

BADURA 215



PANATTONI®



FOR LEASE



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±75,500 Total SF

BADURA 215



PANATTONI®



EXCELLENT LOCATION WITH
STRONG DEMOGRAPHICS
IN THE HIGHLY DESIRED
SOUTHWEST SUBMARKET.

HIGHLIGHTS

- ±75,500 total building square footage
- ±18,250 SF divisibility
- Office BTS
- 50' x 55' minimum column spacing
- 12 - 9' x 10' Dock High loading doors
- 5 - 12' x 14' Grade Level loading doors
- 28 - 30' clear height
- ESFR fire suppression
- 2,000 Amps of 3-phase power
- 60' Dock apron
- 135' truck court (154' with parking stalls)
- 107 car parking stalls
- Rear and Front loaded configurations

±75,500 Total SF Industrial Development



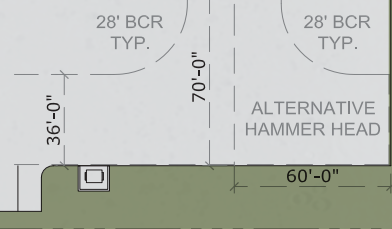
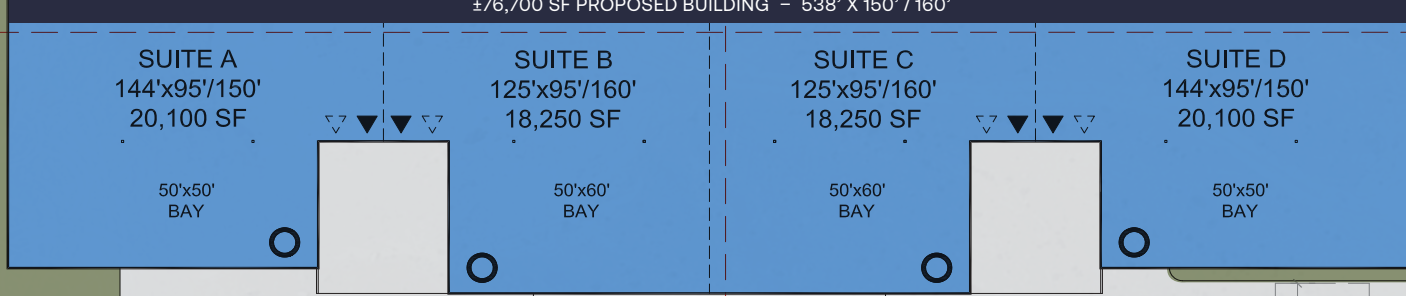
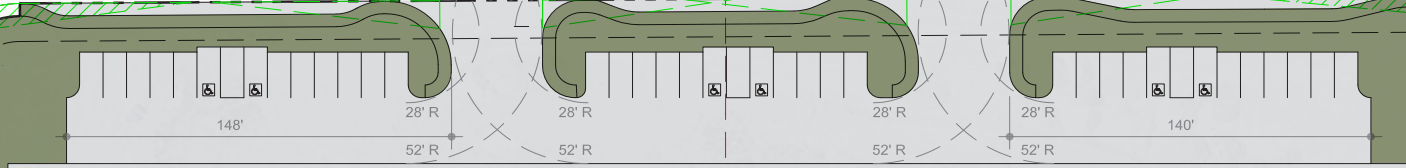
▼ = 9' x 10' Dock High loading doors

○ = 12' x 14' Grade Level loading doors

▽ = Future Dock High loading doors

S MILLER LANE

(FPL) FUT. PROPERTY LINE ±536



(7) (FPL) FUT. PROPERTY LINE ±601

(FPL) FUT. PROPERTY LINE ±286

(FPL) FUT. PROPERTY LINE ±298

W BADURA AVENUE

W MAULE AVENUE

±75,500 Total SF
±18,250 SF Divisibility

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DOWNTOWN LAS VEGAS

LAS VEGAS STRIP

T-Mobile
Arena

allegiant stadium

HARRY REID
INTERNATIONAL AIRPORT



SITE

S MILLER LANE

S BUFFALO DRIVE

W BADURA AVENUE

±75,500 Total SF Industrial Development

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Connectivity

Conveniently located in the Southwest Submarket, this project provides excellent connectivity to I-215 via Buffalo Drive and is less than ±40 miles to the California border.



±0.2 MILES TO THE I-215 BELTWAY



±8 MILES TO THE HARRY REID INTERNATIONAL AIRPORT



±9 MILES TO THE LAS VEGAS STRIP



For illustration purposes only. Not to scale.



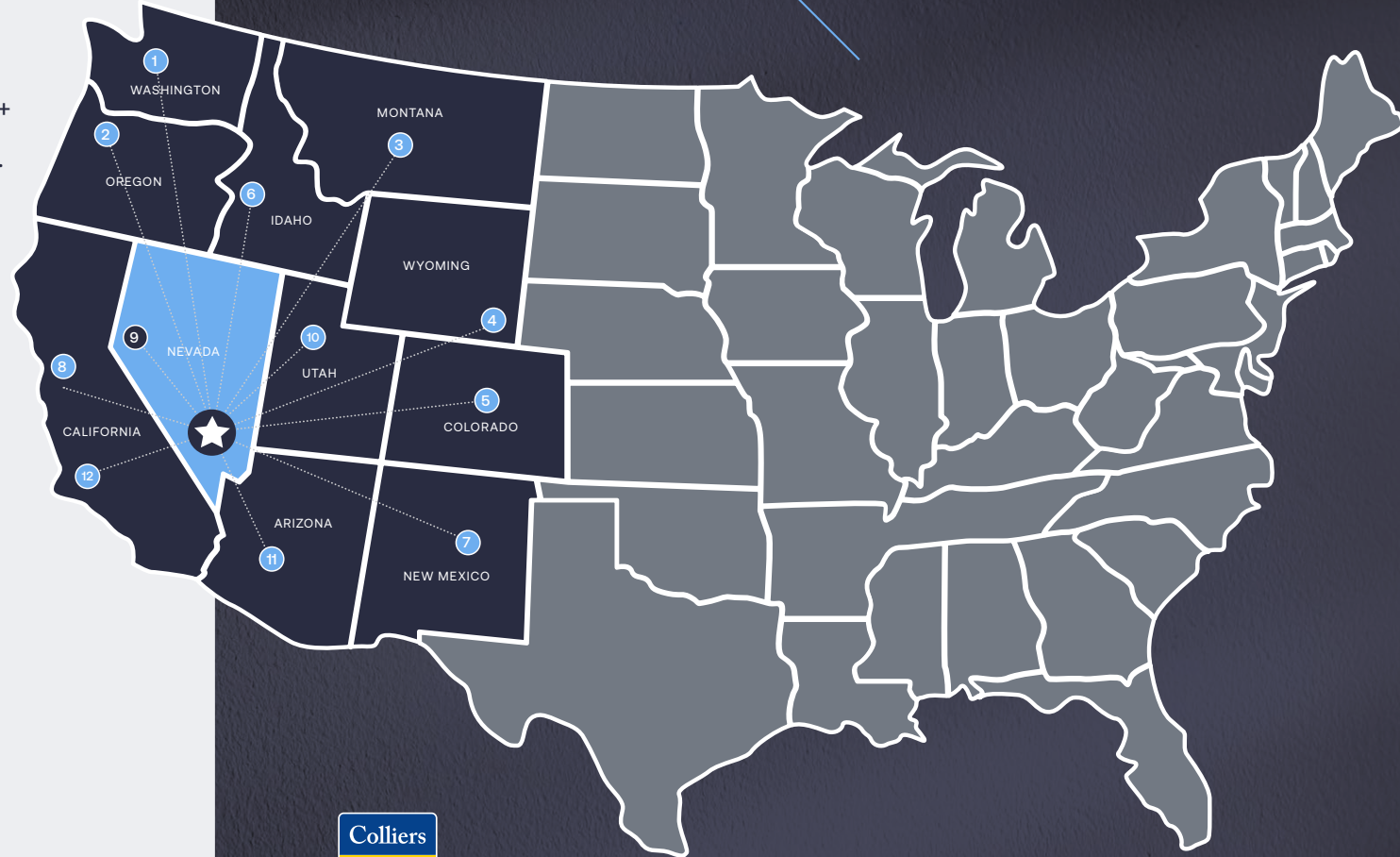
One day Truck Service

Access to serving over 77 million+ people within a one day truck drive.

2.3 M RESIDENTS
in Southern Nevada

BADURA 215

23.1% of U.S. Population



1 SEATTLE
1,129 Miles
16h 52min

2 PORTLAND
982 Miles
15h 44min

3 HELENA
907 Miles
12h 31min

4 CHEYENNE
837 Miles
11h 52min

5 DENVER
752 Miles
10h 45min

6 BOISE
634 Miles
9h 31min

7 SANTA FE
634 Miles
9h 8min

8 SAN FRANCISCO
562 Miles
8h 20min

9 RENO
452 Miles
6h 55min

10 SALT LAKE CITY
424 Miles
5h 50min

11 PHOENIX
300 Miles
4h 39min

12 LOS ANGELES
265 Miles
3h 54min



NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax

BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

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