

For Lease

7145 South Buffalo Drive, Suite 115, Las Vegas, NV 89113



Buffalo Business Park

±71,872 Multi-Tenant Industrial Project

Colliers

Property Overview

Buffalo Business Park is located near the intersection at Buffalo Drive and the I-215 Beltway, in the highly desirable Southwest Industrial Submarket. The property is just north of Warm Springs Road and enjoys easy access to Summerlin, Harry Reid International Airport and the Las Vegas Strip.



- Located on Buffalo Drive, just south of I-215
- ±71,872 SF Project on ±4.31 Acres
- Grade Level Loading (±12' x ±14')
- ±18' Minimum Clearance
- Restrooms in Place

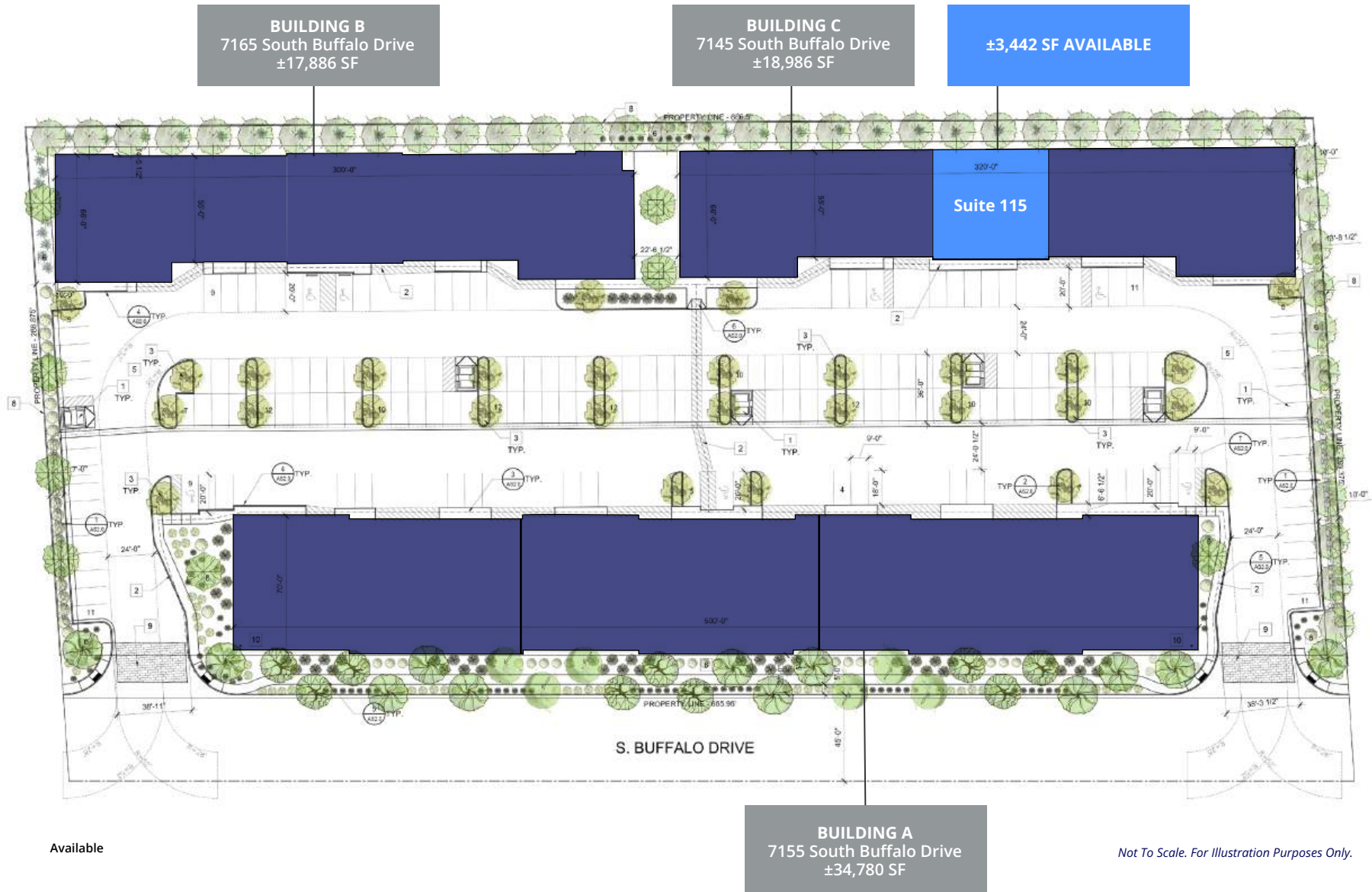
- Fully Fire Sprinklered
- Warehouse Skylights
- Parking at 2.4 per 1,000 SF
- M-D Industrial (Clark County)
- APN: 176-04-801-006

- Modern Store Front
- EVAP Cooled Warehouse
- Buffalo Drive Frontage
- Easy access to I-215 via Buffalo Drive Interchange

Buffalo Business Park



±71,872 SF Light Industrial Project



SITE PLAN

Building C | 7145 South Buffalo Drive

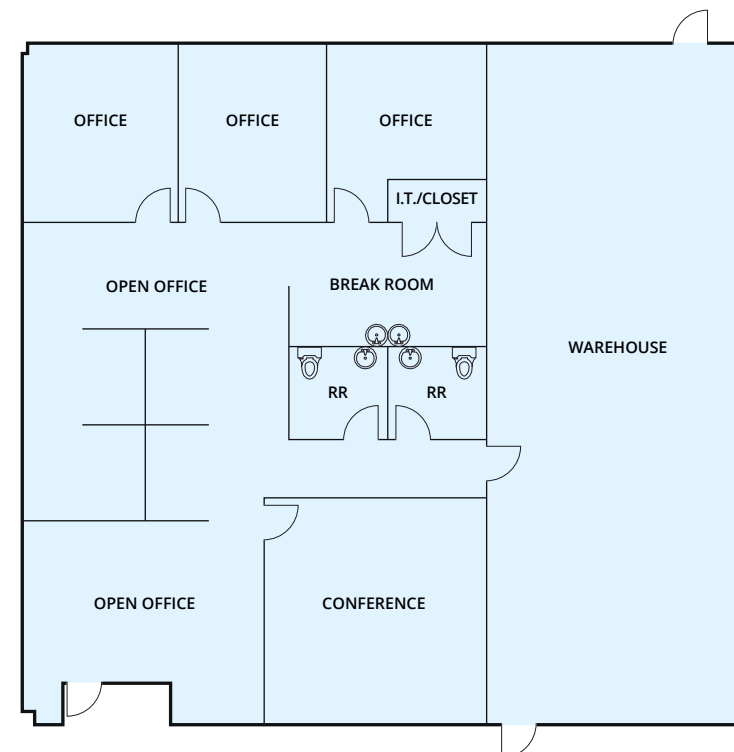
Not To Scale. For Illustration Purposes Only.



Suite 115

Suite Features:

- ±3,442 Total SF
- ±18' Clear Height
- 3-Phase 120/208 Volt Power at Each Suite/AMPS TBD
- Fire Sprinklered
- Zoned MD
- Available January 1, 2027



Lease Price:

\$1.40 PSF NNN/Mo

\$0.42 PSF NNN Fee/Mo

\$6,264.44 Gross/Mo

±3,442 Total SF

Southwest Industrial Submarket

Buffalo Business Park

Aerial Map



±1.1 Miles
to the I-215



±6.1 Miles to
the I-15



±9.0 Miles to the
Las Vegas Strip



±9.3 Miles to Harry Reid
International Airport

Copyright © 2026 Colliers International.



±71,872 SF Light Industrial Project

ABOUT COLLIERS

\$6B Annual revenue

70+ Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$110B Assets under management

28,000 Professionals

CONTACT US

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



Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$6 billion in annual revenues, 28,000 professionals, and \$110 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com.

©2026 Colliers Las Vegas. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.