

FOR LEASE - BUILDINGS 5 & 6 SHELL COMPLETION Q4 2025



KEY FEATURES



UNIT SIZES

±7,150 - 110,304 SF



CLIMATE

Potential for 100% climate controlled environment



CONSTRUCTION

Concrete Tilt-Up Construction with a wood panelized thermal insulated PVC Roof



LOCATION

Prime Southwest location, less than 5 minutes from the 215 beltway



CLEAR HEIGHT

22'-32' minimum Clear Height



ZONING

IP, Industrial Park



LOADING

Dock & Grade loading with levelers per unit



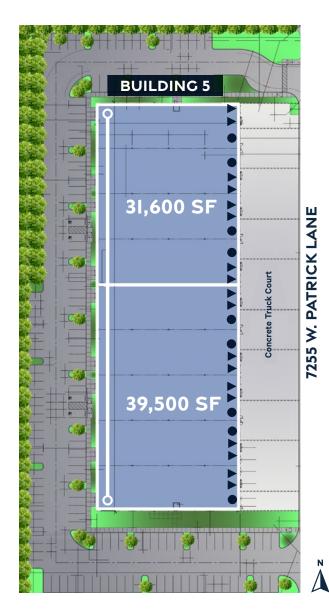
PARKING RATIO

1.5 per 1,000 SF

SITE PLAN



SITE PLAN & UNIT BREAKDOWN

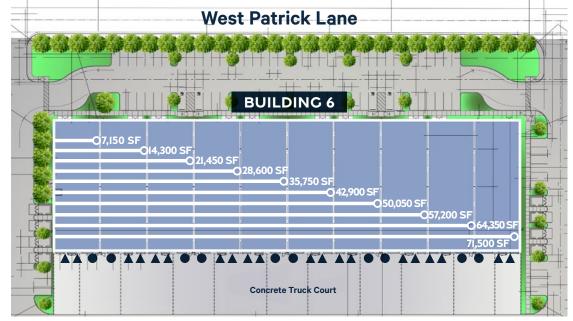


BUILDING 5	Suite	Unit Footprint SF	Office SF	Grade Level Loading	Dock-Hi Loading	Parking Spaces
	100	31,600 SF	BTS Office	4G	8 D	48
	105	39,500 SF	BTS Office	5G	10 D	60

^{**}Under Construction! Pad Completed May 2025

BUILDING 6	Suite	Unit Footprint SF	Office SF	Grade Level Loading	Dock-Hi Loading	Parking Spaces
	100	7,150 SF	BTS office	1G	2D	11
	100-105	14,300 SF	BTS office	2G	4D	22
	100-110	21,450 SF	BTS office	3G	6D	33
	100-115	28,600 SF	BTS office	4G	8D	43
	100-120	35,750 SF	BTS office	5G	10D	54
	100-125	42,900 SF	BTS office	6G	12D	65
	100-130	50,050 SF	BTS office	7G	14D	76
	100-135	57,200 SF	BTS office	8G	16D	86
	100-140	64,350 SF	BTS office	9G	18D	97
	100-145	71,500 SF	BTS office	10G	20D	108

^{**}Under Construction! Pad Completed May 2025



= GRADE-LEVEL DOOR

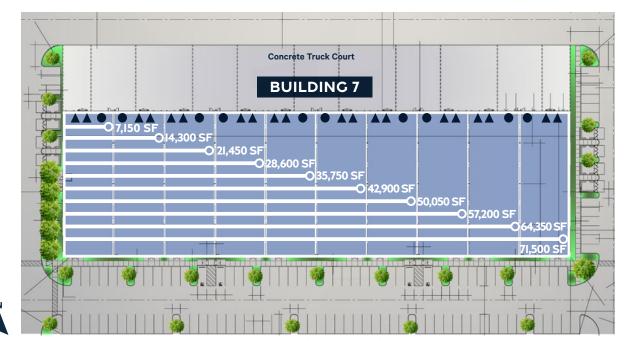
BTS = BUILD TO SUIT



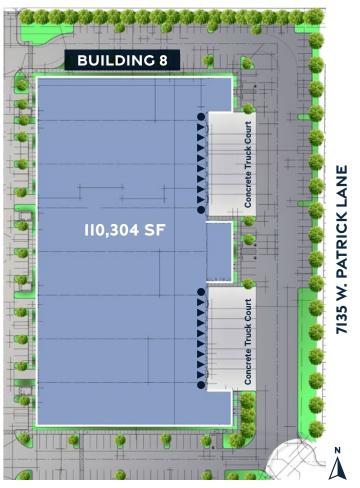
SITE PLAN & UNIT BREAKDOWN

BUILDING 7	Suite	Unit Footprint SF	Office SF	Grade Level Loading	Dock-Hi Loading	Parking Spaces
	100	7,150 SF	BTS Office	1G	2D	11
	100-105	14,300 SF	BTS Office	2G	4D	22
	100-110	21,450 SF	BTS Office	3G	6D	33
	100-115	28,600 SF	BTS Office	4G	8D	43
	100-120	35,750 SF	BTS Office	5G	10D	54
	100-125	42,900 SF	BTS Office	6G	12D	65
	100-130	50,050 SF	BTS Office	7G	14D	76
	100-135	57,200 SF	BTS Office	8G	16D	86
	100-140	64,350 SF	BTS Office	9G	18D	97
	100-145	71,500 SF	BTS Office	10G	20D	108

BUILDING 8	Unit Footprint SF	Office SF	Grade Level Loading	Dock-Hi Loading	Parking Spaces
	110,304 SF	BTS Office	4G	16D	166



7215 W. PATRICK LANE



*approximate suite sizes

= Dock-Hi Door

= GRADE-LEVEL DOOR

BTS = BUILD TO SUIT

FLOOR PLAN

BUILDING 5

7255 W. PATRICK LANE



31,600 SF

BTS

4G

OFFICE

GRADE LEVEL LOADING

8D

48

DOCK HI LOADING

PARKING SPACES

HICHLICHTS

- 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)
- 1,000 amps 277/480v, 3-phase power service available (* panels not included in shell delivery)
- (4) 12' x 14' Grade level loading doors
- (8) 9' x 10' Dock-hi loading door with edge of dock delivered every other door

*Lighting, cooling, and office build out not included in shell delivery

FLOOR PLAN

BUILDING 5

7255 W. PATRICK LANE



39,500 SF

BTS

5G

OFFICE

GRADE LEVEL LOADING

10D

54

DOCK HI LOADING

PARKING SPACES

HICHLICHTS

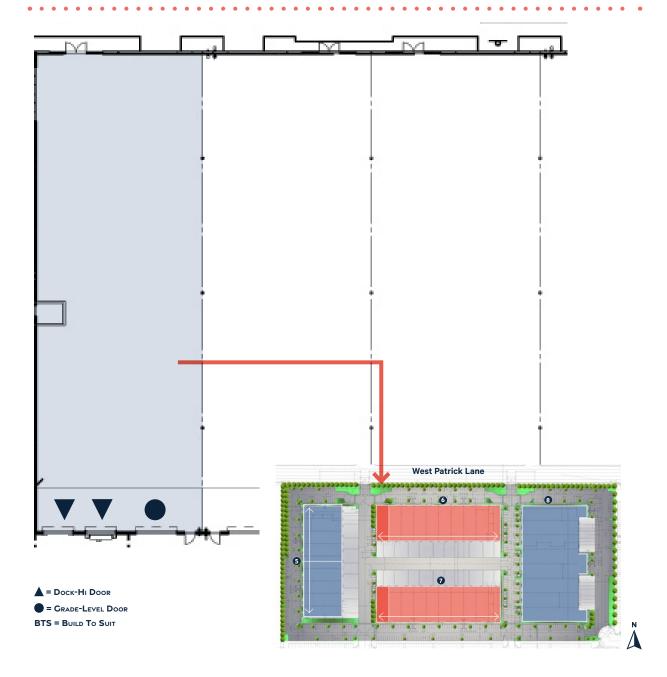
- BTS Office
- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate-controlled warehouse
- 50' x 40' column spacing (average)
- 1,000 amps 277/480v, 3-phase power service available (* panels not included in shell delivery)
- (5) 12' x 14' Grade level loading doors
- (10) 9' x 10' Dock-hi loading door with edge of dock delivered every other door

*Lighting, cooling, and office build out not included in shell delivery

7175 & 7215 W. PATRICK LANE

BUILDINGS 63 &

6 & 7



7,150 SF

BTS

1G

OFFICE

GRADE LEVEL LOADING

2D

11

DOCK HI LOADING

PARKING SPACES

HICHLICHTS

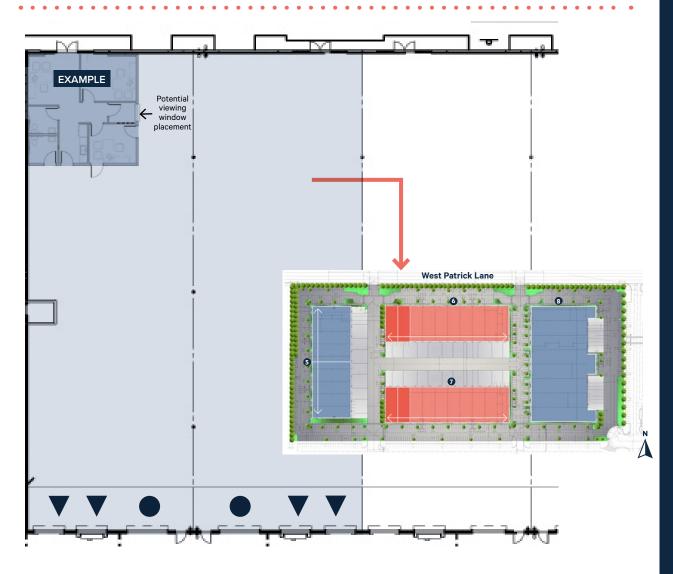
- BTS office
- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate-controlled warehouse
- 50' x 40' column spacing (average)
- 200 amps 277/480v, 3-phase power
- (1) 12' x 14' grade level loading doors
- (2) 9' x 10' dock hi loading doors with 1 edge of dock delivered on every other door

*Lighting, cooling, and office buildout are not part of the shell delivery

7175 & 7215 W. PATRICK LANE

BUILDINGS 638

6 & 7



Concrete Truck Court

▲ = Dock-Hi Door

■ = Grade-Level Door

BTS = Build To Suit

14,300 SF

BTS

2G

OFFICE

GRADE LEVEL LOADING

4D

22

DOCK HI LOADING

PARKING SPACES

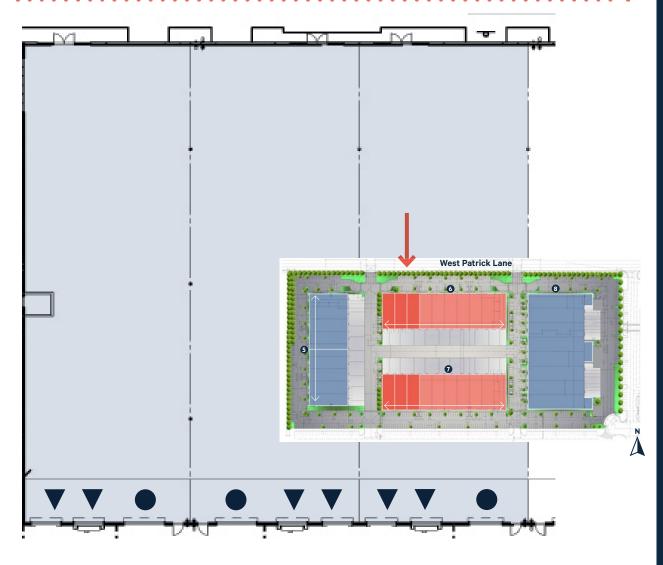
HIGHLIGHTS

- BTS office available
- 30'-32' minimum clearance
- High Bay Fixtures Motioned-Sensored LED's delivered in Spec Unit
- 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

7175 & 7215 W. PATRICK LANE

BUILDINGS 63 &





Concrete Truck Court

= Dock-Hi Door

= GRADE-LEVEL DOOR

BTS = BUILD TO SUIT

21,450 SF

BTS

3G

OFFICE

GRADE LEVEL LOADING

6D

33

DOCK HI LOADING

PARKING SPACES

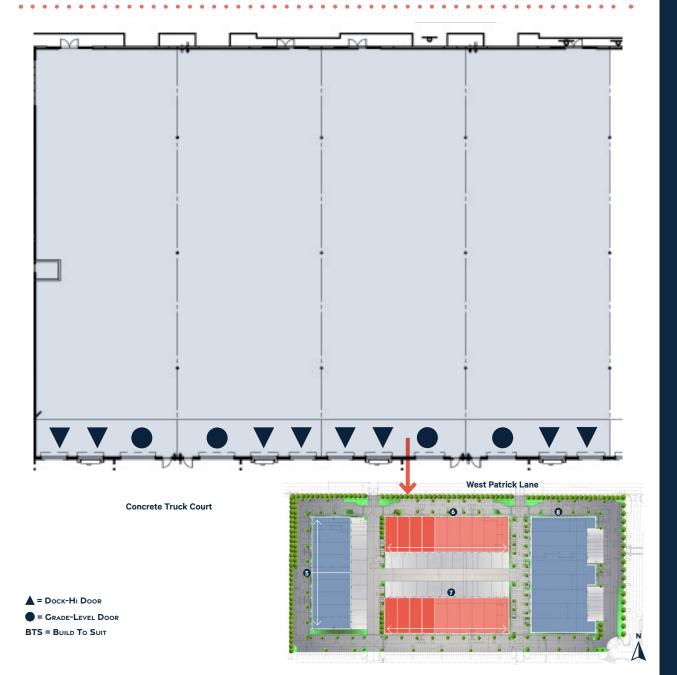
HICHLICHTS

- 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
- * Lighting, cooling, and office buildout are not a part of the delivery

7175 & 7215 W. PATRICK LANE

BUILDINGS 63 &

6 & 7



28,600 SF

BTS

4G

OFFICE

GRADE LEVEL LOADING

8D

43

DOCK HI LOADING

PARKING SPACES

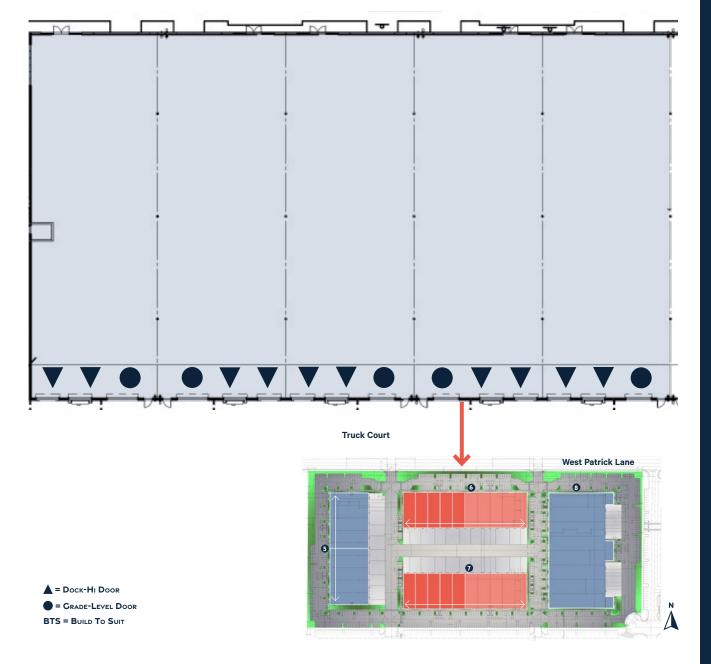
HIGHLIGHTS

- 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)
- 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
- * Lighting, cooling, and office buildout are not a part of the delivery

7175 & 7215 W. PATRICK LANE

BUILDINGS 63 &





35,750 SF

BTS

5G

OFFICE

GRADE LEVEL LOADING

10D

54

DOCK HI LOADING

PARKING SPACES

HIGHLIGHTS

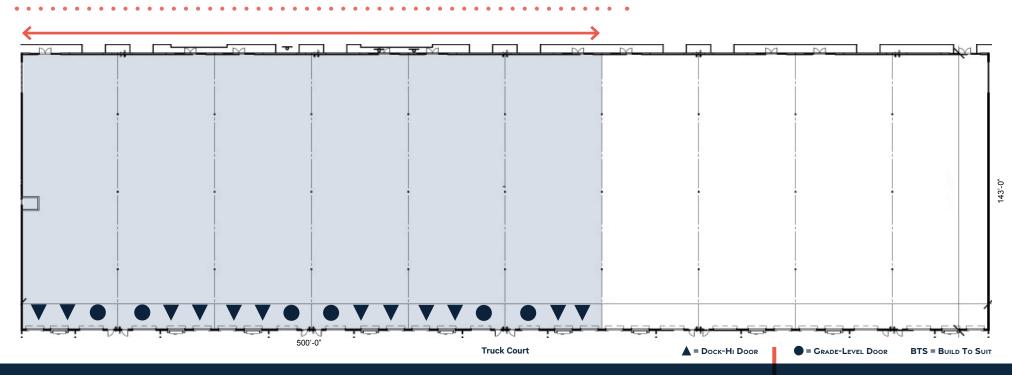
- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate controlled warehouse
- 50' x 40' column spacing (average)
- 1,000 amps 277/480v, 3-phase power
- (5) 12' x 14' grade level loading doors
- (10) 9' x 10' dock-hi loading doors with 1 edge of dock delivered on every other door
- * Lighting, cooling, and office buildout are not a part of the delivery

7175 & 7215 W. PATRICK LANE

BUILDINGS 63 &

6 & 7

42,900 SF



HIGHLIGHTS

OFFICE

BTS 6G

GRADE LEVEL LOADING

12D

65

DOCK HI LOADING

- 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)
 1,200 amps 277/480v, 3-phase power
- (6) 12' x 14' grade level loading doors
- (12) 9' x 10' dock-hi loading doors with 1 edge of dock delivered on every other door

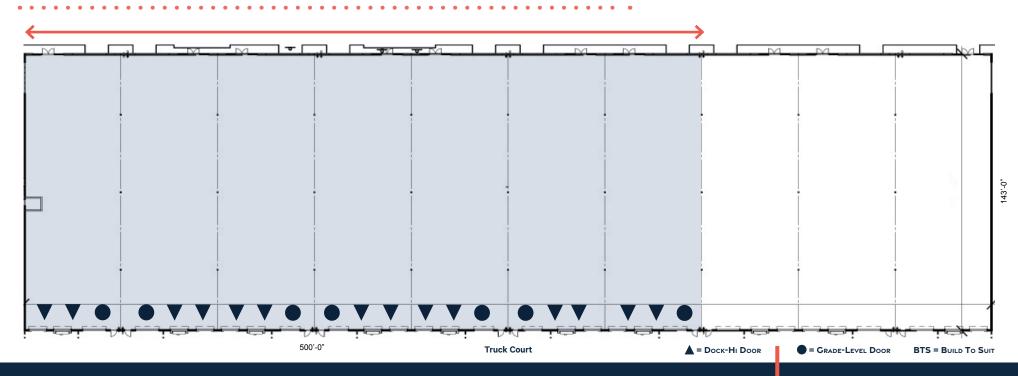


^{*} Lighting, cooling, and office buildout are not a part of the delivery

7175 & 7215 W. PATRICK LANE

BUILDINGS 63 & (

50,050 SF



HIGHLIGHTS

OFFICE

BTS

GRADE LEVEL LOADING

14D

DOCK HI LOADING

- 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) 1,400 amps 277/480v, 3-phase power
- (7) 12' x 14' grade level loading doors
- (14) 9' x 10' dock-hi loading doors with 1 edge of dock delivered on every other door



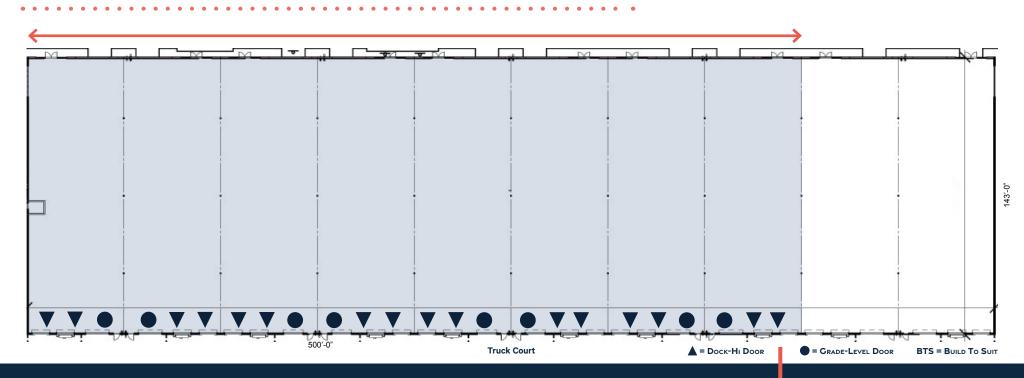
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7175 & 7215 W. PATRICK LANE

BUILDINGS 63 &

6 & 7

57,200 SF



HICHLICHTS

OFFICE

BTS 8G

GRADE LEVEL LOADING

16D

86

DOCK HI LOADING

- 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)
- 1,600 amps 277/480v, 3-phase power
- (8) 12' x 14' grade level loading doors
- (16) 9' x 10' dock-hi loading doors with 1 edge of dock delivered on every other door



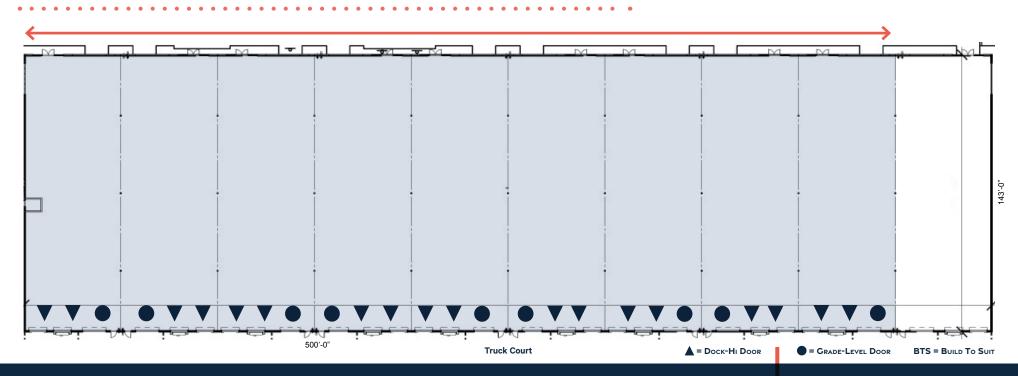
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7175 & 7215 W. PATRICK LANE

BUILDINGS 63 &

6 & 7

64,350 SF



HIGHLIGHTS

OFFICE

BTS 9G

GRADE LEVEL LOADING

18D

97

DOCK HI LOADING

- 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)
- 1,800 amps 277/480v, 3-phase power
- (9) 12' x 14' grade level loading doors
- (18) 9' x 10' dock-hi loading doors with 1 edge of dock delivered on every other door



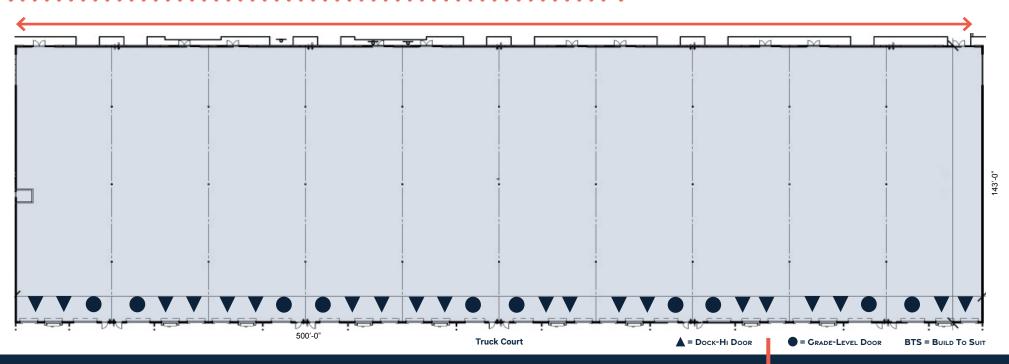
^{*} Lighting, cooling, and office buildout are not a part of the delivery

7175 & 7215 W. PATRICK LANE

BUILDINGS 63 &

6 & 7

71,500 SF



HIGHLIGHTS

OFFICE

BTS 10G

GRADE LEVEL LOADING

20D

108

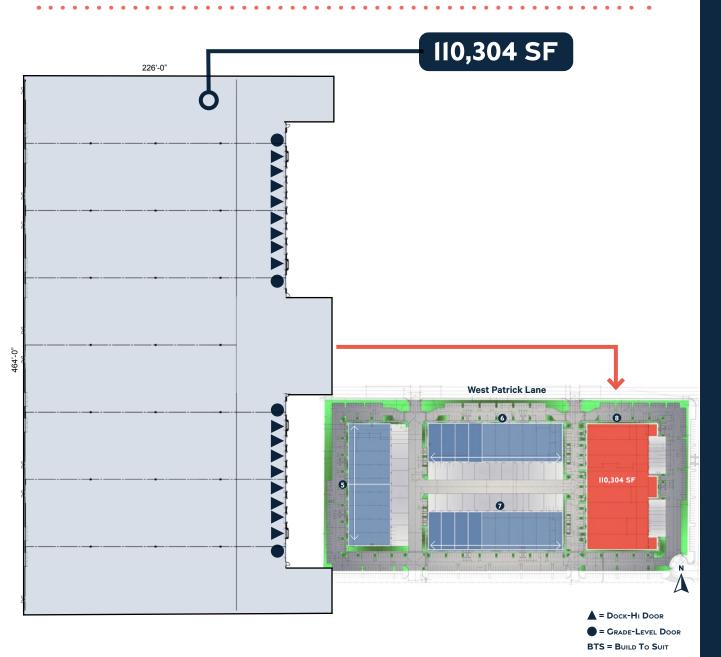
DOCK HI LOADING

- 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)
- 2,000 amps 277/480v, 3-phase power
- (10) 12' x 14' grade level loading doors
- (20) 9' x 10' dock-hi loading doors with 1 edge of dock delivered on every other door



^{*} Lighting, cooling, and office buildout are not a part of the delivery

BUILDING 8 7135 W. PATRICK LANE



110,304 SF

BTS

4G

OFFICE

GRADE LEVEL LOADING

16D

166

DOCK HI LOADING

PARKING SPACES

HICHLICHTS

- 56' x 58' column spacing
- Single tenant, free-stand opportunity
- BTS office space
- 30'-32' clearance
- (16) 9' x 10' dock high loading doors
- (4) 12' x 14' grade level loading doors
- Potential to add (4) additional grade level doors
- Edge of dock leveler delivered at every other dock-hi door
- Potential for 100% climate controlled warehouse
- * Lighting, cooling, and office buildout are not a part of the delivery

WEST PATRICK LANE



MASTER SITE PLAN





PROPERTY AERIAL



WHY LAS VEGAS?



NEVADA RANKS AS ONE OF THE NATION'S MOST TAX-FRIENDLY STATES



NO CORPORATE INCOME TAX



NO INHERITANCE OR GIFT TAX



NO PERSONAL INCOME TAX



NO ESTATE TAX



NO FRANCISE TAX ON INCOME



NO UNITARY TAX



NO INVENTORY TAX

LAS VEGAS FAST FACTS



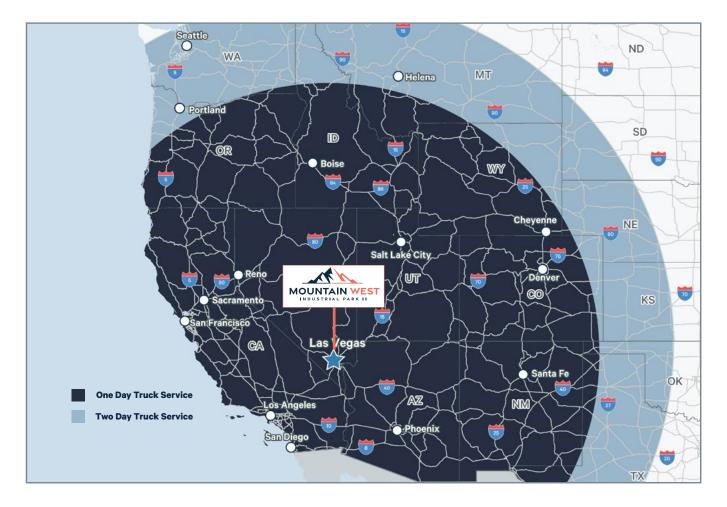








TRANSIT ANALYSIS FROM LAS VEGAS



	Distance (mi.)	Time (est.)		Distance (mi.)	Time (est.)
Los Angeles, CA	262	4 hrs, 1 min	Boise, ID	636	9 hrs, 49 mtii
Phoenix, AZ	335	5 hrs, 25 min	Santa Fe, NM	640	9 hrs, 8 min
San Diego, CA	323	4 hrs, 58 min	Denver, CO	761	11 hrs, 14 min
Salt Lake City, UT	433	6 hrs, 19 min	Cheyenne, WY	846	12 hrs, 44 mir
Reno, NV	447	7 hrs, 4 min	Helena, MT	914	13 hrs, 11 min
San Francisco, CA	561	8 hrs, 35 min	Portland, OR	975	15 hrs, 50 mir
Sacramento, CA	564	8 hrs, 36 min	Seattle, WA	1,126	17 hrs, 14 mir



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 Freight3.3	Miles
FedEx Ship Center0.2	Miles
FedEx Air Cargo11.3	Miles
FedEx Ground3.3	Miles
UPS Freight Service Center7.4	Miles
UPS Customer Center1.8	Miles
UPS Air Cargo11.3	Miles
US Post Office2.8	Miles

INTERESTED IN LEARNING MORE ABOUT THE PROPERTY?



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 +1702 369 4808 dean.willmore@cbre.com

ALEX STANISIC, SIOR

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

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