

BADURA 215

FOR SALE



±75,900 SF INDUSTRIAL BUILDING

±37,950 SF AVAILABLE FOR LEASE



PANATTONI®

Colliers

BADURA 215

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Executive Summary

Panattoni's Badura 215 is a two-tenant mid bay class A industrial development totaling 75,900 SF. The building was completed in January of 2025 and is situated on 4.12 acres in the Heart of the Southwest Submarket, what is considered to be the premier submarket in Southern Nevada. The property was 50% pre-leased prior to construction completion. Opportunity to control Leasing on the remaining 50% of the property.

COSENTINO

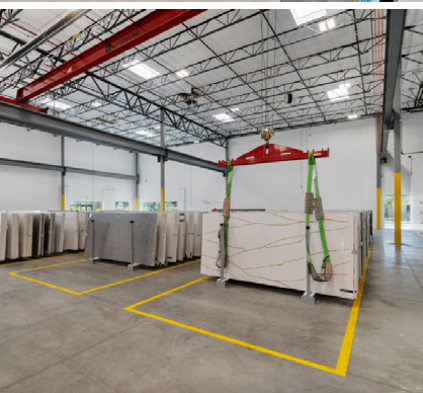
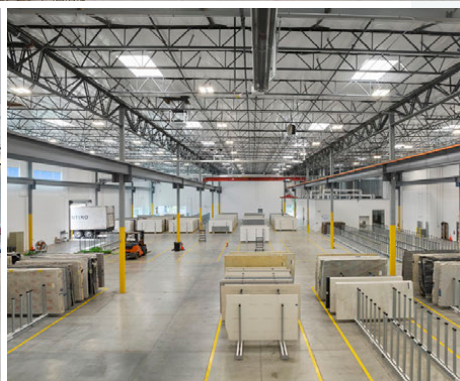
SUITE A
LEASED

±75,900 TOTAL SF
LIGHT INDUSTRIAL/ INDUSTRIAL PROPERTY

AVAILABLE

SUITE B
±37,950 SF





About the Tenant



MEANINGFUL DESIGN TO INSPIRE PEOPLE'S LIVES

The Cosentino Group is a global, family-owned Spanish company that produces and distributes innovative, sustainable and high-value surfaces for the world of architecture and design. They work with customers and partners to deliver inspiring solutions while acting responsibly and transparently on ESG issues.

THEY INSPIRE THROUGH THEIR BRANDS:

Silestone®, Dekton®, Sensa by Cosentino®, Scalea® and Prexury®, with their eco-friendly production process and advanced technology, are pioneering surfaces leading leaders in their respective categories and enabling the creation of unique environments and designs for residential and commercial spaces.

silestone®

DEKTON®

SENSA

±37,950 SF Available

▼ = 9' x 10' Dock High Loading Doors

○ = 12' x 14' Grade Level Loading Doors



- Property Address: 6950 Miller Lane, Las Vegas, NV 89113
- ±75,900 Total Building SF
- Single Freestanding Building
- Multi-Tenant Mid Bay Industrial Distribution Building
- APN: 176-04-701-007
- ±4.12 Acre Parcel Size

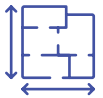
- Zoned M-D (Designed Manufacturing)
- 50% Leased
- Brand New Construction, Completed January 2025
- ±28' – ±30' Clear Height in the Warehouse
- ESFR Fire Suppression System
- ±2,000 amps of 277/480v 3-Phase Power to the Building

PROPERTY OVERVIEW

Colliers

Vacancy Highlights

Designed as a two-tenant building partially leased, Badura 215 provides a $\pm 37,950$ SF available space, what has been considered to be the staple size range of the Southwest Submarket and the Southern Nevada industrial market as a whole. Panattoni has completed construction of 2,500 SF of high image speculative office space with above standard finishes and materials, and includes reception, large conference room, two private offices, break room, I.T. room, four (4) restrooms (two office and two warehouse), and approximately $\pm 1,000$ SF of open office/ bullpen area.



$\pm 37,950$ SF

AVAILABLE FOR LEASE



$\pm 2,500$ SF

SPECULATIVE OFFICE BUILDOUT



EVAPORATIVE COOLERS
IN THE WAREHOUSE

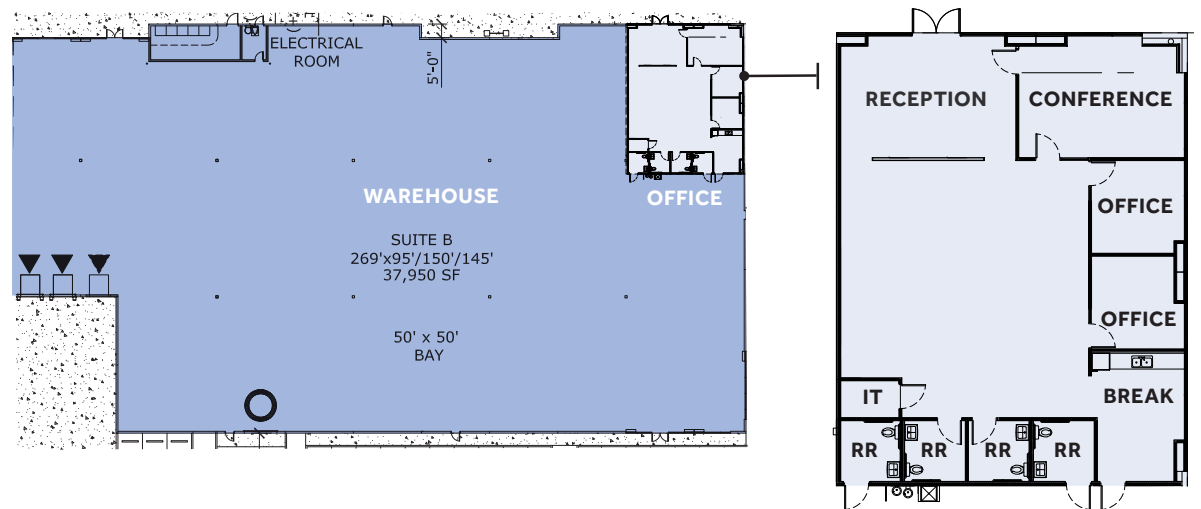


Vacancy Highlights

SUITE B

▼ = 9' x 10' Dock High Loading Doors ○ = 12' x 14' Grade Level Loading Doors (N)

- ±37,950 Total SF Available
- ±2,500 SF of Speculative Office Buildout
- Full Spec Warehouse Improvements Included
- LED Warehouse Lighting with Motion
- Evaporative Coolers in the Warehouse
- Three (3) ±9' x ±10' Dock High Loading Doors
- One (1) ±12' x ±14' Grade Level Loading Door
- ±28' – ±30' Clear Height in the Warehouse
- ±50' x ±55' Minimum Column Spacing
- ESFR Fire Suppression
- ±800 – ±1000 amps of 277/480v 3-Phase Power allocated to the vacant space
- ±149' 8" Truck Court
- ±80' Dock Apron



 LISTING PRICE
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Lease Comparables

| Property | Submarket | Tenant | Landlord | SF | Commencement Date | NNN Rate | Term | Annual Bumps | Comments |
|--|----------------|------------------------------------|--------------------------------------|--------|-------------------|----------|-----------|--------------|---|
| West AB Business Center 4145 West Ali Baba Lane Las Vegas, NV 89118 | Southwest | Bombard Mechanical | Dalfen | 44,014 | 6/1/25 | \$1.50 | 91 months | 4% | 7 months free rent. \$2 PSF TIA. |
| Decatur Crossing II 6480 Cameron Street Suite 301-302 Las Vegas, NV 89118 | Southwest | Clair Global Inc. | BKM | 20,050 | 6/1/25 | \$1.38 | 38 months | 4% | 2 months free rent. As-is deal. |
| Promontory Corporate Plaza 4123-1433 West Patrick Lane Las Vegas, NV 89118 | Southwest | Altitude Exhibits LLC | Shemger Enterprises LLC | 26,206 | 5/1/25 | \$1.27 | 62 months | 4% | |
| 6713 South Eastern Avenue Las Vegas, NV 89119 | Airport | EO Solutions Corp. | Ted Millar | 37,384 | 4/1/25 | \$1.30 | 63 months | 3.5% | 3 months free rent. 22,143 SF two-story office buildout. |
| Blue Diamond Business Center 4120 W. Windmill Lane Suite 102, Las Vegas, NV 89139 | Southwest | Fabrication Technologies Inc. | Pacifica Blue Diamond V LLC | 31,250 | 6/1/25 | \$1.25 | 63 months | 4% | |
| Pacific Business Center 180-198 Gallagher Crest Drive Suite G, Henderson, NV 89014 | Henderson | D'Andrea Visual Communications LLC | BKM Pacific Business Centers 935 LLC | 24,178 | 4/1/25 | \$1.24 | 38 months | 4% | |
| Prologis Warm Springs Distribution Center 7750 Dean Martin Drive Suite 401-402 Las Vegas, NV 89139 | Southeast | Lockmasters | Prologis | 25,583 | 3/1/25 | \$1.40 | 66 months | 4% | 6 months of free rent. 100% HVAC, 24' clear, ESFR sprinklers. Space does not have office space so LL provided \$700k TIA. Tenant also contributing est. \$300k to TI for total office SF of ±9,176 SF. Tenant occupying while Tis underway. Landlord providing 3 months free of base rent and NNN expenses, and 2 months of abated base rent. Previous tenant paid \$1m termination fee for remaining lease term (Jan 2025 - Jul-2029). |
| EBS @ Rainbow 9590 South Rainbow Boulevard Las Vegas, NV 89139 | Southeast | Live Edge Entertainment | EBS / Penwood | 83,153 | 3/1/25 | \$1.25 | 65 months | 3.5% | 5 months free rent. Rate included 4,129 SF of speculative office TI's and full warehouse Tis. |
| Henderson 515 515 North Gibson Road Henderson, NV 89011 | East Henderson | Framebridge, Inc. | Serano Group | 37,898 | 5/1/25 | \$1.42 | 93 months | 4.5% | 9 months free rent. About \$24-\$25 PSF TIA, partially ammortized into the lease rate. |

BADURA 215

Connectivity

Conveniently located in the Southwest Submarket, this project provides excellent connectivity to I-215 via Buffalo Drive and is less than ± 40 miles to the California border.



± 0.2 MILES TO THE I-215 BELTWAY



± 8 MILES TO THE HARRY REID INTERNATIONAL AIRPORT



± 9 MILES TO THE LAS VEGAS STRIP



For illustration purposes only. Not to scale.



INDUSTRIAL MARKET OVERVIEW – SECOND QUARTER 2025



| Las Vegas Market | East Las Vegas | Henderson | North Las Vegas | Airport | Northwest | Southwest | West Central | West Henderson | Total LV Industrial Market |
|----------------------------------|----------------|------------|-----------------|------------|-----------|------------|--------------|----------------|----------------------------|
| Average Direct Asking Rate (NNN) | \$1.14 | \$1.28 | \$0.98 | \$1.30 | \$1.46 | \$1.34 | \$1.41 | \$1.03 | \$1.03 |
| Total Inventory SF | 3,694,129 | 16,493,455 | 76,907,865 | 15,980,740 | 1,398,693 | 44,067,331 | 11,525,470 | 7,141,556 | 183,531,537 |
| Vacancy Rate | 2.3% | 9.8% | 11.1% | 3.9% | 2.4% | 4.7% | 3.2% | 14.9% | 9.9% |
| Net Absorption YTD | -38,611 | -224,914 | 1,003,583 | -416 | 94 | 105,239 | 19,452 | 40,497 | 904,924 |
| SF Currently Under Construction | 11,162 | 559,599 | 1,335,817 | 0 | 0 | 2,295,288 | 0 | 84,425 | 5,081,040 |

WHY LIGHT INDUSTRIAL/ INDUSTRIAL PROPERTIES IN THE SOUTHWEST SUBMARKET?

- Overall market vacancy is 9.9% and overall Southwest Submarket vacancy is 4.7%.
- Specific product type (Light Industrial/ Industrial) is 6.4% total market wide and 4.9% in the Southwest Submarket



INDUSTRIAL MARKET OVERVIEW

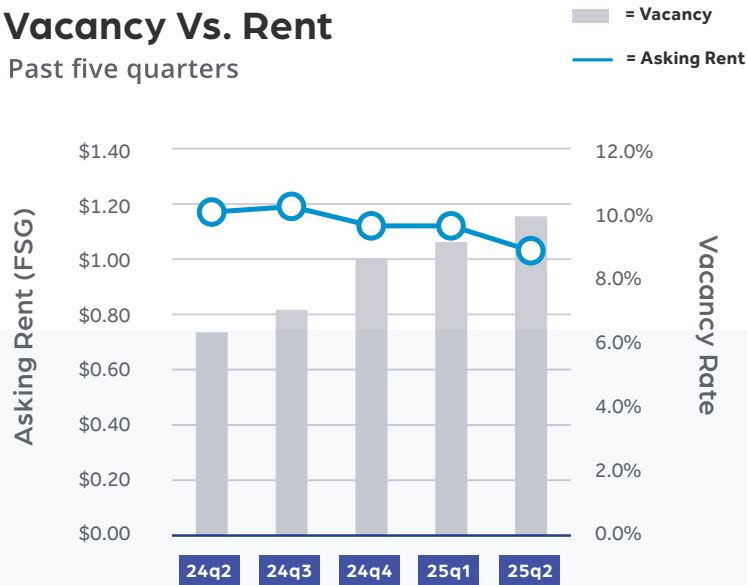
- Industrial investment sales volume at midyear was \$911 million in 57 transactions totaling 4.6 million sf at an average sales price of \$197.56 psf. This was significantly better than the sales activity that occurred over the course of 2024, but the sales activity did decrease in the second quarter compared to the first quarter.
- The weighted average asking rental rate for industrial product in Southern Nevada was \$1.03 psf NNN, lower than one quarter ago and one year ago, and indicative of landlord reaction to the more competitive industrial environment in Southern Nevada.
- Unemployment in the Las Vegas-Paradise MSA was 5.5% in May 2025. Over the past 12 months, total employment in Southern Nevada decreased by 5,600 jobs, a 0.5% decrease.

New industrial completions totaled 2.2 million sf this quarter. This was higher than last quarter, but lower than one year ago. The largest share of these completions were in warehouse/ distribution buildings, followed by light distribution. The North Las Vegas submarket had the largest inventory expansion this quarter. Projects delivered this quarter were 7.8% pre-leased.

The Valley had 18.8 million sf of industrial space in active development, 5.1 million sf of which has gone vertical. A total of 6.3 million sf is scheduled for completion over the next four quarters, with 54.0% of that space pre-leased, a notable improvement over pre-leasing over the past few quarters.

Vacancy Vs. Rent

Past five quarters



Historic Comparison

| Las Vegas Market | 24-Q2 | 25-Q1 | 25-Q2 |
|--|--------|--------|--------|
| Total Inventory (in Millions of SF) | 173.5 | 181.3 | 183.5 |
| New Supply (in Millions of SF) | 3.82 | 1.30 | 2.25 |
| Net Absorption (in Millions of SF) | 555.2 | 360.5 | 544.4 |
| Total Vacancy | 6.3% | 9.1% | 9.9% |
| Under Construction (in Millions of SF) | 9.87 | 5.65 | 5.08 |
| Overall Asking Lease Rates (NNN) | \$1.17 | \$1.12 | \$1.03 |

MARKET OVERVIEW

Las Vegas

The Las Vegas Metro continues to grow, as a result of its high rankings for quality of life, job and population growth, and healthy business climate.

The Las Vegas-Paradise MSA consists of nearly 600 square miles and encompasses Las Vegas, Henderson, Boulder City, North Las Vegas, Mesquite, and all of Clark County. The leading financial and cultural center for Southern Nevada, Las Vegas is the largest city in the state and an internationally renowned resort destination known primarily for gaming, conventions, shopping, fine dining and nightlife.

This popular destination is the 28th largest Metropolitan Statistical Area in the United States with over two million residents. Las Vegas is one of the top three leading convention and business meeting locations in the United States, and one of the world's top draws for tourism. The combination of no inventory tax, rich transportation infrastructure and the geographic location of the state's two largest urban centers are prime reasons that top brands like Amazon, Wal-Mart, Levi Strauss & Co., Bed, Bath & Beyond, Monster Cable, Ocean Spray Cranberries and others choose Nevada to stage their warehousing and distribution strategies.

Overall Las Vegas Market Stats

183.5M SF

Total Industrial Inventory

9.9%

Total Vacancy

Top 3

Metros in the U.S. for Job Creation (Bloomberg, 2021)

544K SF

Q2 2025 Net Absorption

\$1.03

Overall NNN Asking Rate

#1

Convention & Trade Show Venue in the U.S.



Las Vegas Market Overview

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2.3M

Metro Population

4.7M

Average Monthly
Harry Reid International
Airport Passengers

\$44.9B

Annual Tourism
Revenue

\$469K

New Home
Median Price

31st

Most Populous
State in the U.S.

72%

Nevada Residents
Live In Las Vegas



NHL Expansion

T-Mobile Arena hosts over 150 events per year and is the current home of the NHL Golden Knights



20,000 Seats

T-Mobile Arena, a multi-use indoor arena on the Las Vegas Strip opened in April 2016



The Las Vegas Raiders

The relocation of the Oakland Raiders is anticipated to create a \$600+ million economic impact add 450,000+ incremental visitors and host 45+ events annually



LVCC Expansion

Las Vegas Convention Center is currently undergoing a \$2.3 billion, 600,000 SF expansion to absorb excess demand



Mandalay Bay Convention Center

Recently underwent a 350,000 SF expansion and is now one of the largest in North America



Formula One Building and Las Vegas Grand Prix

Main building is four story, ±300,000 SF with 13 garages, cost \$240 million. The race will take place around the Las Vegas Strip



New Las Vegas Stadium

The New Las Vegas Stadium is a planned retractable roof ballpark to be built on the site of the Tropicana Las Vegas



Steady Growth

The University continues to grow with a total student headcount of 28,000 (2023)



MSG Sphere at the Venetian

A revolutionary new 18,000-seat venue for concerts, sports and live entertainment that will be completed in 2023

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If you wish not to pursue negotiations leading to the acquisition of 6950 S Miller Lane, Las Vegas, NV 89115 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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