



Eldorado Business Park

7445-7485 DEAN MARTIN DRIVE, LAS VEGAS, NV 89139



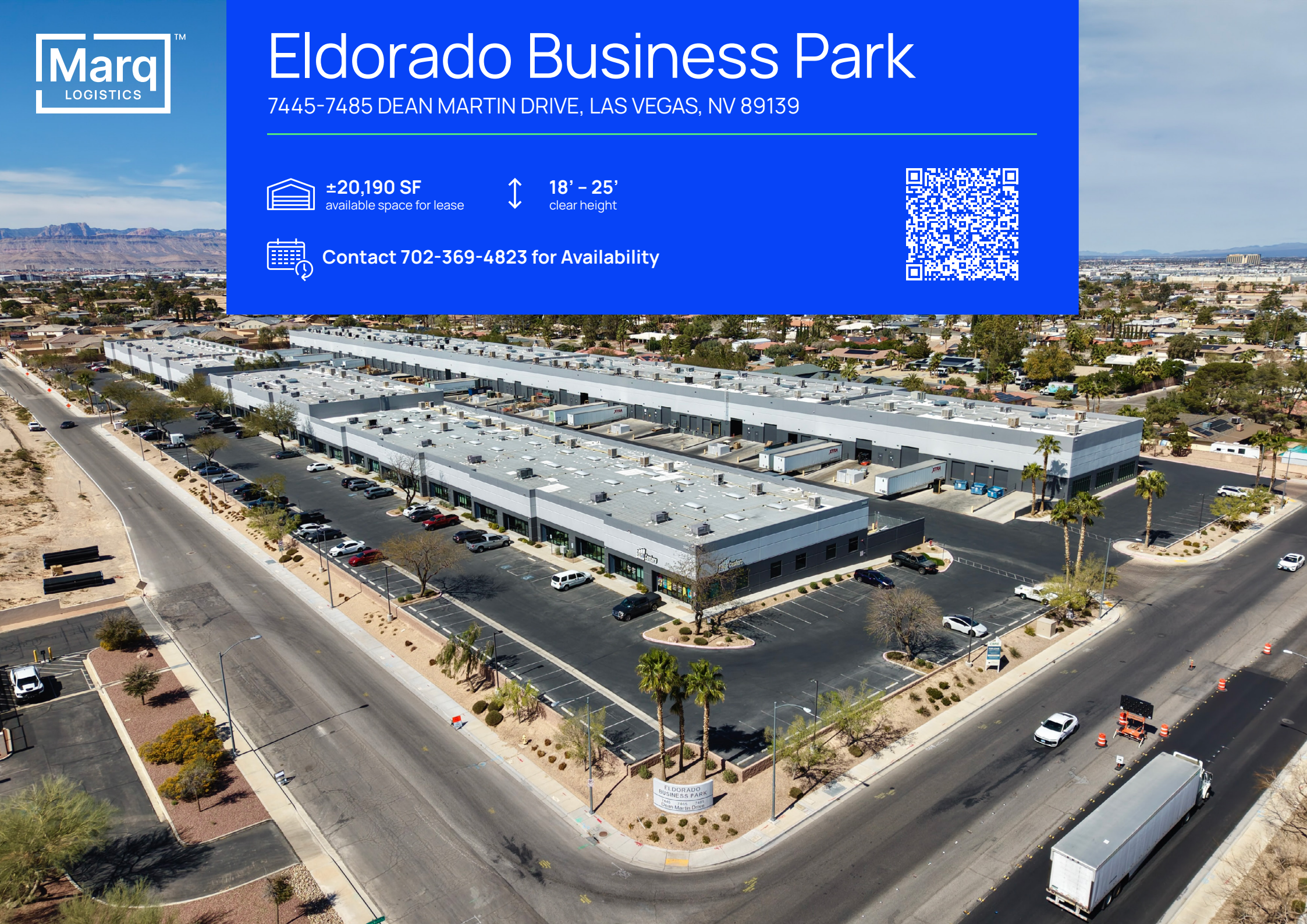
±20,190 SF
available space for lease



18' - 25'
clear height



Contact 702-369-4823 for Availability



ELDORADO
BUSINESS PARK
7445-7485 DEAN MARTIN DRIVE

Eldorado Business Park

Property features and offered space

Eldorado Business Park is a master-planned ±208,076 SF multi-tenant Industrial park on ±15.08 acres, comprised of three (3) buildings, and is conveniently located in the heart of the Southwest Submarket. Strategically located at the intersection of Dean Martin Drive and Eldorado Lane, this premier industrial facility offers unparalleled access to the I-215/I-15 Freeway Interchange at Las Vegas Boulevard, is minutes from ample retail and service amenities at Town Square Las Vegas and the Las Vegas South Premium Outlets, along with offering a less than 5-minute commute to Harry Reid International Airport and the Las Vegas Strip.

The AAA location is ideal for Logistics requirements, offering dock-hi and grade level loading to each bay and less than 24-hour drive times to California, Arizona, Utah, Idaho, Oregon, Washington, Wyoming, Montana and New Mexico.



20,190 SF
Available Space



2.33/1000 SF
Parking Ratio



ESFR
Sprinkler System



18' - 25'
Clear height



IP (Clark County, Enterprise)
Zoning



48' x 54'
Typical Column Spacing

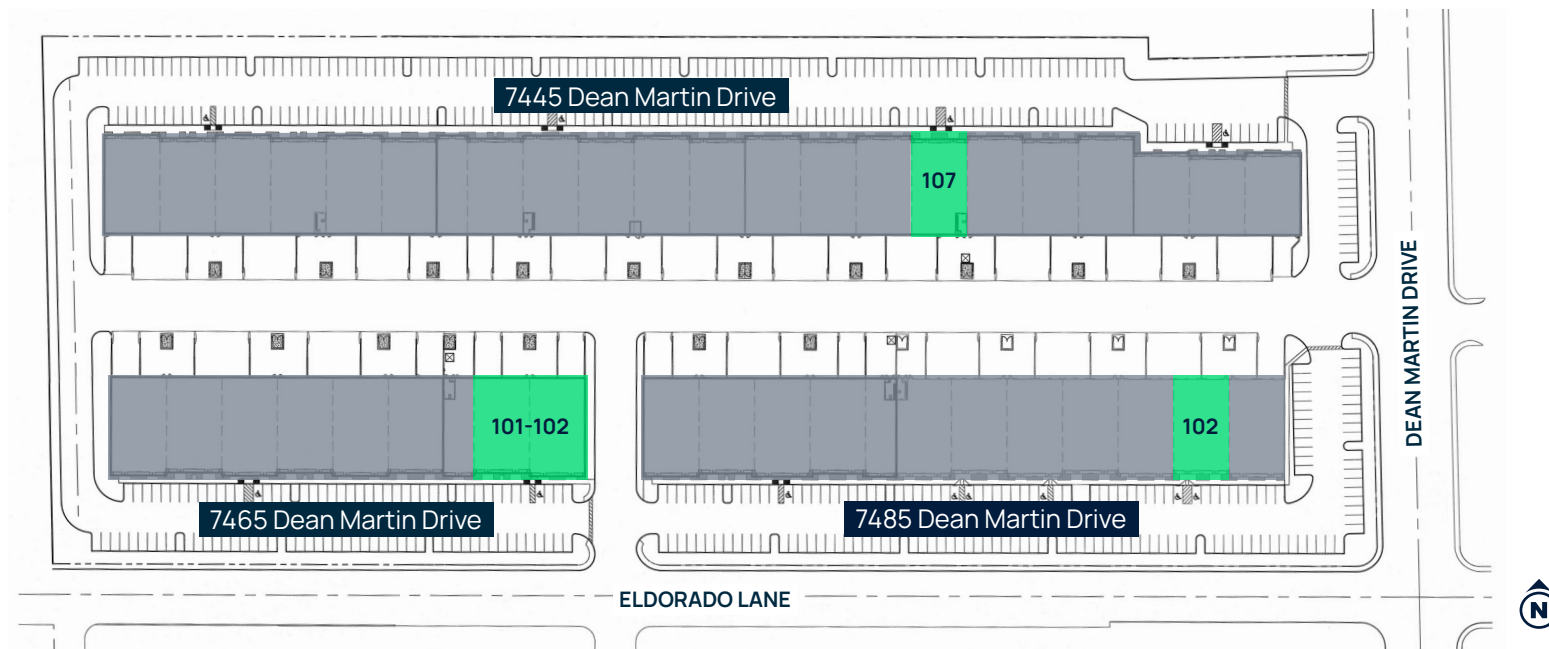


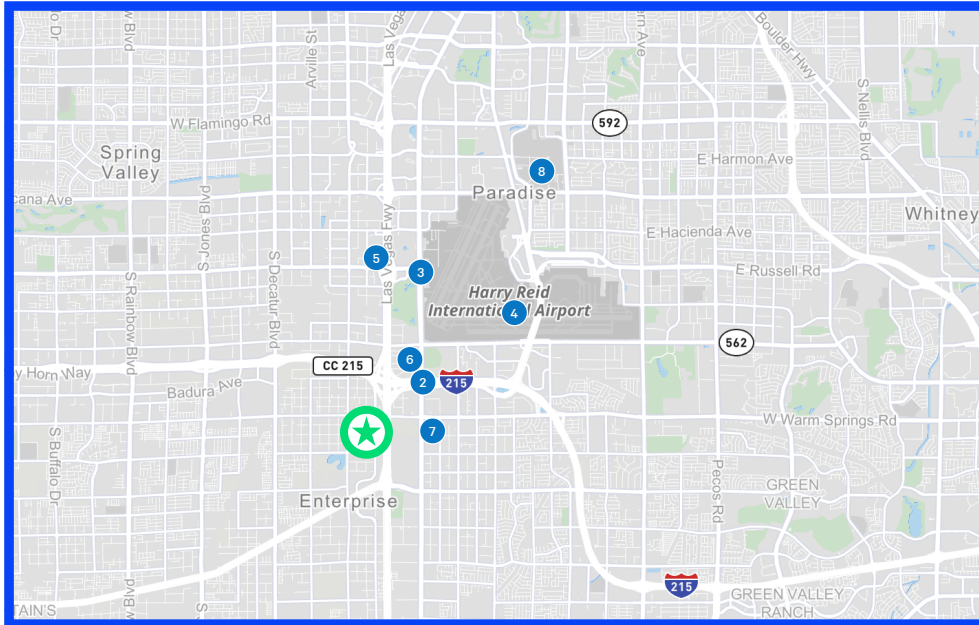
Grade-Level & Dock-Hi
Truck Loading



Contact Broker Regarding Availability

 AVAILABLE
 LEASED











 - SUBJECT PROPERTY

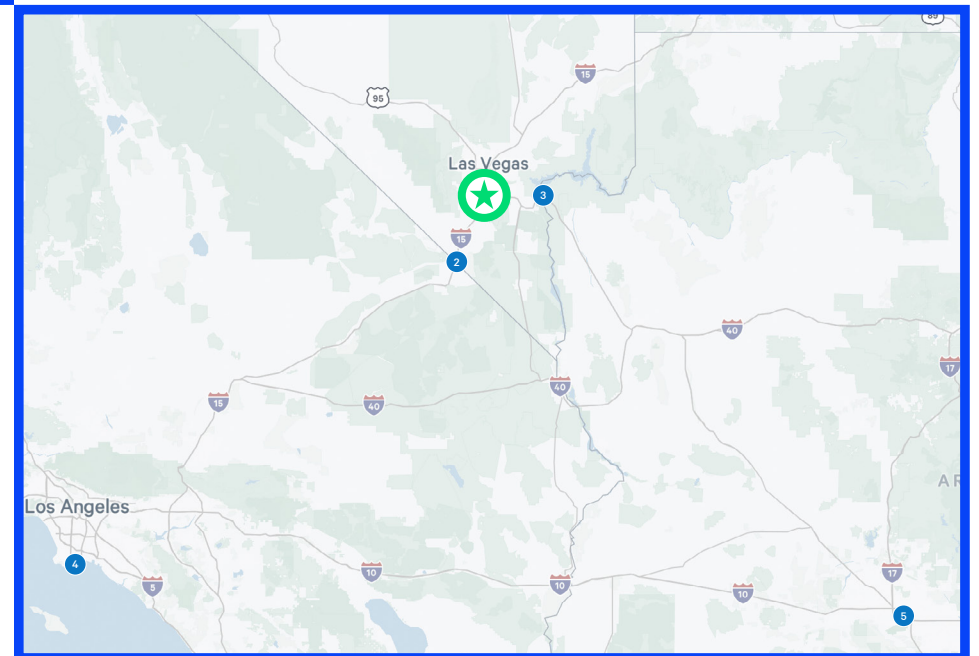


Distances

		
(2) California State Line	35 miles	32 mins
(3) Arizona State Line	35 miles	40 mins
(4) Port of Los Angeles	278 miles	4 hrs 29 mins
(5) Phoenix, AZ	300 miles	4hrs 55 mins

Points of interest

		
(2) I-15/I-215 Interchange	1.5 miles	5 minutes
(3) The Las Vegas "Strip"	3.2 miles	8 minutes
(4) Harry Reid Int'l Airport	4.6 miles	8 minutes
(5) Allegiant Stadium	2.6 miles	5 minutes
(6) Town Square	2.5 miles	7 minutes
(7) Las Vegas Premium Outlets	1.3 miles	5 minutes
(8) UNLV	6.1 miles	15 minutes



Available space

and technical specification

7485 Suite 102

SUBLEASE



5,007 SF
Available space



1,295 SF
HVAC Office space



18'
Clear height



Two (2)
Dock-Hi Doors



One (1)
Grade-Level Doors



8/31/2027
Sublease Expiry

7445 Suite 107

SUBLEASE



5,007 SF
Available space



944 SF
Office space



25'
Clear height



Two (2)
Dock-Hi Doors



One (1)
Grade-Level Doors



8/31/2027
Sublease Expiry

7465 Suite 101/102



10,176 SF
Available space



1,243 SF
Office space



25'
Clear height



Four (4)
Dock-Hi Doors

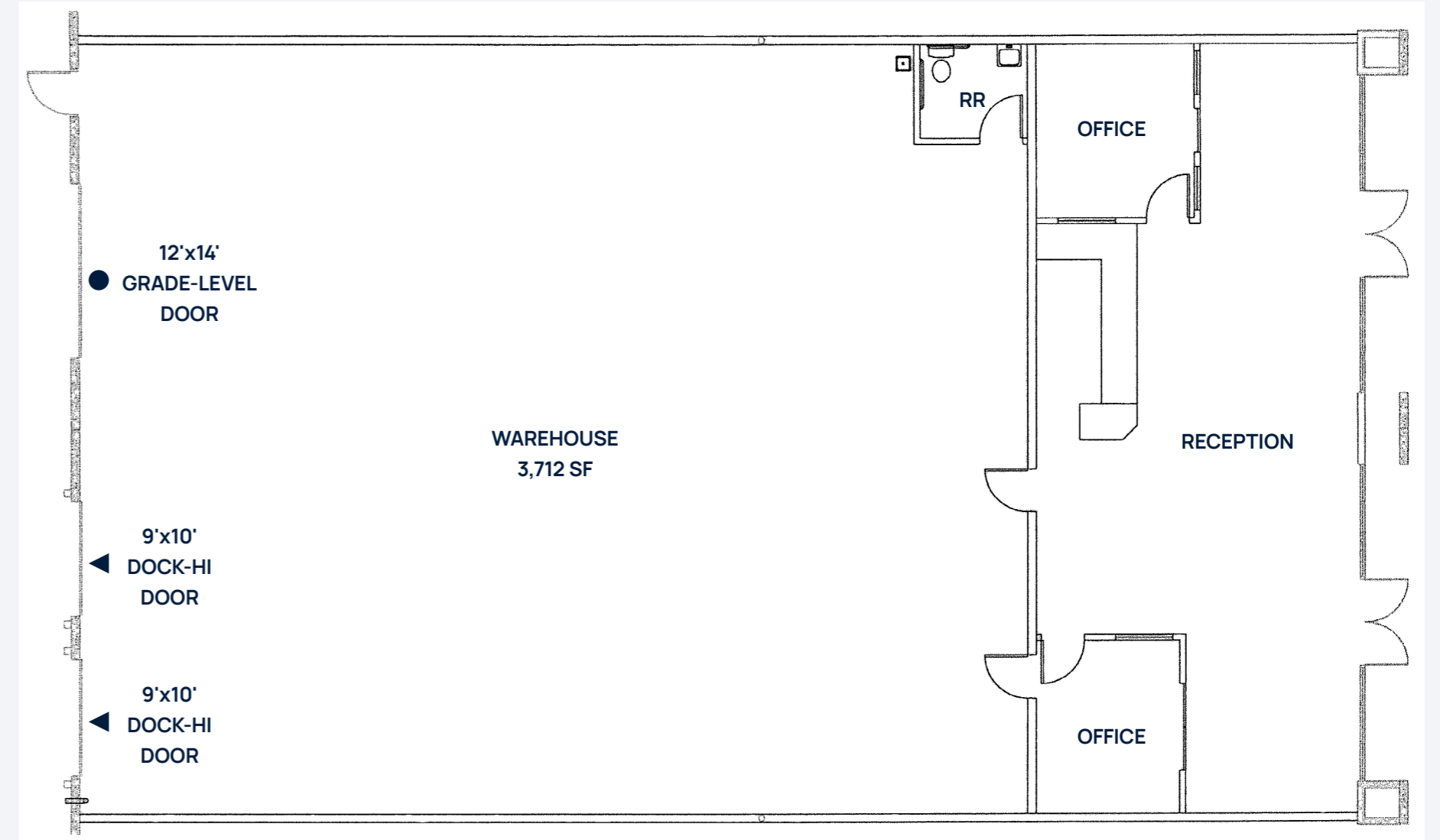


Two (2)
Grade-Level Doors

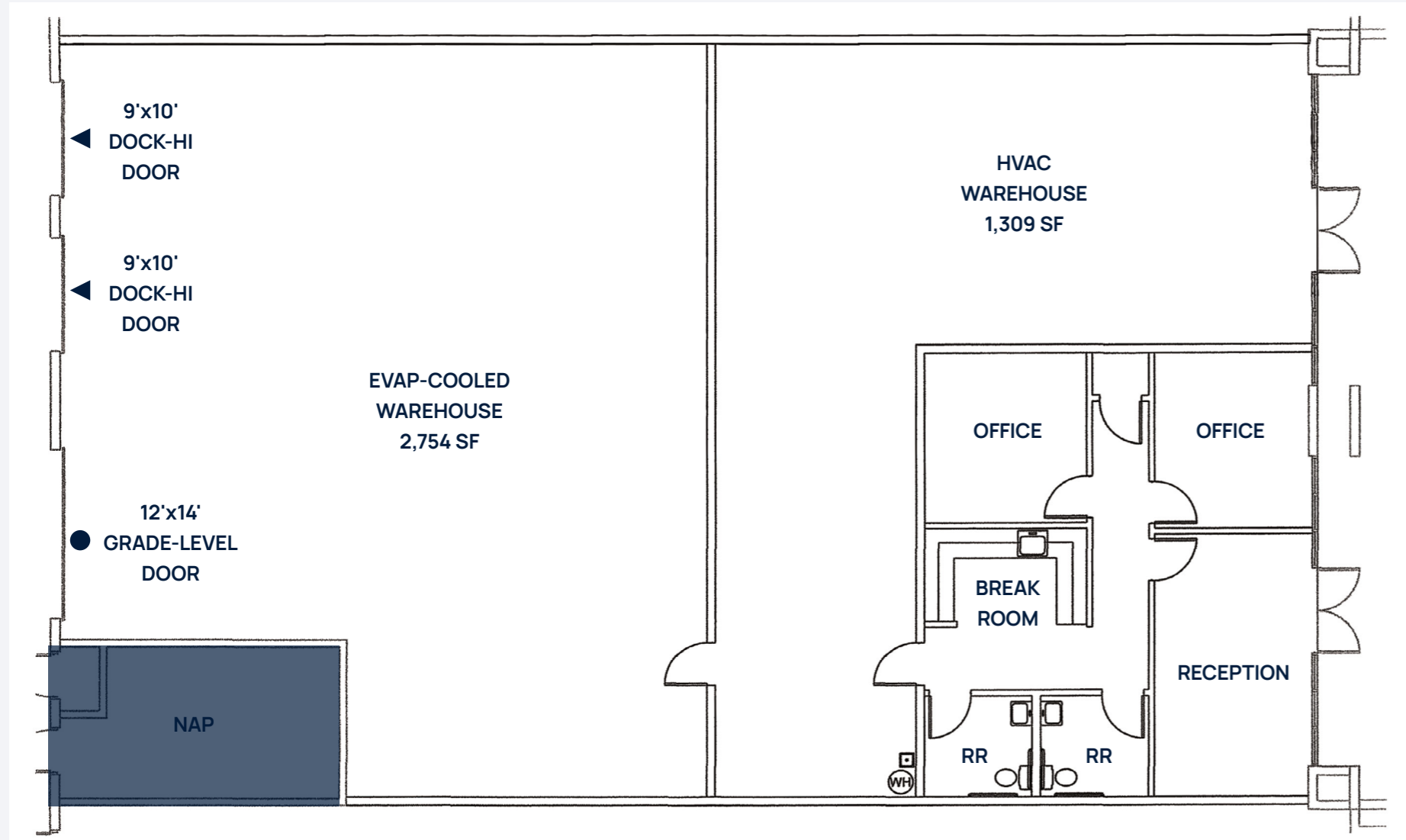


**Contact
Broker**
Availability date

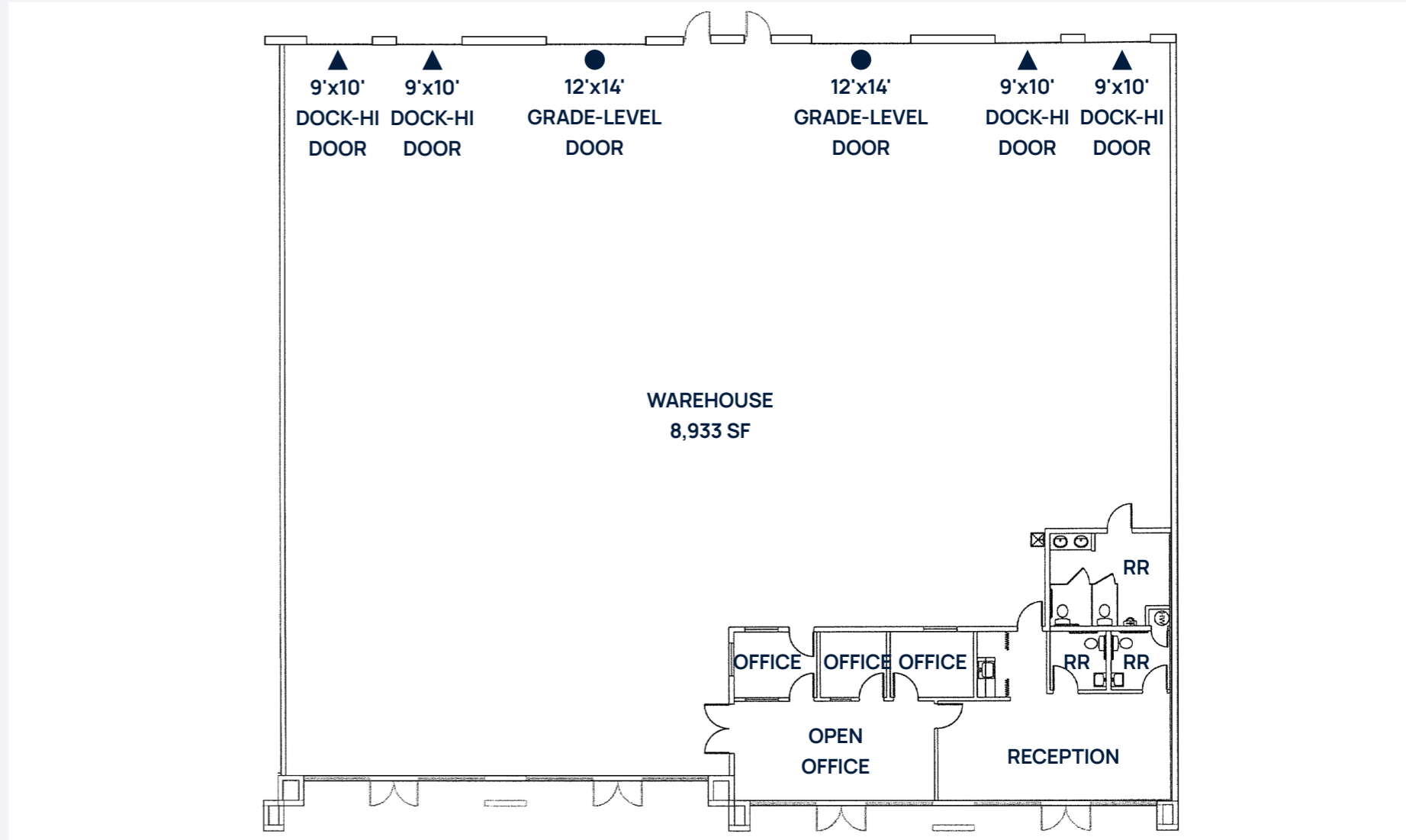
7485 Suite 102 Floorplan **SUBLEASE**



7445 Suite 107 Floorplan SUBLEASE



7465 Suite 101/102 Floorplan



Proven track record

of Marq Logistics



Marq Logistics is a global leader in the development and operation of modern logistics facilities and manages a portfolio of approximately 2,000 properties totaling more than 645 million square feet. With a mission to deliver institutional-quality logistics facilities and a consistent, best-in-class experience to customers around the world, Marq's highly specialized and dedicated team provides a powerful combination of global scale with local expertise.

Learn more about Marq at www.marqlogistics.com, and view our current properties at www.glp.com.

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The CBRE logo, consisting of the letters "CBRE" in a bold, white, sans-serif font, centered within a solid blue square.