

BADURA 215



FOR LEASE



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±37,950 SF Available

±75,900 SF Industrial Building

BADURA 215



PANATTONI®



Panattoni's Badura 215 is a two-tenant mid bay class A industrial development totaling $\pm 75,900$ 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.

HIGHLIGHTS

- 6950 Miller Lane, Las Vegas, NV 89113
- 75,900 total building SF
- Multi-tenant Mid Bay industrial distribution building
- APN: 176-04-701-007
- 4.12 acre parcel size
- Zoned M-D (Designed Manufacturing)
- Brand new construction, completed January 2025
- 28' – 30' Clear Height in the warehouse
- ESFR fire suppression system
- 2000 Amps of 277/480v 3-phase power to the building

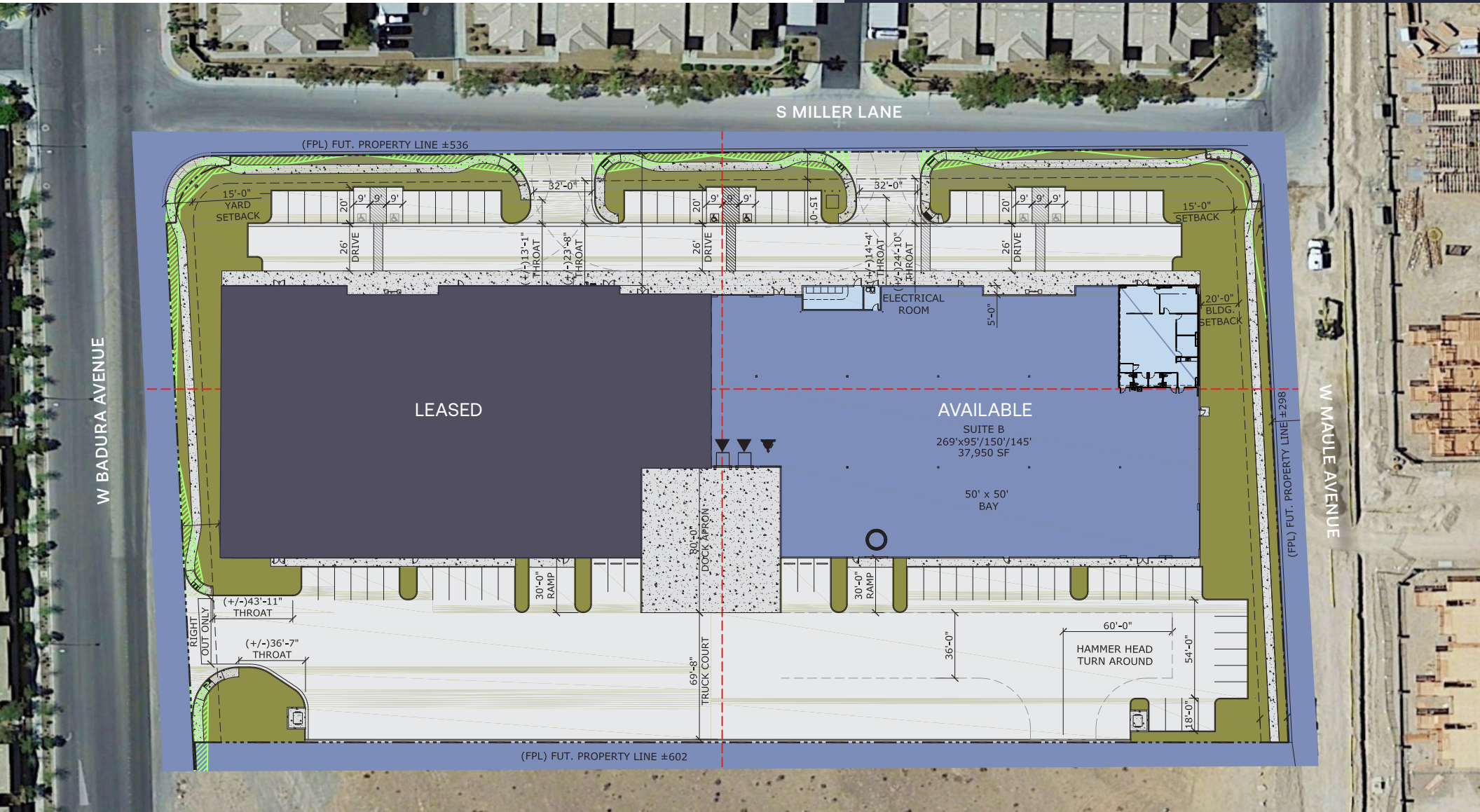
$\pm 75,900$ Total SF Industrial Development



▼ = 9' x 10' Dock High loading doors

○ = 12' x 14' Grade Level loading doors

PANATTONI



±37,950 SF Available
±75,900 SF Industrial Building

BADURA 215

Property Overview

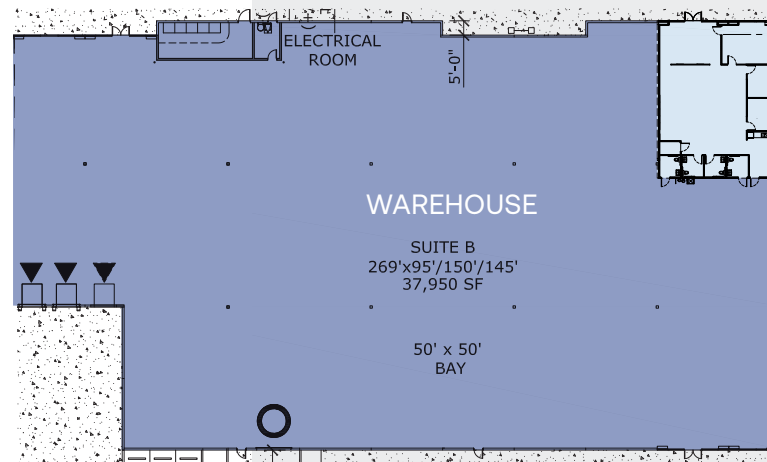
Vacancy Highlights



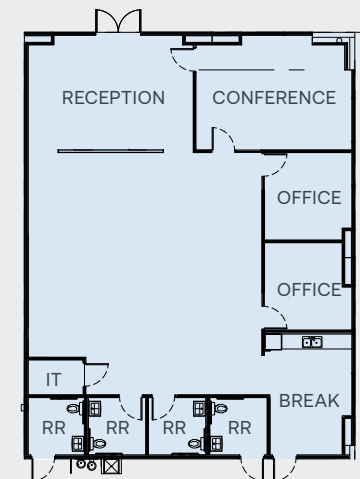
PANATTONI®

SUITE B

- ±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



SPECULATIVE OFFICE BUILDOUT



▼ = 9' x 10' Dock High Loading Doors

○ = 12' x 14' Grade Level Loading Doors



LISTING PRICE

Call Broker for Pricing

BADURA 215

BADURA 215



PANATTONI®



DOWNTOWN LAS VEGAS

LAS VEGAS STRIP

T-Mobile
Arena

allegiant stadium

HARRY REID
INTERNATIONAL AIRPORT

FUTURE
COSTCO
WHOLESALE



S-BUFFALO DRIVE

S MILLER LANE

W BADURA AVENUE

±75,500 Total SF Industrial Development

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.



One day Truck Service

Access to serving over 77 million+
people within a one day truck drive.

23.1% of U.S. Population

1 SEATTLE
1,129 Miles
16h 52min

2 PORTLAND
982 Miles
15h 44min

3 HELENA
907 Miles
12h 31min

4 CHEYENNE
837 Miles
11h 52min

5 DENVER
752 Miles
10h 45min

6 BOISE
634 Miles
9h 31min

7 SANTA FE
634 Miles
9h 8min

8 SAN FRANCISCO
562 Miles
8h 20min

9 RENO
452 Miles
6h 55min

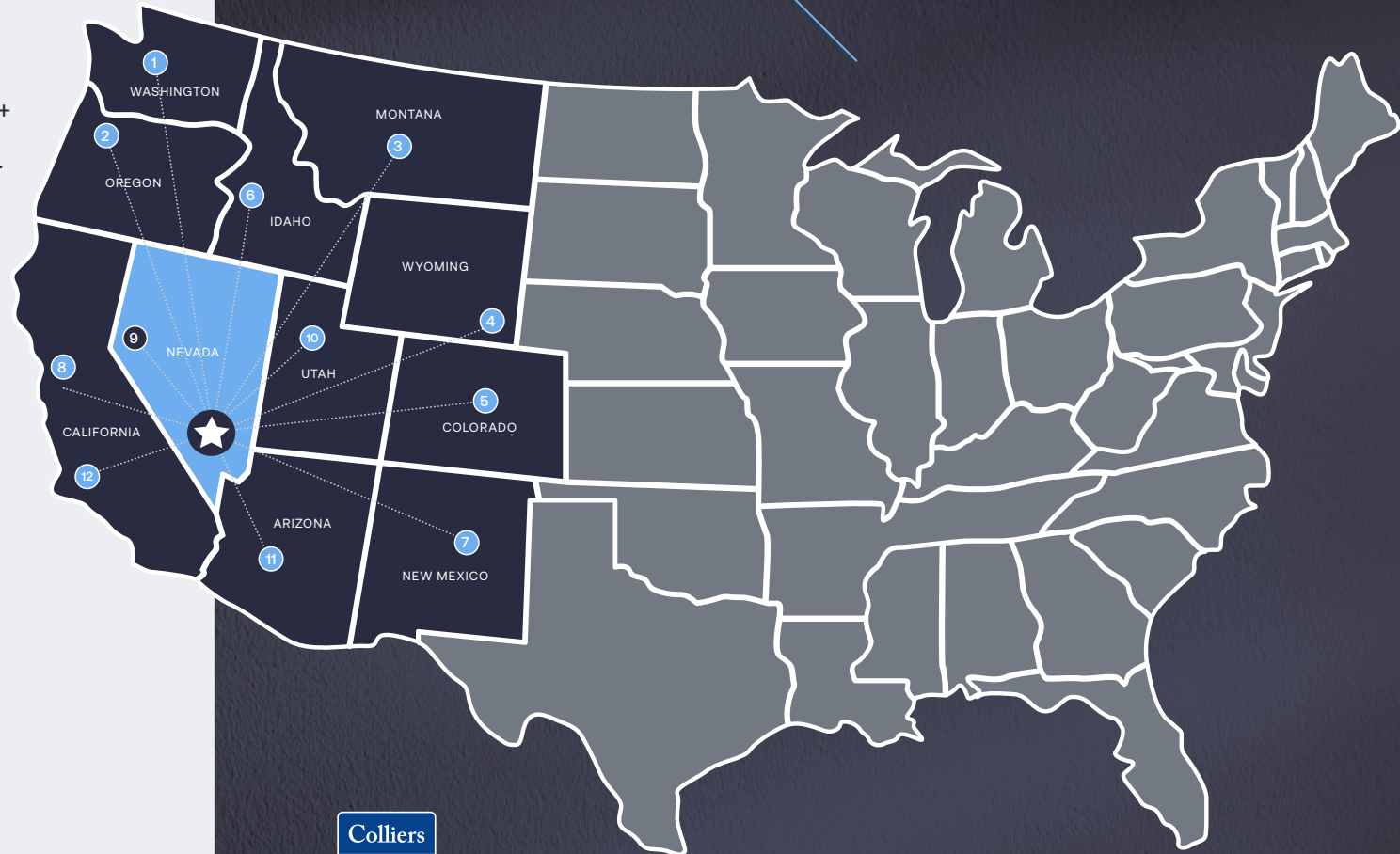
10 SALT LAKE CITY
424 Miles
5h 50min

11 PHOENIX
300 Miles
4h 39min

12 LOS ANGELES
265 Miles
3h 54min

2.3 M RESIDENTS
in Southern Nevada

BADURA 215



NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax

BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

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