

Blue Diamond Point Business Park

Blue Diamond Road & Arville Street, Las Vegas, NV 89139



New Multi-Tenant Industrial Development Southwest Las Vegas Submarket

Blue Diamond Point Business Park is a newly constructed multi-tenant industrial development located in the rapidly expanding Southwest Las Vegas submarket near Blue Diamond Road and Arville Street. The project offers modern tilt-up construction, ESFR fire protection, and flexible bay configurations ideal for warehouse, distribution, and service-industrial users.

With direct access to I-15 and the 215 Beltway, the property provides efficient regional connectivity while serving one of the valley's fastest-growing residential and commercial corridors.

Suite Size Availability: ±2,000 - 18,160 SF

Project Size: ±100,120 SF

Buildings: 6

Construction: Concrete tilt-up 2026

Zoning: IP - Industrial Park

Grade Level Doors: 12'x14'

Clear Height: 18'

Power: 200 Amps, 120/208V,
3-Phase Power

Parking Ratio: 2.5/1000

Sprinklers: ESFR

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PROPERTY OVERVIEW



Blue Diamond Point Business Park:

- **Truck Access:** Designed to accommodate heavy logistics operations with ample truck maneuvering space and access to major distribution routes.
- **Power & Infrastructure:** Parcels in this corridor typically support high-capacity utilities, including 3-phase power, ESFR sprinkler systems, and clear heights of 28'-32', aligning with modern industrial standards.

Area Overview:

Located in the Southwest Las Vegas submarket near Blue Diamond Road and Arville Street, Blue Diamond Point Business Park benefits from excellent regional access and strong population growth. The surrounding corridor includes a mix of modern industrial developments, retail centers, and rapidly expanding residential communities.

Demand Drivers:

- Rapid population growth in Southwest Las Vegas
- Strong demand for service-industrial and warehouse space
- Ideal location for last-mile distribution users

Location / Transportation Links:

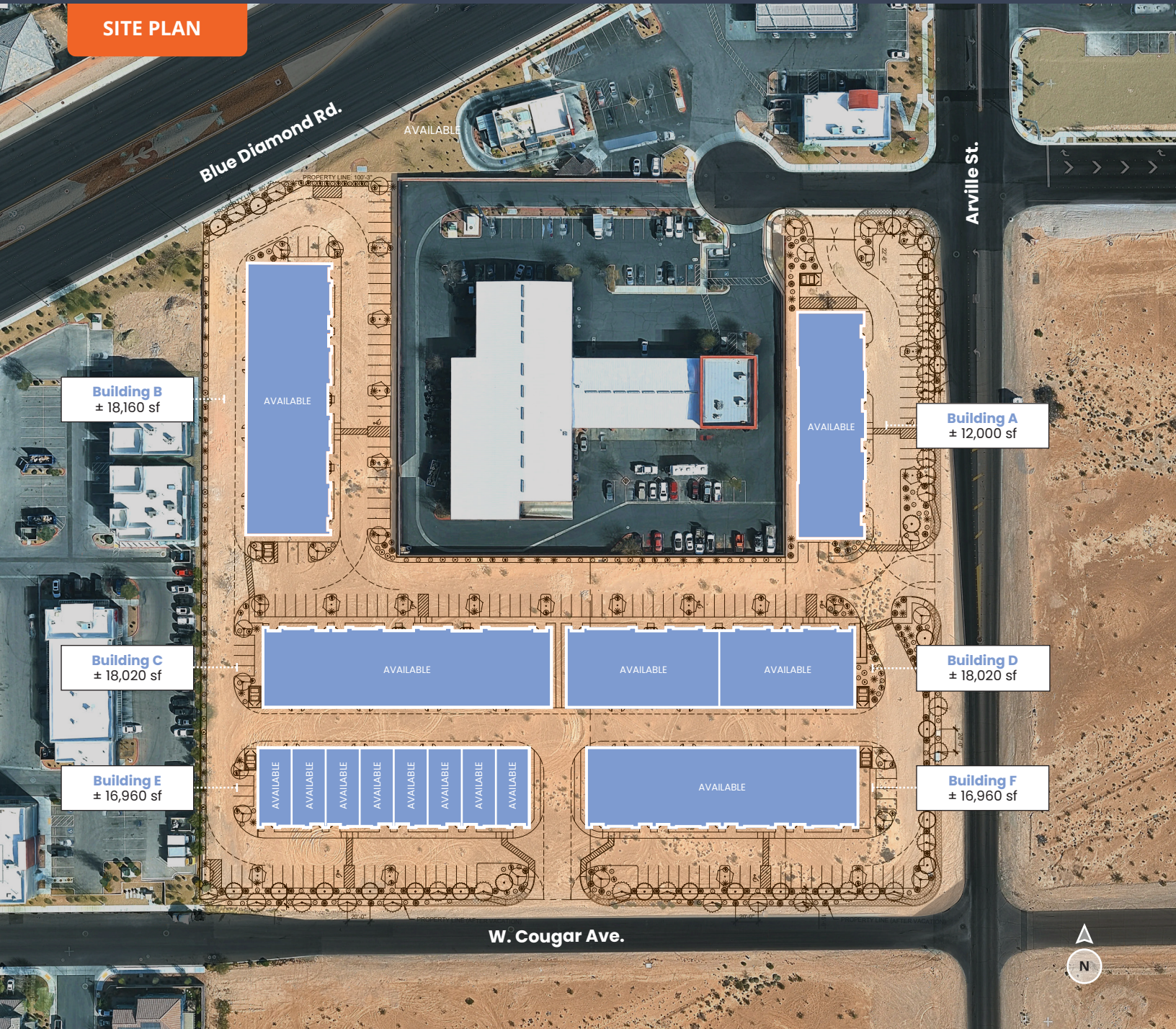
The property offers convenient access to I-15 and the 215 Beltway, providing efficient connectivity throughout the Las Vegas Valley and to regional logistics routes serving Southern California and the Mountain West.

- **Major Roads:** Blue Diamond Road (SR-160), Arville Street, I-15, and CC-215 (Bruce Woodbury Beltway).
- **Proximity to Freight Routes:** Excellent access to major freight and commuter corridors, supporting logistics, retail, and service-oriented uses.
- **Freeways:** I-15, I-215 (Bruce Woodbury Beltway), and US-95.

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SITE PLAN



Building B
± 18,160 sf

Building A
± 12,000 sf

Building C
± 18,020 sf

Building D
± 18,020 sf

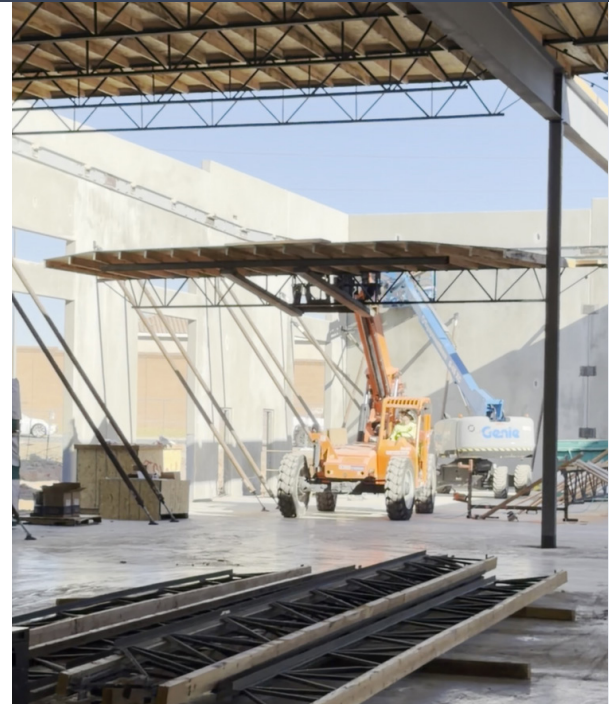
Building E
± 16,960 sf

Building F
± 16,960 sf

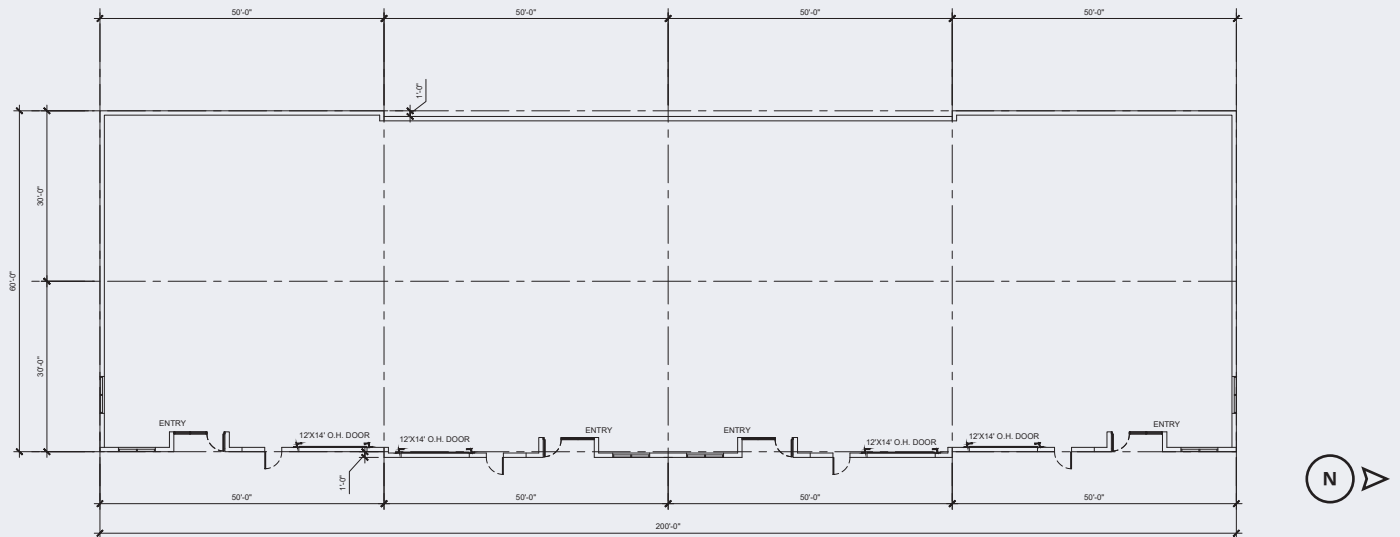
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ESTIMATED 3Q 2026 DELIVERY



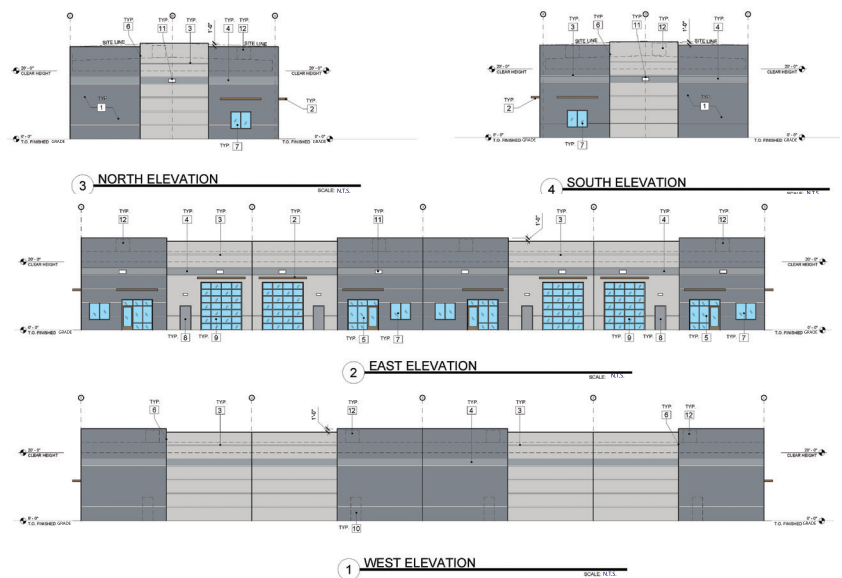
BUILDING A: ±12,000 SF



Building Features

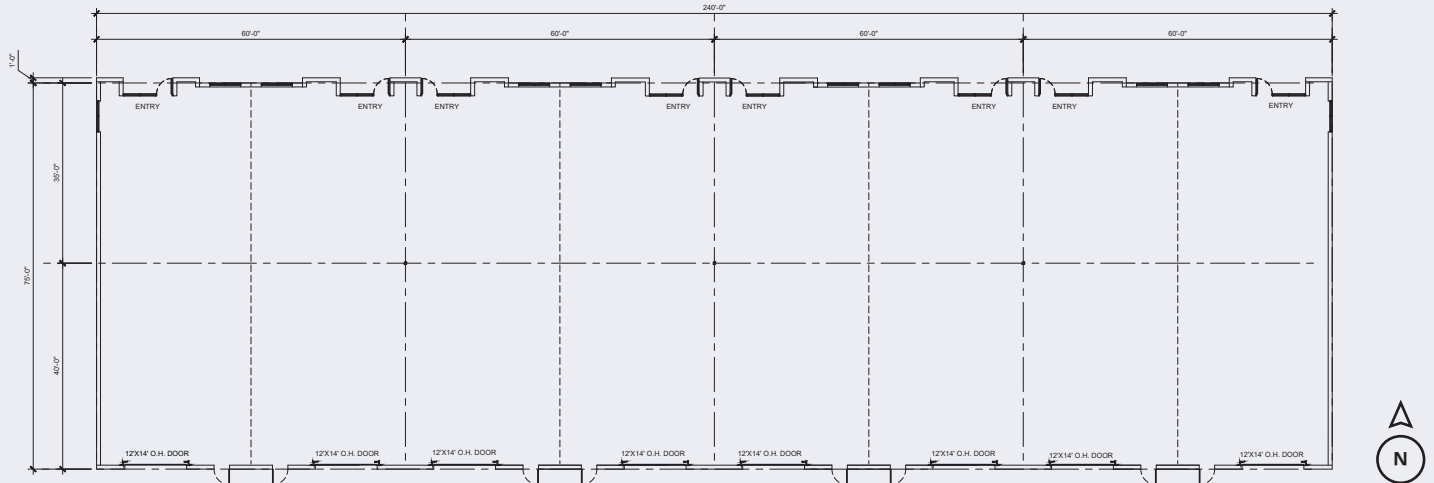
- ±12,000 total SF
- Aluminum storefront windows
- Grade level loading (12' x 14')
- 18' clear height
- Power: 200A, 110/208V, 3-phase
100 Amp 480/277 3-phase panels in each unit
- ESFR Sprinklers

Elevations



Lease Rate:	\$1.85 Per Square Foot
NNN:	\$0.30 NNN Per Square Foot
Total Monthly:	\$25,800

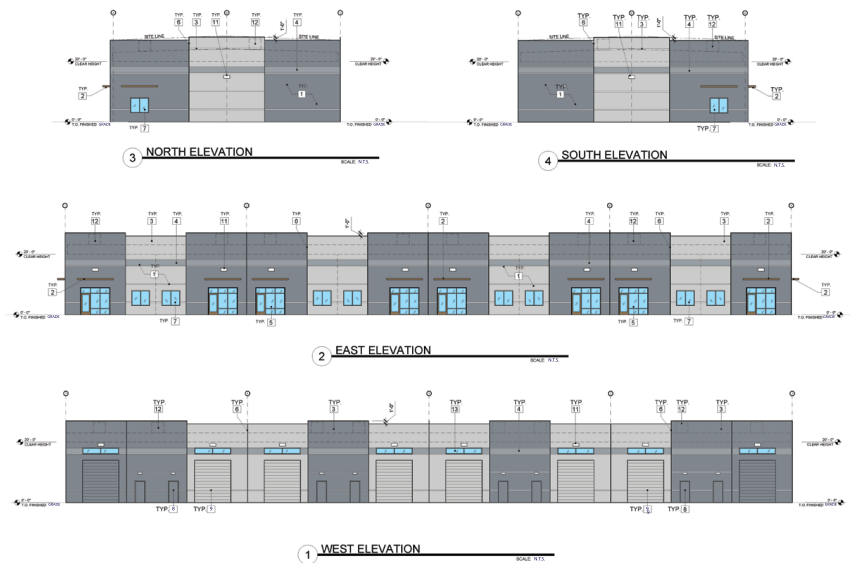
BUILDING B: ±18,160 SF



Building Features

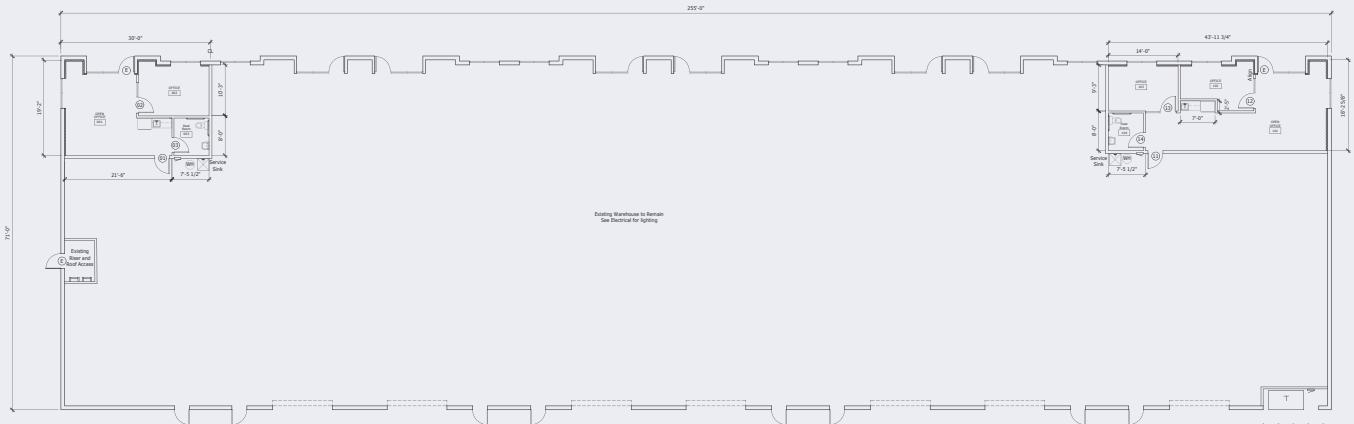
- ±18,160 total SF
- Aluminum storefront windows
- Grade level loading (12' x 14')
- 18' clear height
- Power: 200A, 110/208V, 3-phase
100 Amp 480/277 3-phase panels in each unit
- ESFR Sprinklers

Elevations



Lease Rate:	\$1.85 Per Square Foot
NNN:	\$0.30 NNN Per Square Foot
Total Monthly:	\$39,044

BUILDING C: ±18,020 SF

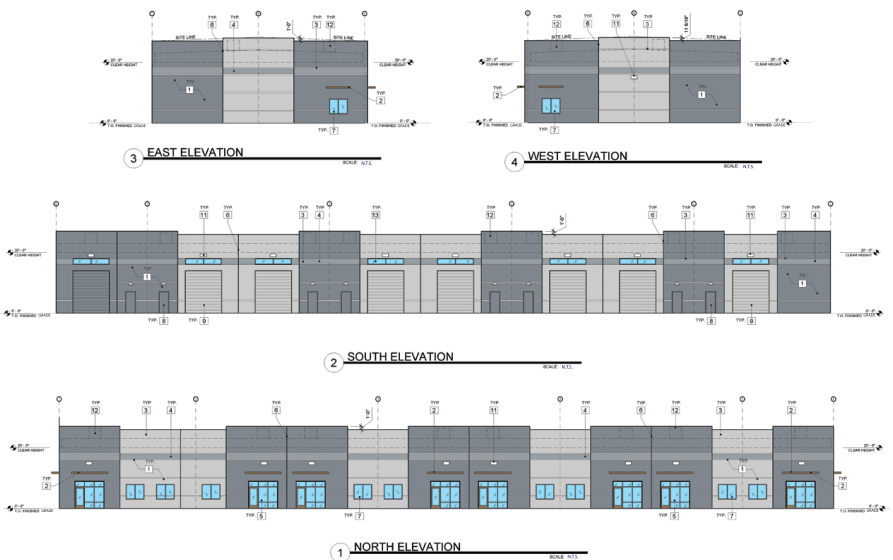


Building Features

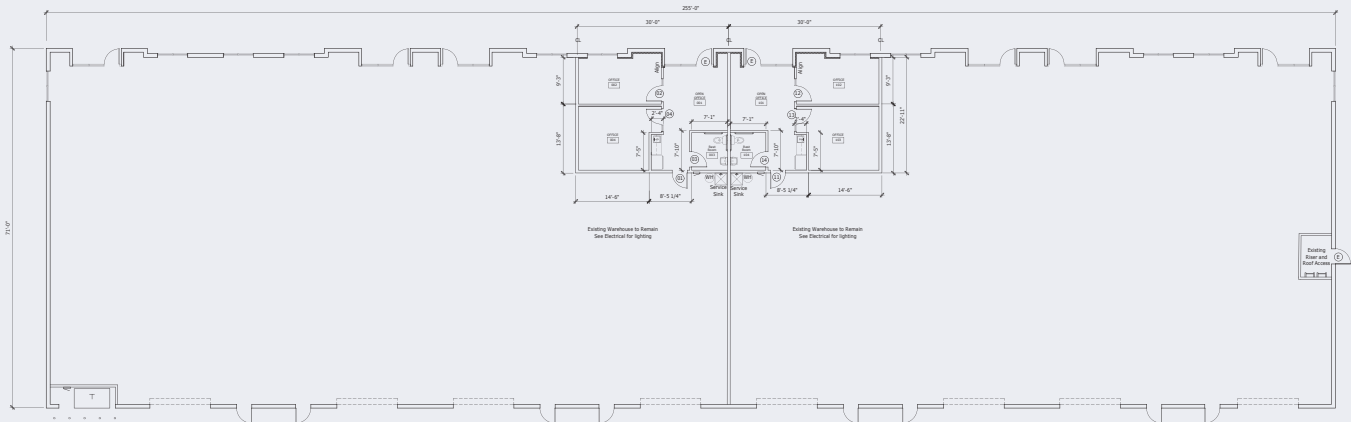
- ±18,020 total SF
- Aluminum storefront windows
- Grade level loading (12' x 14')
- 18' clear height
- Power: 200A, 110/208V, 3-phase
100 Amp 480/277 3-phase panels in each unit
- ESFR Sprinklers

Lease Rate:	\$1.85 Per Square Foot
NNN:	\$0.30 NNN Per Square Foot
Total Monthly:	\$38,743

Elevations



BUILDING D: ±18,020 SF

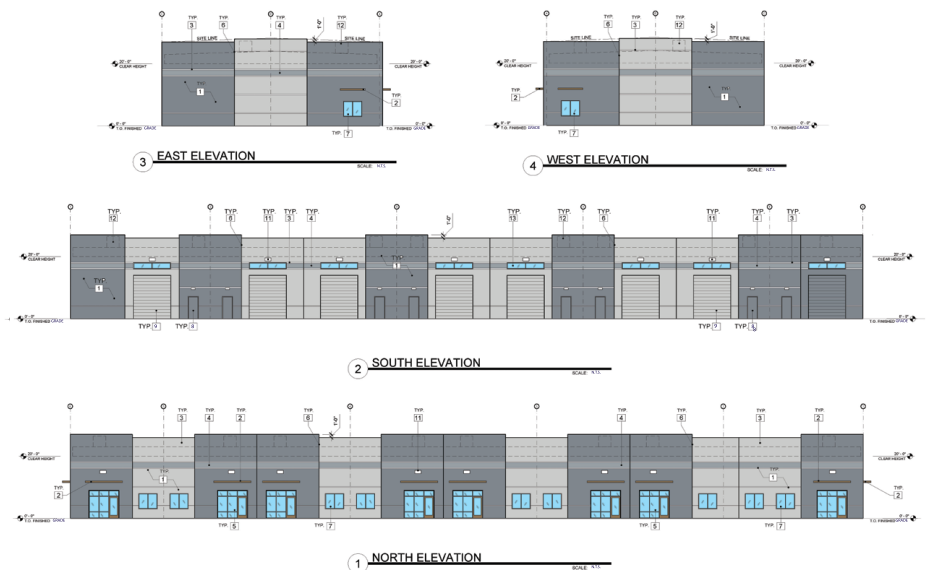


Building Features

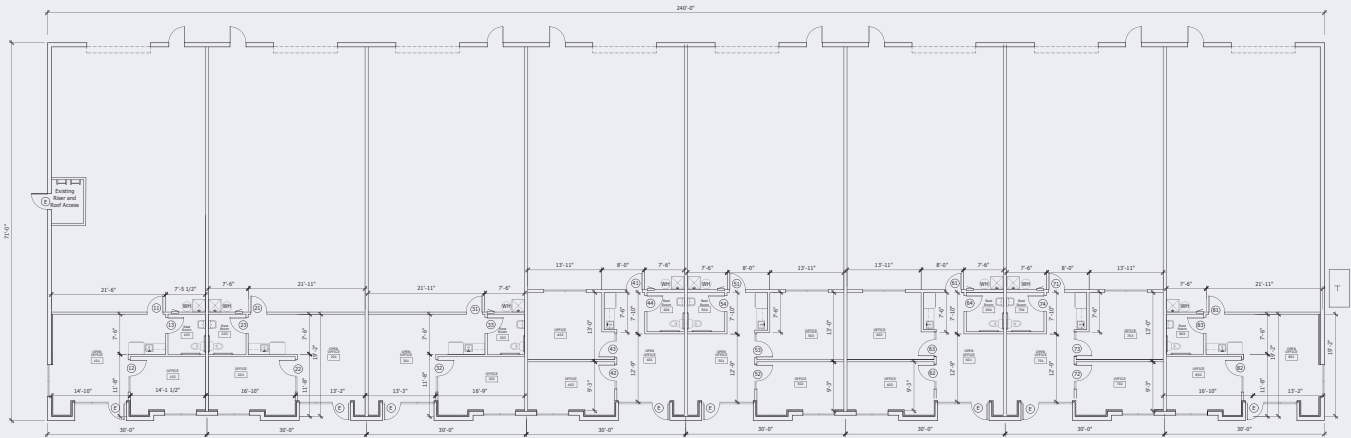
- ±18,020 total SF
- Aluminum storefront windows
- Grade level loading (12' x 14')
- 18' clear height
- Power: 200A, 110/208V, 3-phase
100 Amp 480/277 3-phase panels in each unit
- ESFR Sprinklers

Lease Rate:	\$1.85 Per Square Foot
NNN:	\$0.30 NNN Per Square Foot
Total Monthly:	\$15,554.80-\$33,337

Elevations



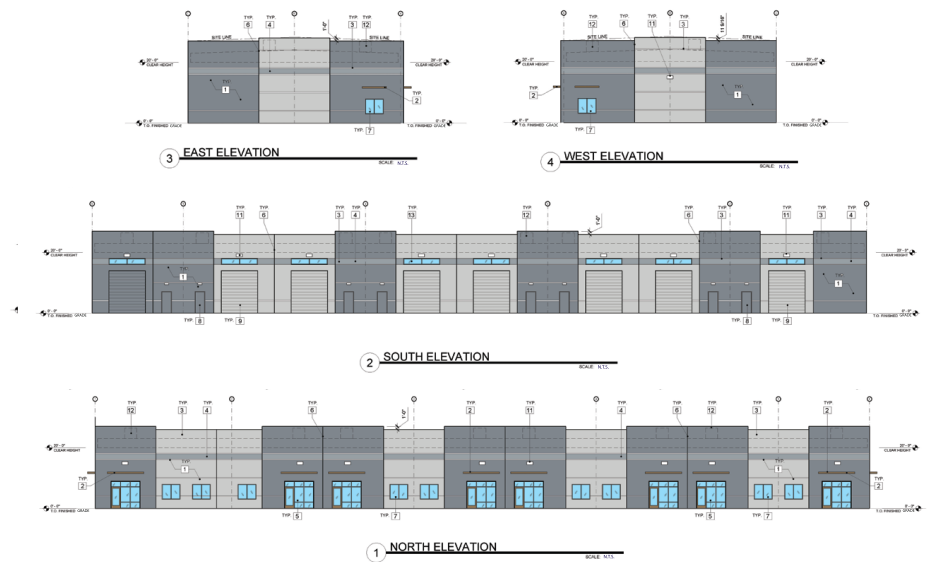
BUILDING E: ±16,960 SF



Building Features

- ±16,960 total SF
- Aluminum storefront windows
- Grade level loading (12' x 14')
- 18' clear height
- Power: 200A, 110/208V, 3-phase
100 Amp 480/277 3-phase panels in each unit
- ESFR Sprinklers

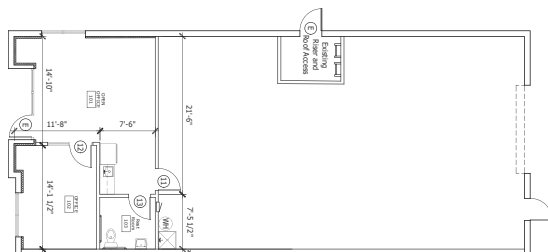
Elevations



Lease Rate:	\$1.85 Per Square Foot
NNN:	\$0.30 NNN Per Square Foot
Total Monthly:	\$4,413.10-\$4,558

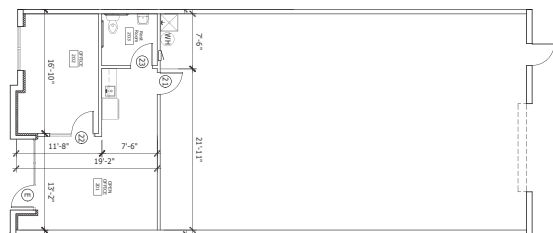
BUILDING E FLOOR PLANS

Bay 1



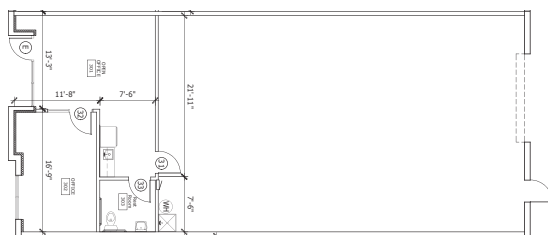
Square Footage:	±2,054 sf
Office sf:	±606 sf
Warehouse sf:	±1,448 sf
Grade Level Doors:	1

Bay 2



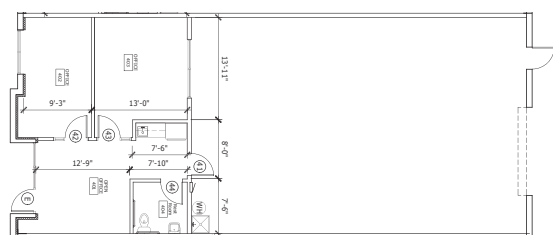
Square Footage:	±2,120 sf
Office sf:	±606 sf
Warehouse sf:	±1,514 sf
Grade Level Doors:	1

Bay 3



Square Footage:	±2,120 sf
Office sf:	±606 sf
Warehouse sf:	±1,514 sf
Grade Level Doors:	1

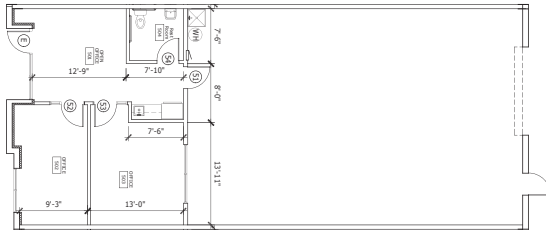
Bay 4



Square Footage:	±2,120 sf
Office sf:	±680 sf
Warehouse sf:	±1,440 sf
Grade Level Doors:	1

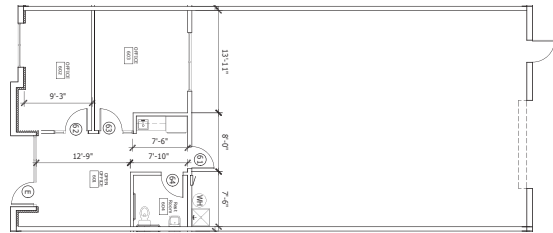
BUILDING E FLOOR PLANS

Bay 5



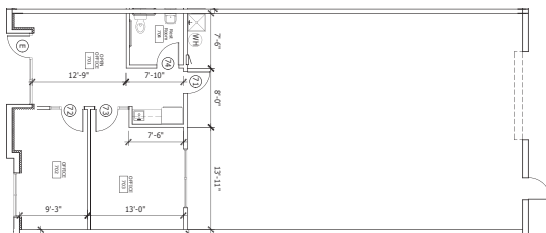
Square Footage:	±2,120 sf
Office sf:	±680 sf
Warehouse sf:	±1,440 sf
Grade Level Doors:	1

Bay 6



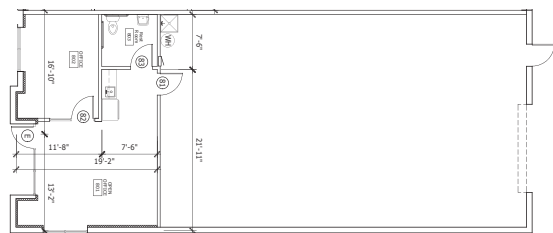
Square Footage:	±2,120 sf
Office sf:	±680 sf
Warehouse sf:	±1,440 sf
Grade Level Doors:	1

Bay 7



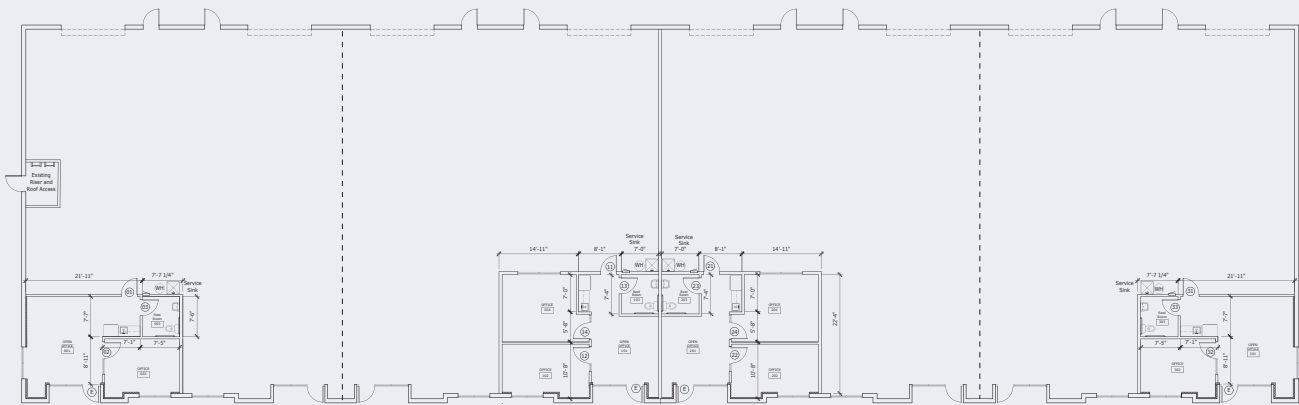
Square Footage:	±2,120 sf
Office sf:	±680 sf
Warehouse sf:	±1,440 sf
Grade Level Doors:	1

Bay 8



Square Footage:	±2,120 sf
Office sf:	±606 sf
Warehouse sf:	±1,514 sf
Grade Level Doors:	1

BUILDING F: ±16,960 SF

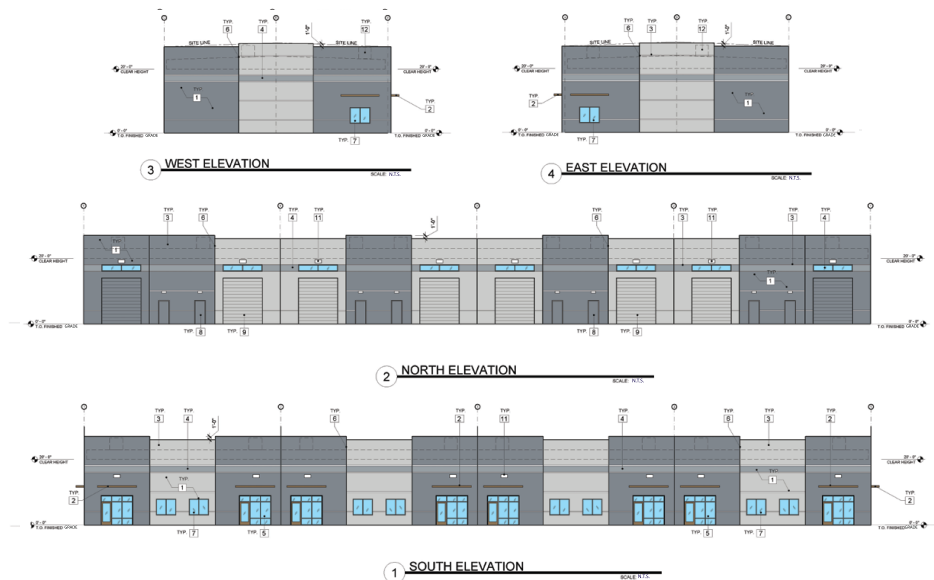


Building Features

- ±16,960 total SF
- Aluminum storefront windows
- Grade level loading (12' x 14')
- 18' clear height
- Power: 200A, 110/208V, 3-phase
100 Amp 480/277 3-phase panels in each unit
- ESFR Sprinklers

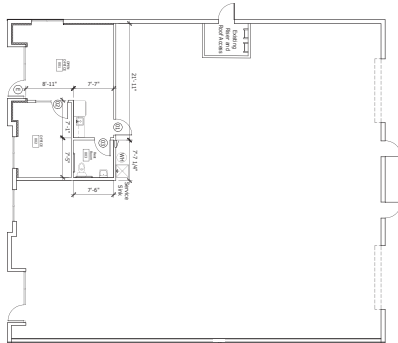
Lease Rate:	\$1.85 Per Square Foot
NNN:	\$0.30 NNN Per Square Foot
Total Monthly:	\$36,464

Elevations



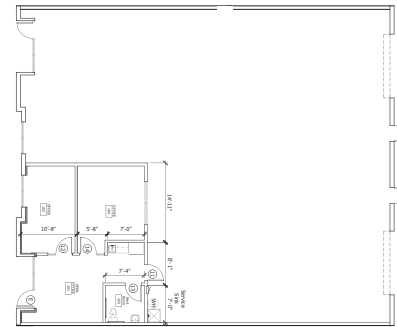
BUILDING E FLOOR PLANS

Bay 1



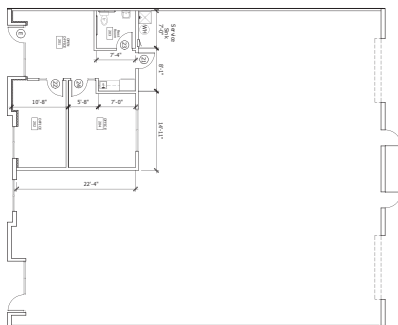
Square Footage:	±2,026 - 6,081 sf
Office sf:	±606 sf
Warehouse sf:	±3,596 sf
Grade Level Doors:	2

Bay 2



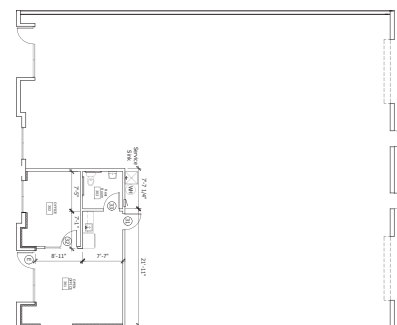
Square Footage:	±2,026 - 6,081 sf
Office sf:	±680 sf
Warehouse sf:	±3,596 sf
Grade Level Doors:	2

Bay 3



Square Footage:	±2,026 - 6,081 sf
Office sf:	±680 sf
Warehouse sf:	±3,564 sf
Grade Level Doors:	2

Bay 4



Square Footage:	±2,026 - 6,081 sf
Office sf:	±606 sf
Warehouse sf:	±3,564 sf
Grade Level Doors:	2

DEMOGRAPHICS

Population

	1 Mile	3 Mile	5 Mile
2025 Estimated Population	8,429	114,367	333,216
2030 Projected Population	9,488	124,082	359,501
Projected Annual Growth 2025 to 2030	2.5%	1.7%	1.6%
2025 Estimated Households	2,781	42,666	128,202
2030 Projected Households	3,172	46,432	139,298
Projected Annual Growth 2025 to 2030	2.8%	1.8%	1.7%
2025 Est. Median Age	37.7	37.8	37.9

Household Income

2025 Est. Average Household Income	\$142,937	\$126,108	\$123,976
2025 Est. Median Household Income	\$104,539	\$96,367	\$93,136

Education

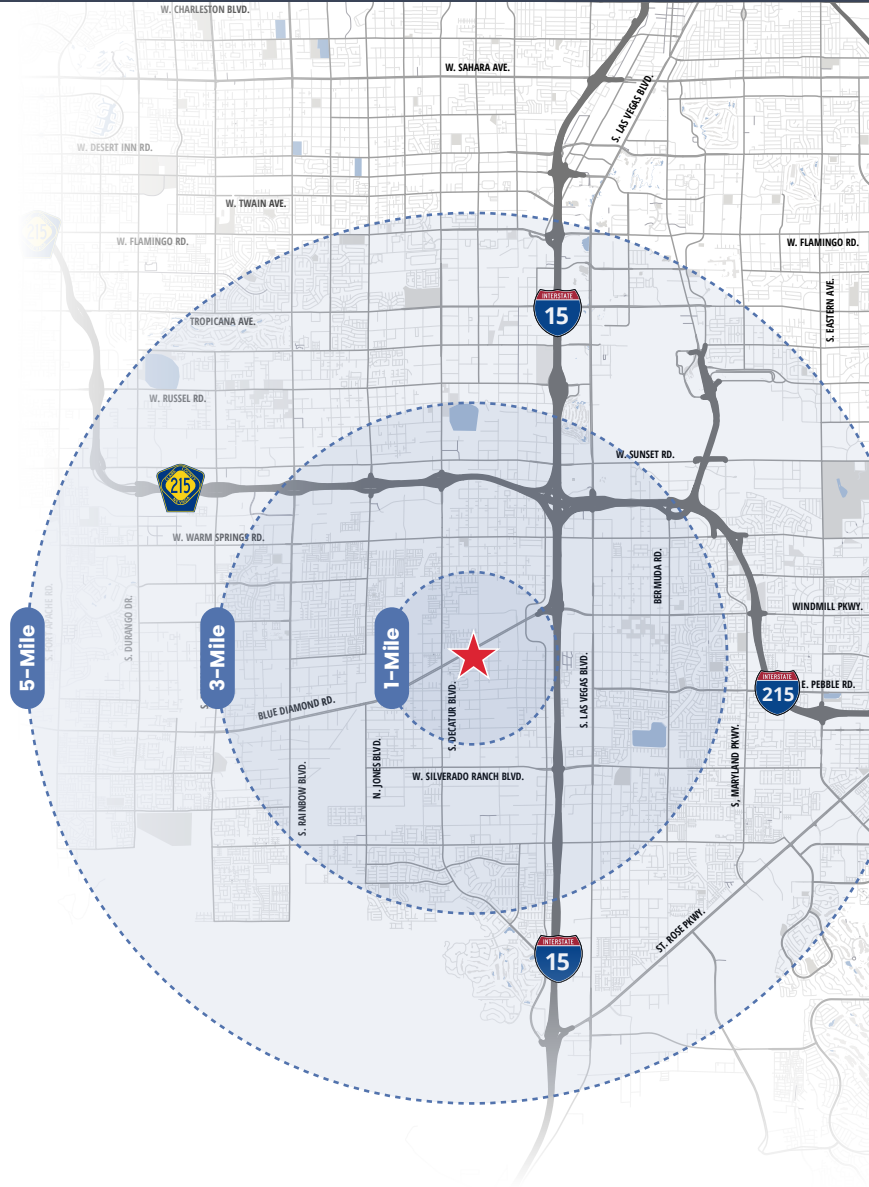
2025 Est. Some College	20.1%	21.4%	22.2%
2025 Est. Bachelor Degree Only	22.2%	24.4%	24.1%

Workforce

2025 White Collar Workers	62.0%	59.4%	59.6%
2025 Blue Collar Workers	38.0%	40.6%	40.4%

Housing

2025 Est. Owner-Occupied	63.3%	51.6%	50.8%
2025 Est. Renter-Occupied	31.7%	41.9%	43.0%



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