

AVAILABLE FOR SUBLEASE
±47,592 SF
IMMEDIATE OCCUPANCY

7120 S. BUFFALO DRIVE
SUITES 130 & 140
LAS VEGAS, NEVADA 89113

LOCATED AT
ARROYO BELTWAY COMMERCCENTER



EXCLUSIVELY OFFERED BY:

BRAD SAUNDERS

702.326.9934

Brad@SaundersRealtyLV.com

www.SaundersRealtyLV.com





Dual-Sided Loading

**East Side
1 Grade Level
4 Dock High**

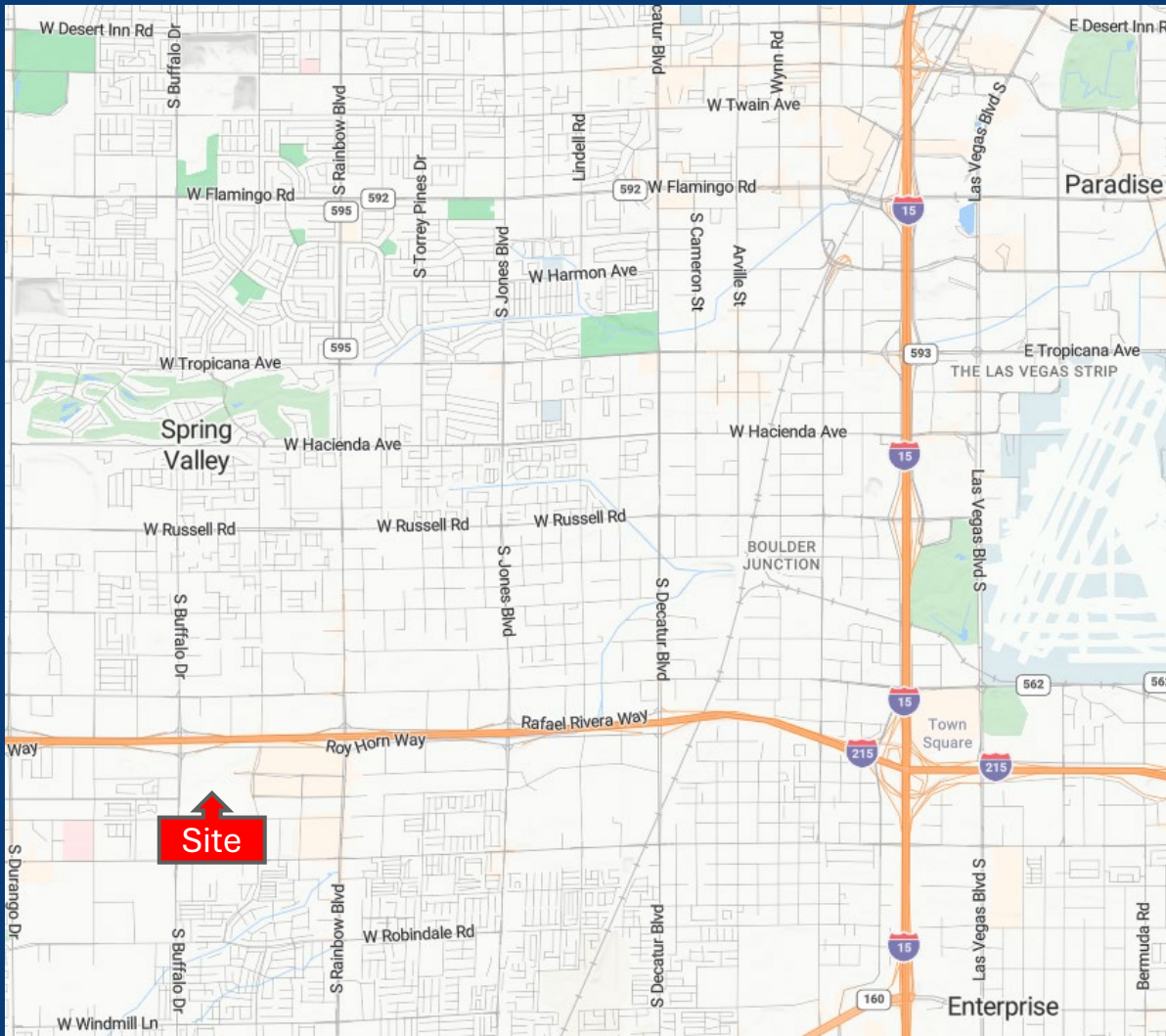


**West Side
1 Grade Level
4 Dock High**

KEY HIGHLIGHTS

- **Turnkey Office/Warehouse**
- **Front & Rear Loading Configuration**
- **Sublease Opportunity Through 9/30/31**
- **Immediate Occupancy**
- **Premier Class A Project**
- **Highly Desirable Southwest Location**
- **Strategic Advantage**
- **Direct Access to the Entire Las Vegas Valley via 215 Beltway at Buffalo**
- **In Place VNA Racking System & Wire-Guided Swing Truck are Available to Purchase**

LOCATION OVERVIEW



- **Prime Southwest Submarket:** Situated in one of Las Vegas' most desirable and fastest-growing submarkets, offering exceptional connectivity and visibility.
- **Minutes from the Las Vegas Strip:** Immediate access to world-class dining, entertainment, and hospitality venues.
- **Proximity to Major Attractions:** Close to Allegiant Stadium, T-Mobile Arena, and the future A's Stadium - positioning the property at the center of Las Vegas' premier sports and entertainment district.
- **Excellent Accessibility:** Convenient access to the entire Las Vegas Valley, supported by robust transportation infrastructure, including I-15 and 215 Beltway.
- **Strategic Location:** At the SEC of Buffalo Drive and Badura Avenue combines high traffic exposure, strong demographics, and proximity to iconic destinations - making it an ideal choice for businesses seeking a competitive advantage in the Las Vegas market.



Durango Dr

Sunset Rd

Tenaya Way

Arby Ave

Warm Springs Rd

Buffalo Dr

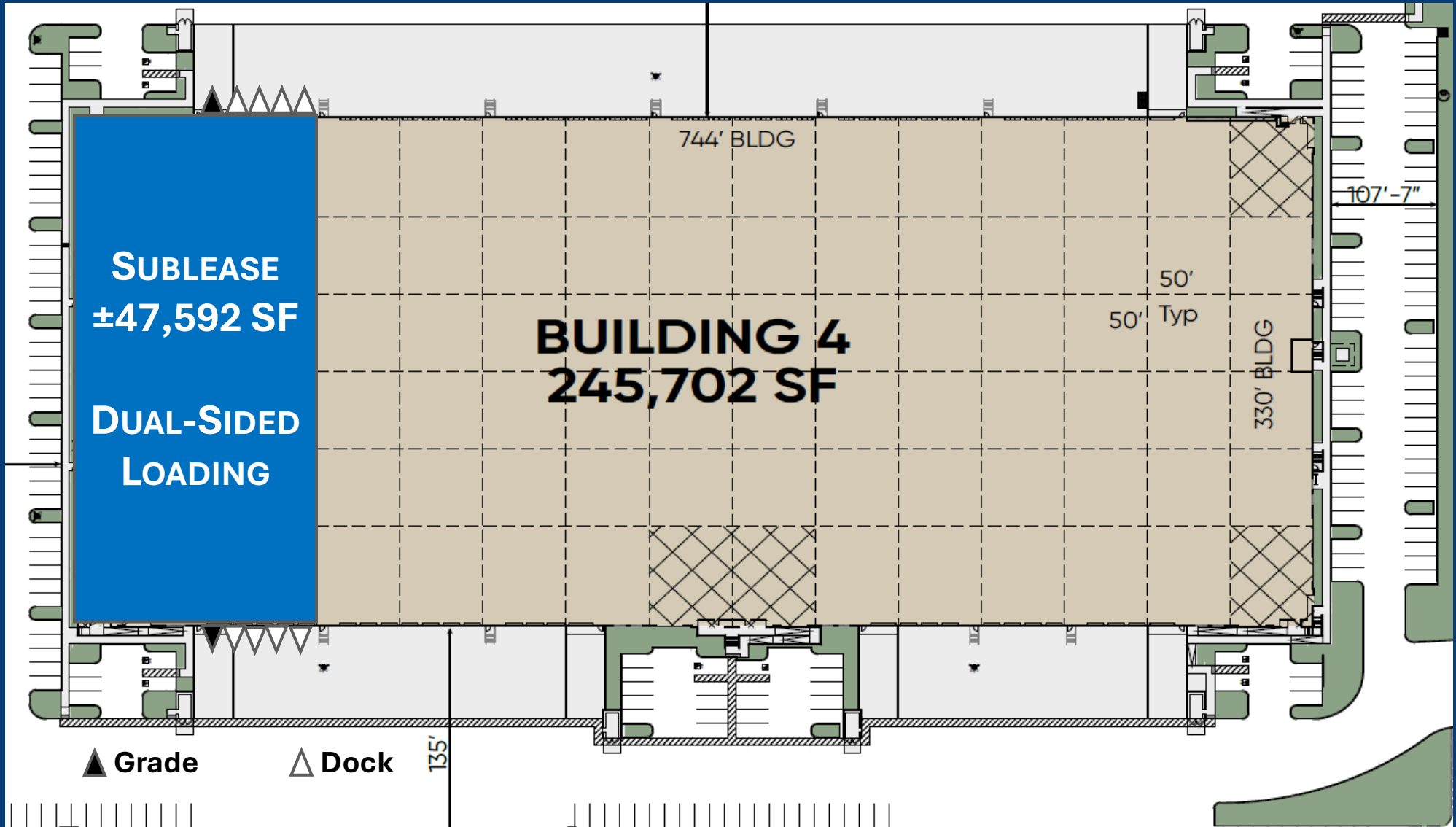
Site

Rainbow Blvd

Tenaya Way

SITE PLAN

BUILDING 4

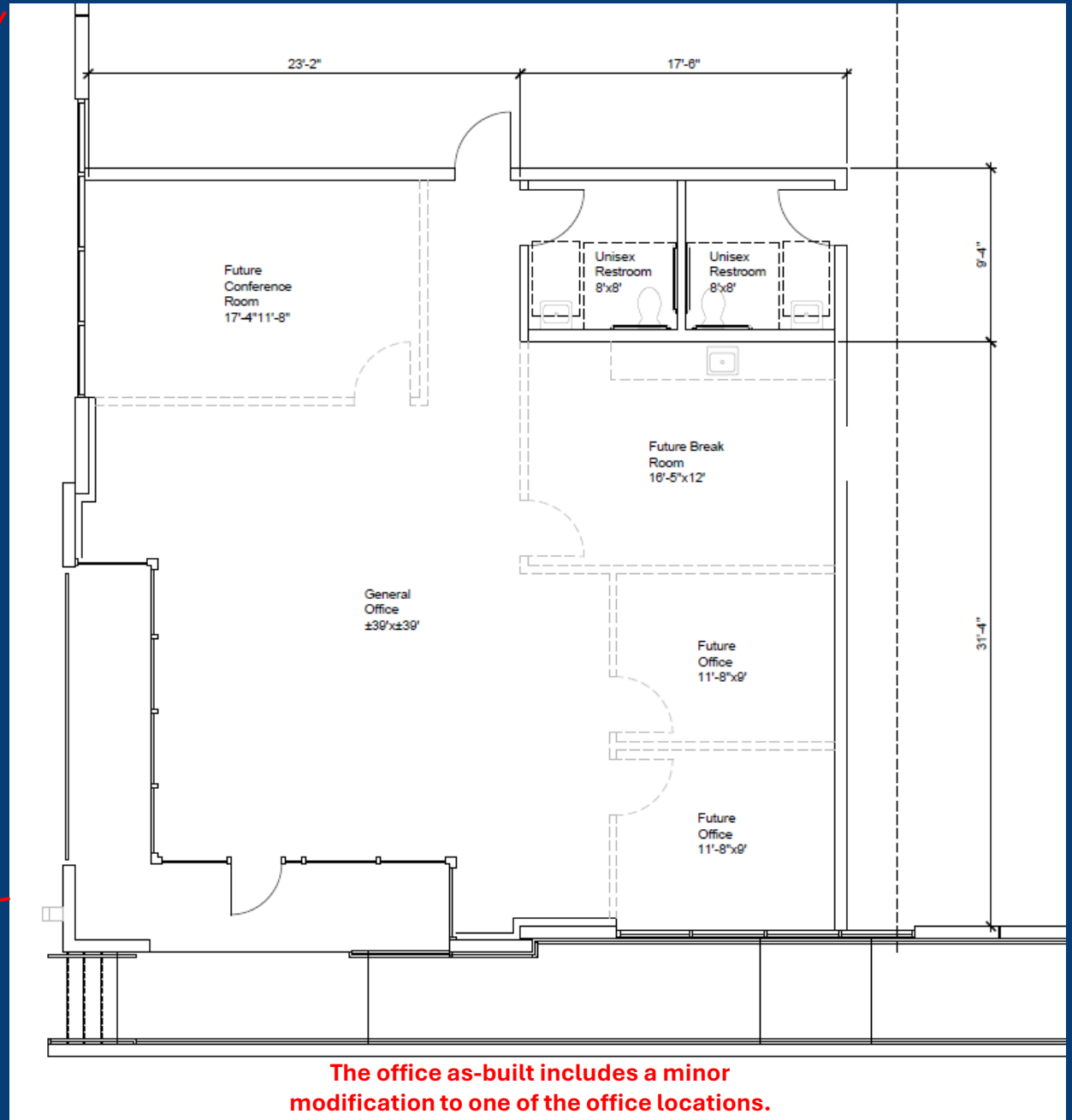
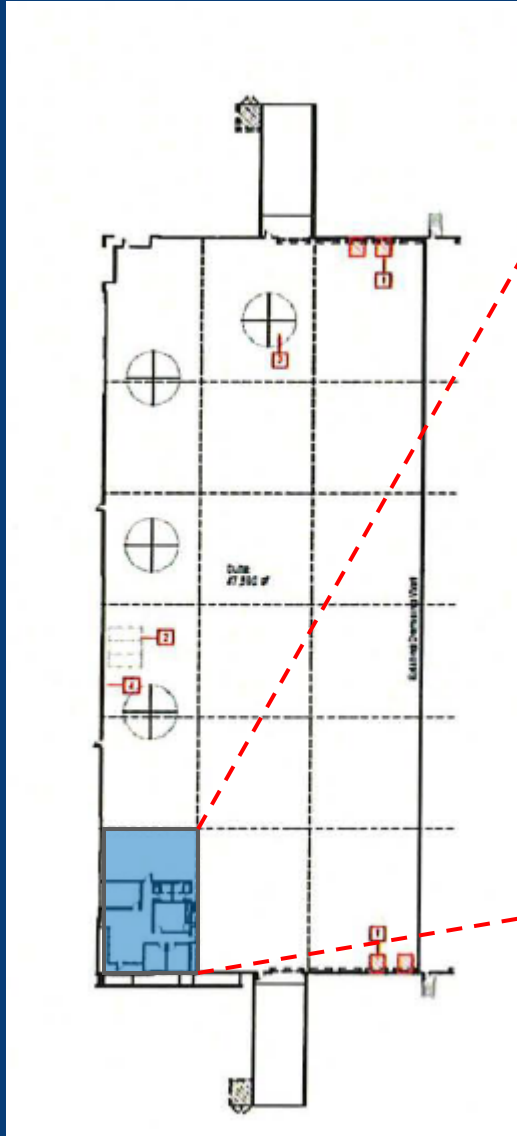


Site plans, floor plans and drawings are for illustrative purposes only, are not to scale, and are subject to change without notice.

PROPERTY HIGHLIGHTS

Total SF	±47,592
Office SF	±1,525
Warehouse SF	±46,067
Fire Sprinklers	ESFR
Clear Height	±32'
Column Spacing	50'x50' Typical
Power	600 amps of 277/480V, 3-Phase
Dock Doors (Front & Rear Loading)	Eight (8) - 9'x10'
Mechanical Pit Levelers	Four (4) - 40,000 lbs. capacity
Grade Doors (Front & Rear Loading)	Two (2) - 14'x16'
HVLS Fans	Four (4) - 24"
Warehouse Improvements	LED Lighting, Evaporative-Cooled, Skylights
Truck Court Depth	135'
Car Parking	Forty (40) Spaces
Fenced Trailer Parking	Four (4) Spaces
Year Built	2024
Clark County Zoning	Industrial Park (IP)

WAREHOUSE/OFFICE FLOOR PLAN



FINANCIAL HIGHLIGHTS

9/30/2031

Lease Expires

\$1.23 PSF NNN

Base Lease Rate

3.5%

Annual Increases

±\$0.25 PSF

Current NNN

±47,592

Total Square Feet

\$58,617.23

Monthly Base Rent

\$11,834.48

Monthly NNN

\$70,451.71

Total Monthly

VNA racking system and wire-guided swing truck are available to purchase from the tenant.







Office Features

- Open Office/Lobby
- Conference Room
- Break Room
- 2 Private Offices
- 2 Restrooms



LAS VEGAS IS BUSINESS FRIENDLY

NEVADA'S TAX STRUCTURE

- ❖ NO CORPORATE INCOME TAX
- ❖ NO PERSONAL INCOME TAX
- ❖ NO UNITARY TAX
- ❖ NO FRANCHISE TAX
- ❖ NO INVENTORY TAX
- ❖ NO ESTATE TAX
- ❖ NO INHERITANCE TAX

BUSINESS INCENTIVES

- ❖ SALES AND USE TAX ABATEMENT
- ❖ MODIFIED BUSINESS TAX ABATEMENT
- ❖ PERSONAL PROPERTY TAX ABATEMENT

NEVADA.

Where Innovation Meets Opportunity.

COMPETITIVE TAX CLIMATE

- Nevada ranks 7th for its exceptional business climate

STRATEGIC LOCATION

- Less than a day's drive to five major U.S. ports serving the Pacific Rim
- Convenient access to key interstates offering efficient and direct routes to major cities and destinations nationwide

BUSINESS FRIENDLY-IT'S IN OUR DNA

- Streamlined regulations
- Low taxes-no corporate or personal income tax
- Supportive ecosystem for entrepreneurs, startups and corporations

SKILLED WORKFORCE

- With a track record of adapting to market shifts and embracing innovation, Nevada's workforce consistently meets evolving industry demands, driving economic growth and sustainability

UNIQUE ADVANTAGE

- Nevada is the only U.S. state that encompasses every facet of the lithium battery economy and life cycle, making it the only location in the world with a complete lithium supply chain

"Realizing Nevada's Electric, Innovative, and Connected Future"



For more information on available business incentives in Nevada visit GOED.NV.GOV

**7120 S. BUFFALO DRIVE
SUITES 130 & 140
LAS VEGAS, NEVADA 89113**

**EXCLUSIVELY OFFERED BY:
BRAD SAUNDERS
702.326.9934
Brad@SaundersRealtyLV.com
www.SaundersRealtyLV.com**



DISCLAIMER

While the information has been obtained from sources deemed reliable, Saunders Realty makes no representations or warranties, express or implied, regarding its accuracy, completeness, or suitability for any purpose. All information is provided “as is,” and Saunders Realty expressly disclaims any and all liability for errors, omissions, or inaccuracies. Site plans, floor plans and drawings are for illustrative purposes only, are not to scale, and are subject to change without notice. Prospective tenants are strongly advised to conduct their own independent investigation and verify all information provided.