

FOR SALE OR LEASE

3300 BIRTOCHER



360° INTERACTIVE TOUR

±120,663 Total SF

Listed by:





FOR SALE OR LEASE

3300
BIRTOCHER

LET'S TALK

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Property Details

±120,663 Total SF

WAREHOUSE
±96,490 SF

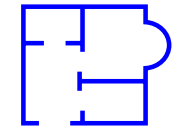
TWO-STORY OFFICE
±24,173 Total SF
First Floor: ±14,482 SF
Second Floor: ±9,691 SF

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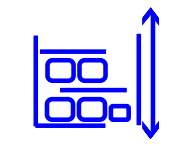
Location

3300 Birtcher Drive
Las Vegas, NV 89118



Building Size

±120,663 Total SF



Average Clear Height

±24'



Dock Level Loading

Eleven (11) Dock Doors
*Additional knock out available



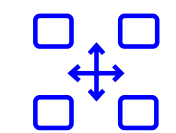
Grade Level Loading

Three (3) Grade Doors
*Additional knock out available



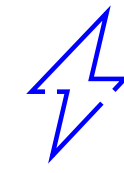
Brand New Roofing

with 20 Year Warranty



Room to Move

40' X 48' Column Spacing



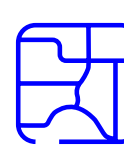
Power

±4,000 amps 3 phase 277/480-volt switchgear
with ability to expand



Sprinklers

Fire Sprinklers
(Potential upgrade to full ESFR)



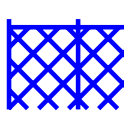
Zoning

Industrial Light (IL)



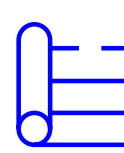
Year Built

1991



Secured Yard

Potential for fenced parking/yard area
+ option for additional parking/yard at
3465 Birtcher Dr.



Construction

±60' Concrete Truck Aprons



Parking Spaces

141 Spaces
(with ability to expand)

3300

BIRTCHEER

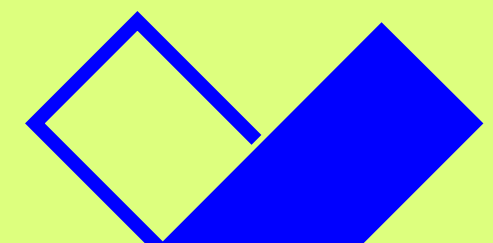
 [INTERACTIVE TOUR](#)

Additional Lot

3465 Birtcher is adjacent ±0.98 acres
paved lot, stripped, lighted; ready for
additional parking and storage yard

**Located in the Designated
Stadium District**

Easy access to the Las Vegas Strip, Downtown Las Vegas,
Convention Centers, and Harry Reid International Airport.



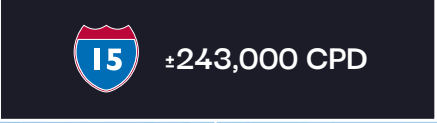
allegiant stadium



LAS VEGAS
RESORT CORRIDOR

MANDALAY BAY
CONVENTION CENTER

HARRY REID
INTERNATIONAL AIRPORT



Premier Submarket

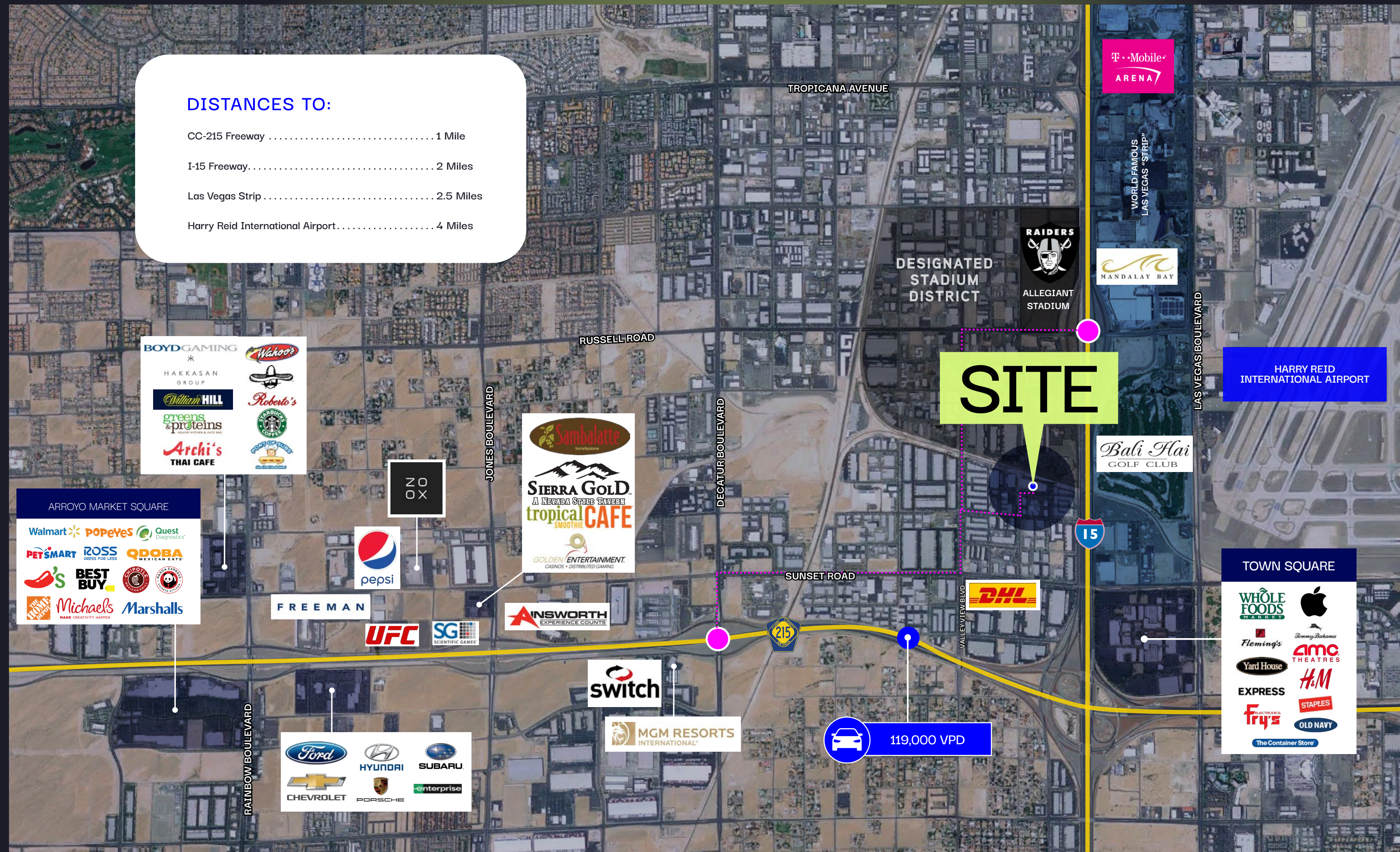
A rare opportunity to acquire a ±120,663 SF Industrial Building in the coveted Stadium District less than 1-mile from the Las Vegas Strip.

The strategically positioned property is in the southwest submarket, located near the Las Vegas Strip and Harry Reid International Airport with immediate access to the 215 Beltway and I-15 Freeway.



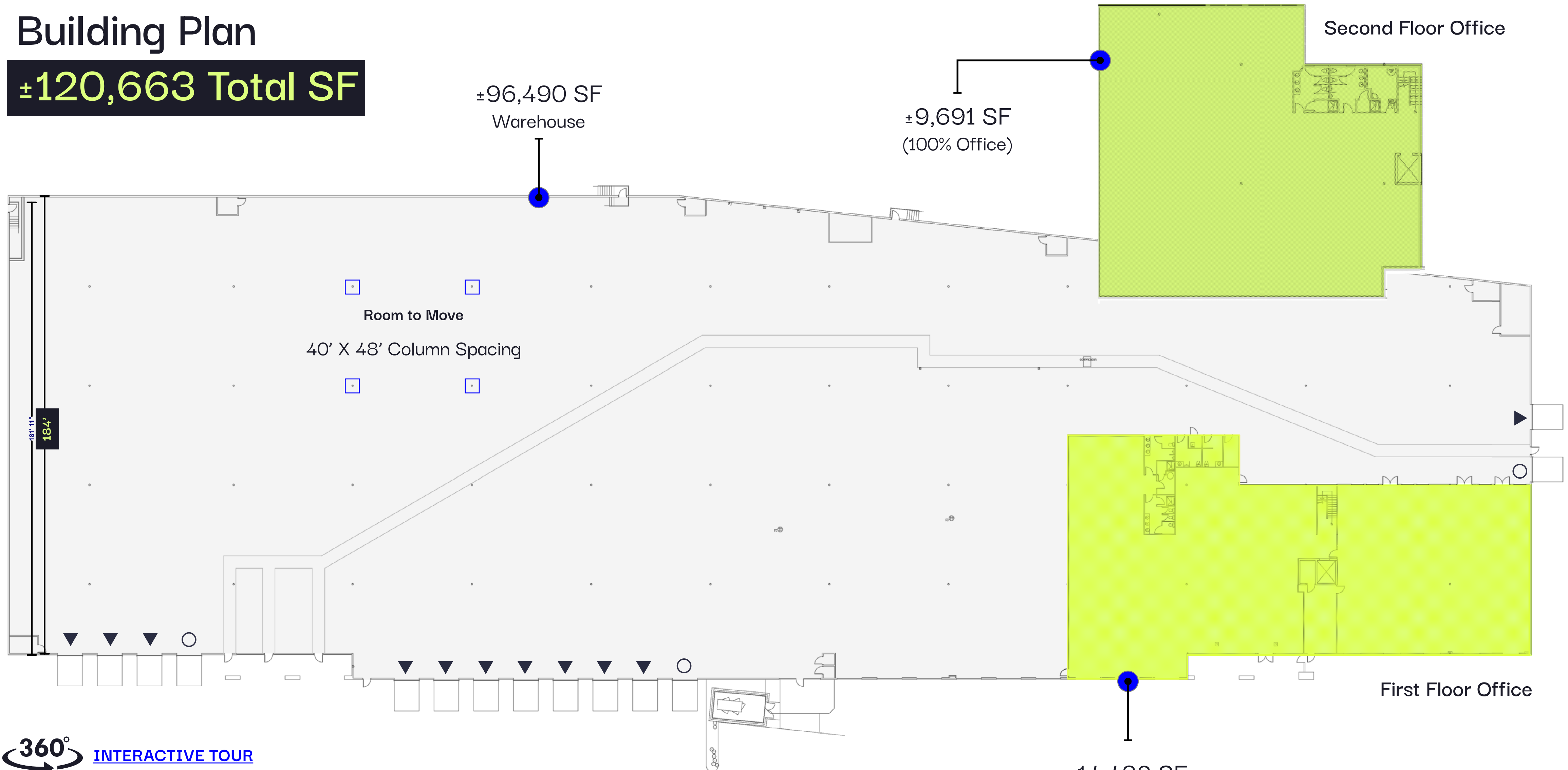
Destination For Locals & Visitors

Las Vegas hosts over 41.7MM visitors annually.



Building Plan

±120,663 Total SF



360° INTERACTIVE TOUR

For illustration purposes only. Not to scale. = Dock High Loading Doors = Grade Level Loading Doors

Proposed Modifications



Las Vegas has the Strongest Tourism Growth Trajectory in the World.

LAS VEGAS



Annual Visitors (~2.1% YOY)
39.0M



Convention Attendance (~0.1% YOY)
6.0M Visitors



#1 Trade Show Destination
29 Years



Direct Visitor Spending (~7% YOY)
\$55.1 Billion



En/Deplane Passengers (~1.4% YOY)
58.4M



Economic Impact (~3% YOY)
\$87.7B

LAS VEGAS IS DEVELOPING A STRONG REPUTATION AS A TOP-TIER SPORTS DESTINATION, AND HAS ESTABLISHED A LEGITIMATE CLAIM TO THE TITLE OF "GREATEST ARENA IN THE WORLD."



FORMULA ONE
GRAND PRIX
RACES THRU 2032



FUTURE HOME OF THE
LV ATHLETICS
MAJOR LEAGUE BASEBALL



TOP TICKET SALES
LV RAIDERS
NFL REVENUE RANKS



HOME OF THE
GOLDEN KNIGHTS
TOP 5 NHL PRICE & DEMAND



HOME OF THE
WRANGLER NFR
PROFESSIONAL RODEO



THE TOP
BOXING CAPITAL
OF THE WORLD



HOME OF THE
UFC HQ
LAS VEGAS, NV



2022, 2023 & 2025 WNBA
WORLD CHAMPS
LAS VEGAS ACES



POISED FOR SUCCESS
STEADY GROWTH
32,000 STUDENT COUNT (2024)

3300

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 PANATTONI

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