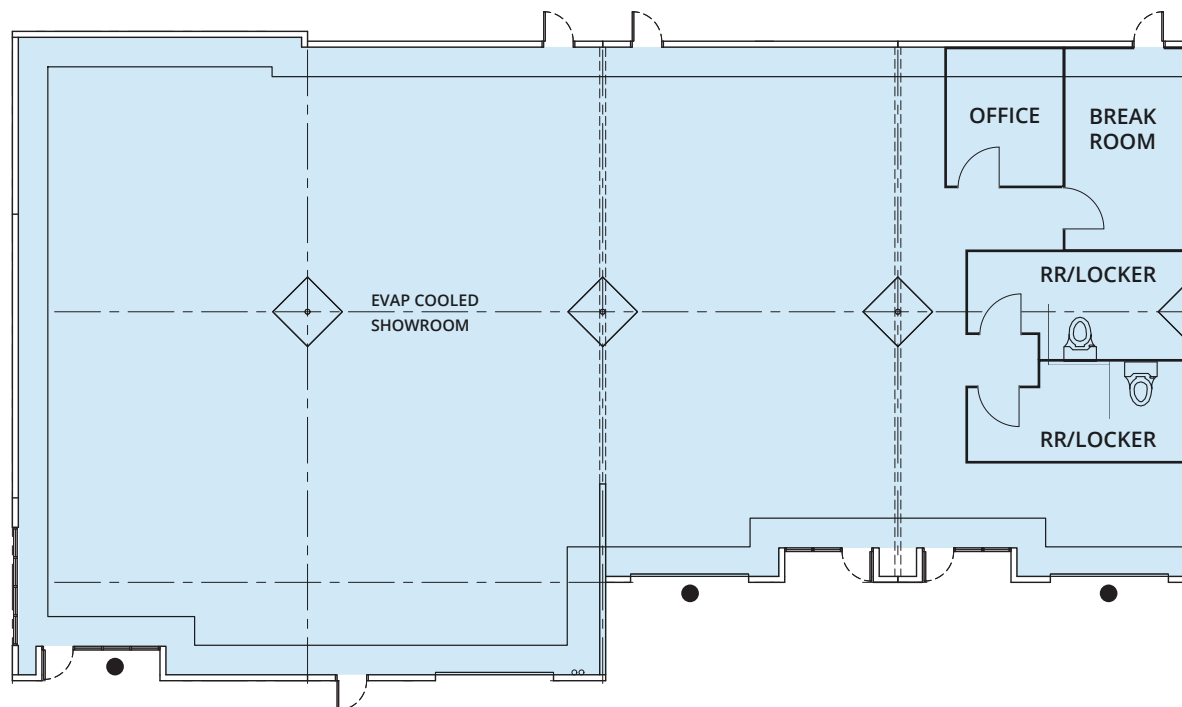
## Building B | 7165 South Buffalo Drive

● Grade level doors    *Not To Scale. For Illustration Purposes Only.*

### Suites 100/105/110

#### Suite Features:

- ±7,274 Total SF
- Clear height ±18'
- Three (3) ±12' X ±14' grade level loading doors
- ±400 Amps of 120/208V, 3-phase power to entire building *(To be verified)*
- Fire sprinklered
- Zoned MD
- Available Q1 2025



#### Lease Price:

\$1.25 PSF NNN/Mo

\$0.30 PSF NNN Fee/Mo

\$11,274.70 Gross/Mo

**±7,274 Total SF**  
Southwest Industrial Submarket

# Buffalo Business Park



Aerial Map



±1.1 Miles to the I-215

±6.1 Miles to the I-15

±9.0 Miles to the Las Vegas Strip

±9.3 Miles to Harry Reid International Airport

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±71,872 SF Light Industrial Project

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\$4.5B+ Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$99B Assets under management

22,000 Professionals

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