

7608
WEST TECO

±131,726 Total SF
Situated on ±6.48 Acres

Colliers

Corporate Office, Warehouse & Distribution Facility



FOR LEASE

(Former US Micro Corporation So. Nevada HQ and Destination By Design HQ)

PROPERTY OVERVIEW

Colliers is pleased to offer **7608 W Teco**, a premier $\pm 131,726$ SF corporate office, warehouse, and distribution facility situated on ± 6.48 acres. The property features approximately ± 1.5 acres of secured yard and loading space and benefits from excellent access to the I-215 Beltway via the Buffalo Drive interchange.

7608
WEST TECO



$\pm 131,726$ Total SF



± 6.48 Total Acres



± 1.5 Acres of Secured
Yard/Loading Space via
Two Electronic Gates



$\pm 26,345$ Two-Story Office SF



$\pm 105,381$ Warehouse SF



± 191 Parking Spaces

PROPERTY HIGHLIGHTS

- ±131,726 Total SF Situated on ±6.48 Acres
- ±1.5 Acres of Secured Yard/Loading Space
- ±191 Parking Spaces
- Two (2) Electric Car Charging Stations
- ±26,345 Two-Story Office SF
- ±105,381 Warehouse SF
- ±50' x ±50' Column Spacing
- Fourteen (14) Dock Hi ±9' x ±10' Loading Doors Each with Pit Levelers
- One (1) ±12' x ±16' Grade Level Loading Door
- Eleven (11) Total Additional Knockouts for Both Dock and Grade Level Loading Combined
- ±30' Average Clear Height
- ESFR Sprinklers System
- ±4,000 Amps 3-Phase 277/480-Volt Switch Gear in Place (To Be Verified by Tenant)
- Full Commercial Kitchen
- ±20' x ±30' Walk in Cooler and a ±8' Interior Clear Height
- Original Construction 2012



Brian Riffel, SIOR

Executive Vice President
Direct: +1 702 836 3773
brian.riffel@colliers.com
License # NV-S.0043752

Tyler Jones

Vice President
Direct: +1 702 836 3754
tyler.jones@colliers.com
License # NV-S.0169145

Chase Pavlov

Associate Vice President
Direct: +1 702 836 3731
chase.pavlov@colliers.com
License # NV-S.0186416

FLOOR PLAN

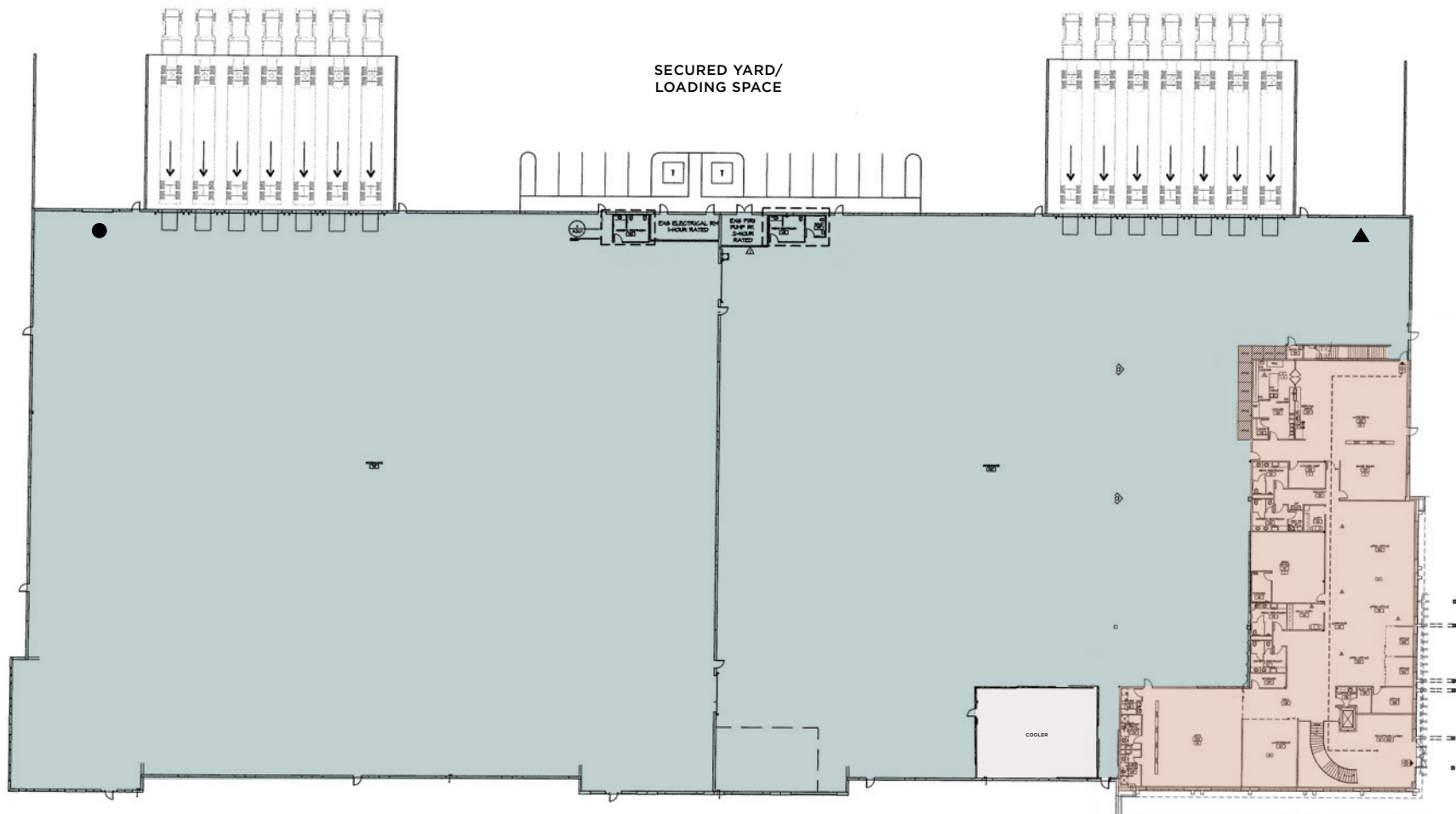
Ground Level

For illustration purposes only. Not to scale.



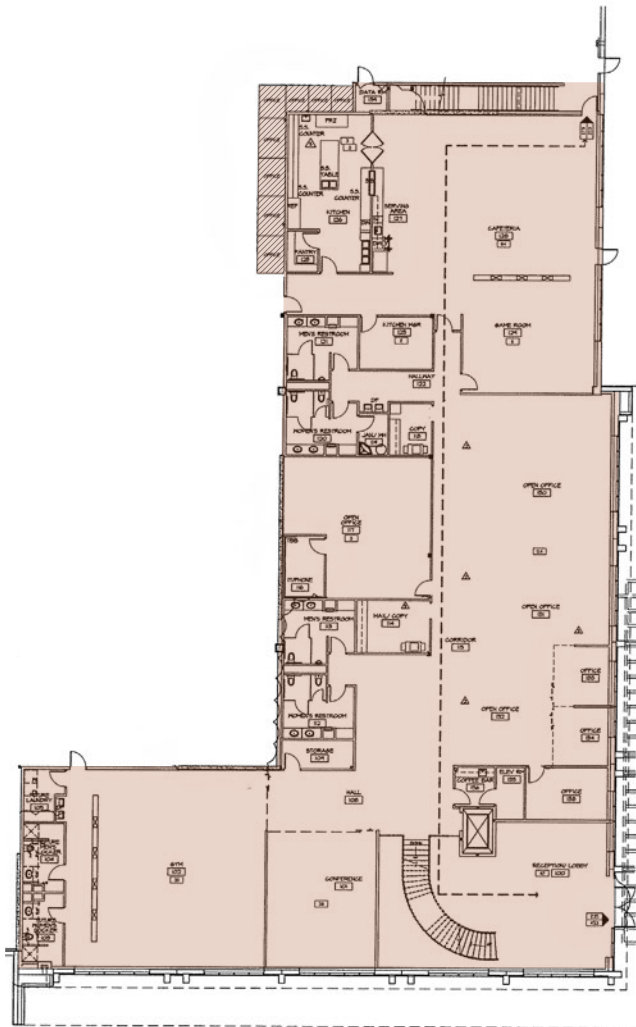
■ = WAREHOUSE ■ = OFFICE ■ = COOLER

● = ONE (1) 12' X 16' GRADE LEVEL LOADING DOOR ↓ = FOURTEEN (14) 9' X 10' DOCK HIGH LOADING DOORS ▲ = KNOCKOUT GRADE LEVEL PANEL



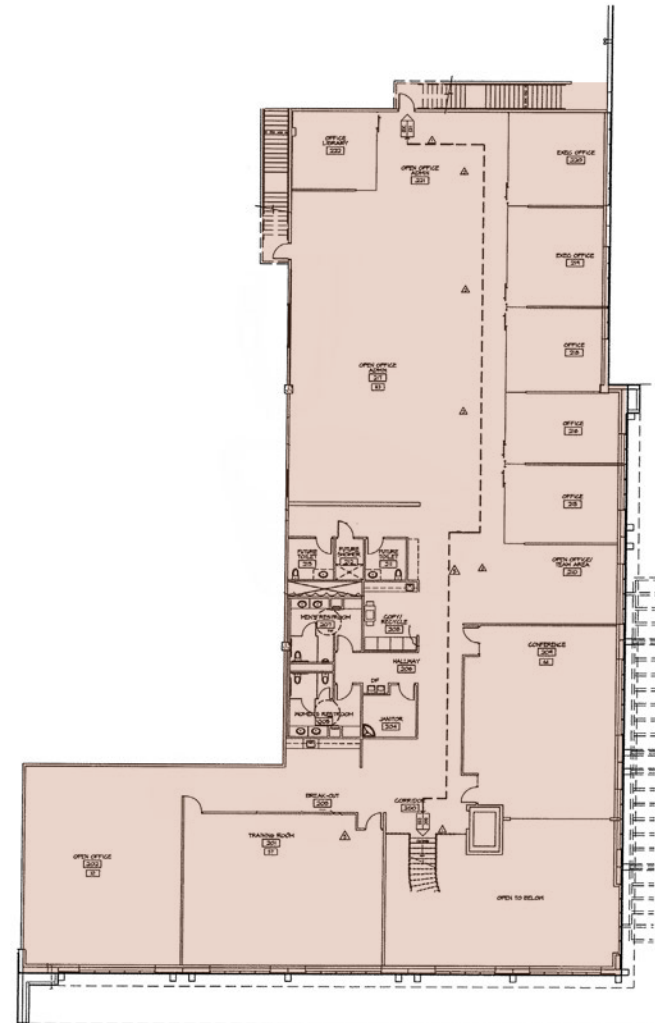
FLOOR PLAN

First Floor Office



Second Floor Office

For illustration purposes only. Not to scale. 



SITE AERIAL



Brian Riffel, SIOR

Executive Vice President
Direct: +1 702 836 3773
brian.riffel@colliers.com
License # NV-S.0043752

Tyler Jones

Vice President
Direct: +1 702 836 3754
tyler.jones@colliers.com
License # NV-S.0169145

Chase Pavlov

Associate Vice President
Direct: +1 702 836 3731
chase.pavlov@colliers.com
License # NV-S.0186416

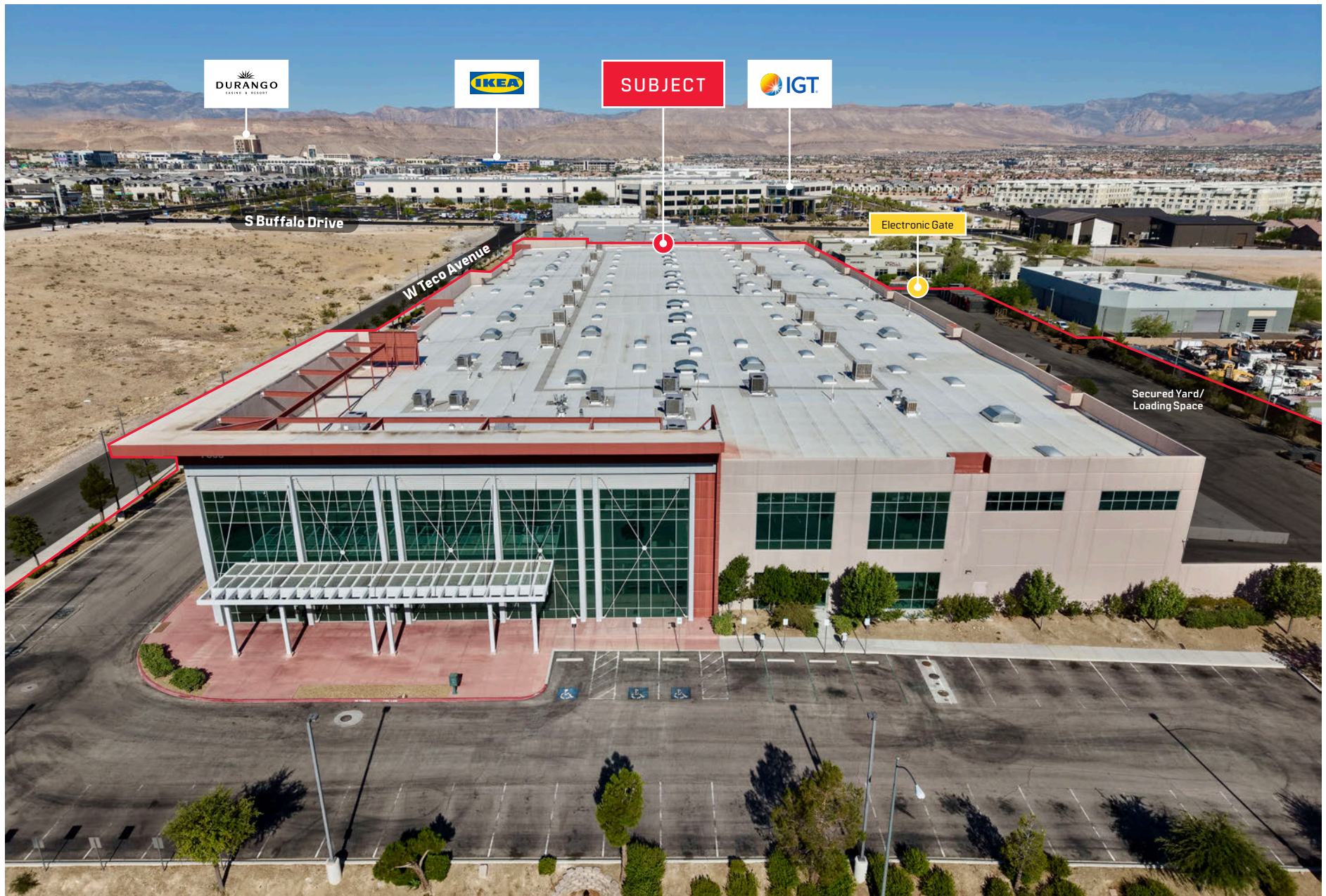


LOCATION MAP

Located in the Heart of the Southwest Submarket, what is considered to be the premier location in Southern Nevada.



WEST FACING AERIAL



SOUTHEAST FACING AERIAL



7608
WEST TECO



FOR LEASE

Brian Riffel, SIOR

Executive Vice President
Direct: +1 702 836 3773
brian.riffel@colliers.com
License # NV-S.0043752

Tyler Jones

Vice President
Direct: +1 702 836 3754
tyler.jones@colliers.com
License # NV-S.0169145

Chase Pavlov

Associate Vice President
Direct: +1 702 836 3731
chase.pavlov@colliers.com
License # NV-S.0186416

