

**NOW LEASING!**



**MOUNTAIN WEST**  
INDUSTRIAL PARK II

**7135, 7215, 7175, & 7255  
W. PATRICK LANE  
LAS VEGAS, NV 89113**

**NEAR I-215 &  
RAINBOW  
BLVD**

THE LAS VEGAS "STRIP"

SOUTH RAINBOW BOULEVARD

WEST PATRICK LANE

**SPACE AVAILABLE!**

**100% LEASED**

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# KEY FEATURES



**UNIT SIZES**  
±7,150 – 71,100 SF



**CONSTRUCTION**  
Concrete Tilt-Up Construction with a wood panelized thermal insulated PVC Roof



**CLEAR HEIGHT**  
22'-32' minimum Clear Height



**LOADING**  
Dock & Grade loading with levelers per unit



**TI ALLOWANCE**  
TI Allowance Packages Available



**LOCATION**  
Prime Southwest location, less than 5 minutes from the 215 beltway



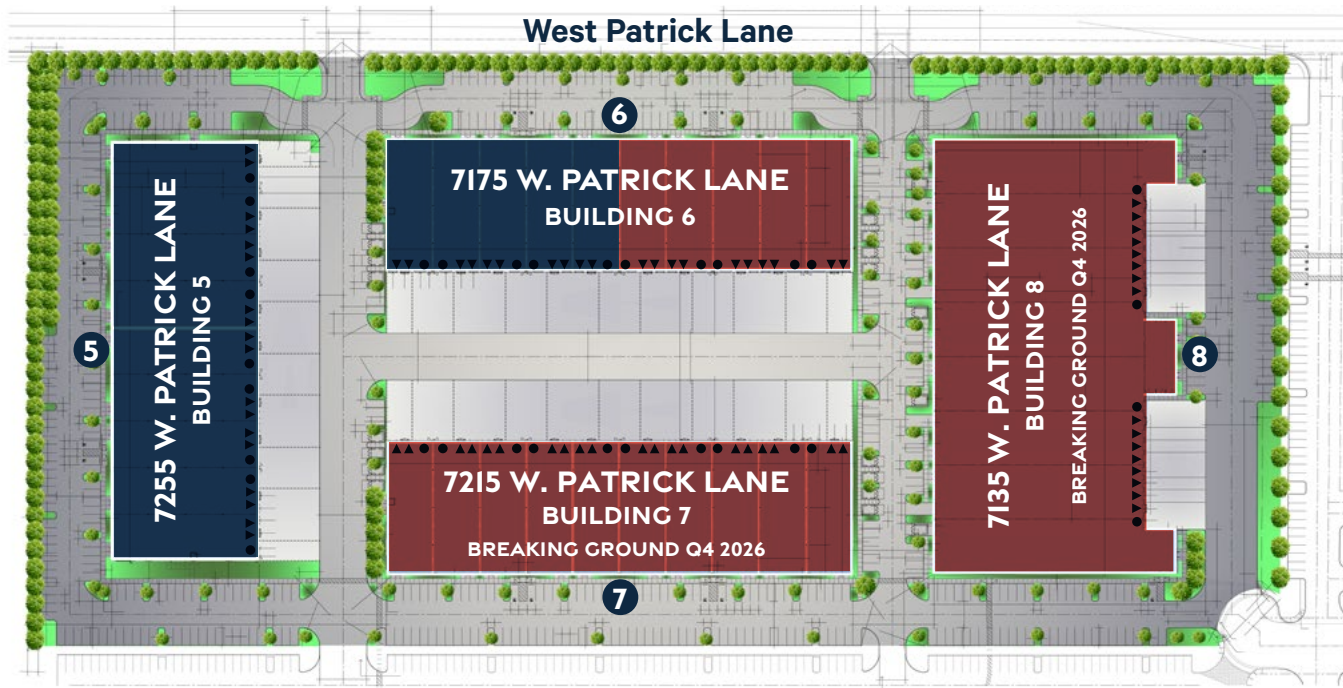
**ZONING**  
IP, Industrial Park



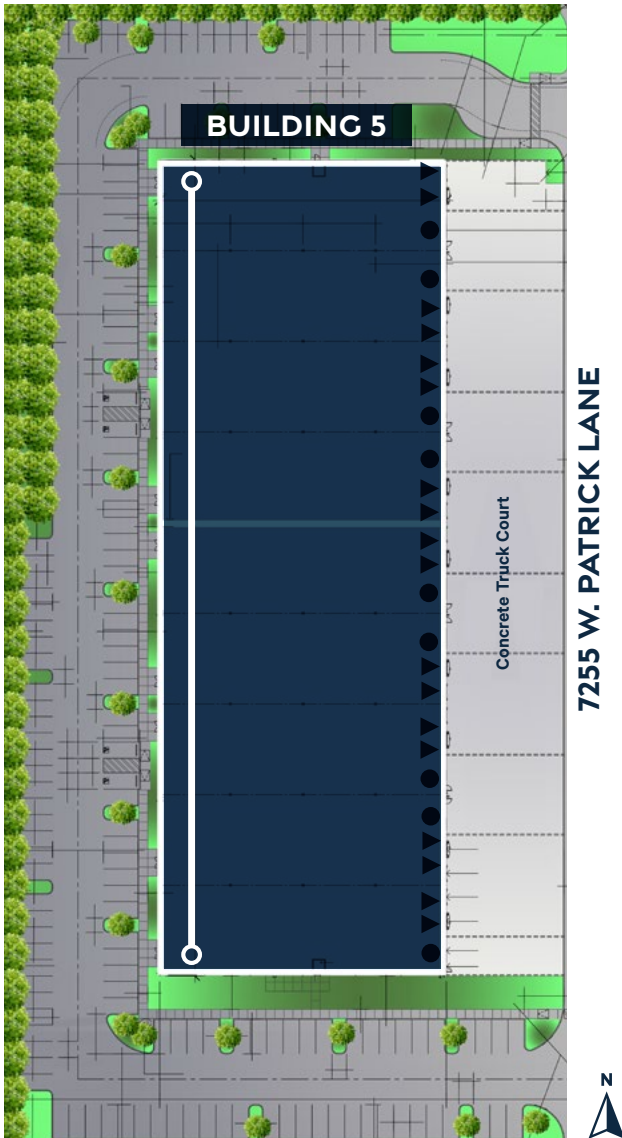
**PARKING RATIO**  
1.5 per 1,000 SF

## SITE PLAN

- = AVAILABLE
- = LEASED
- = Dock-Hi Door
- = GRADE-LEVEL DOOR

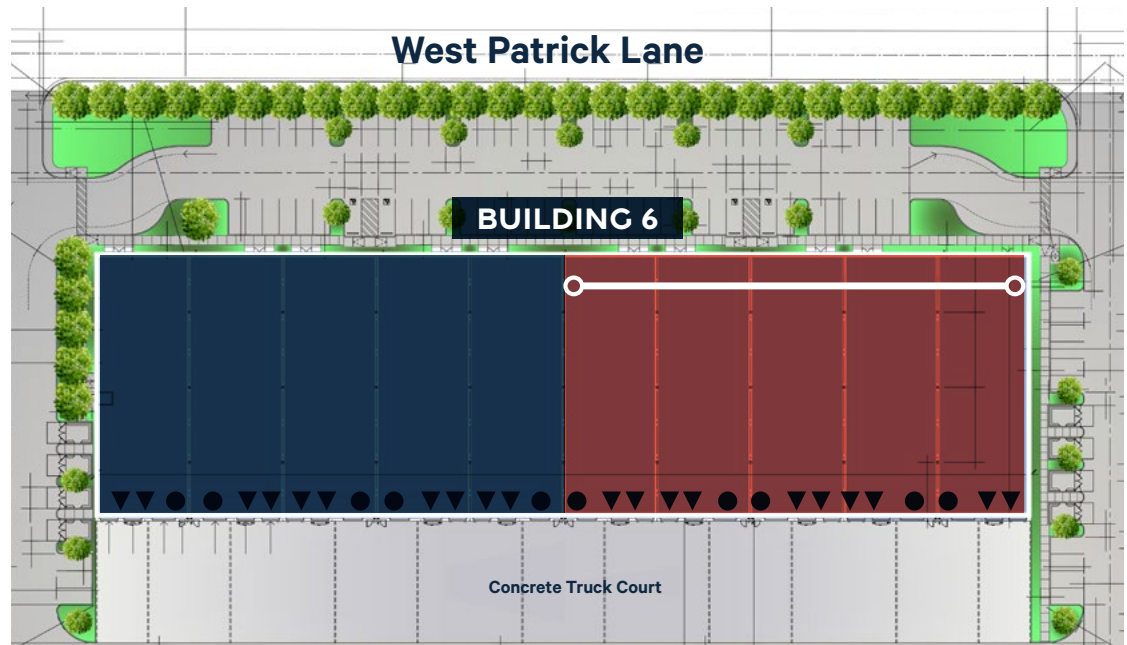


# SITE PLAN & UNIT BREAKDOWN



BUILDING 5	Suite	Unit Footprint SF	Office SF	Grade Level Loading	Dock-Hi Loading	Parking Spaces
LEASED	100-105	71,100 SF	BTS Office*	9G	18D	108

BUILDING 6	Suite	Unit Footprint SF	Office SF	Grade Level Loading	Dock-Hi Loading	Parking Spaces
LEASED	100-120	35,750 SF	BTS office*	5G	10D	54
	125	7,150 SF	BTS office*	1G	2D	11
	125-130	21,450 SF	BTS office*	3G	6D	33
	125-135	28,600 SF	BTS office*	4G	8D	43
	125-140	28,600 SF	BTS office*	4G	8D	43
	125-145	35,750 SF	BTS office*	5G	10D	54



- ▲ = DOCK-HI DOOR
- = GRADE-LEVEL DOOR
- BTS = BUILD TO SUIT
- = AVAILABLE
- = LEASED

7175 W. PATRICK LANE

\*approximate suite sizes

**CALL 702-369-4825 TO SCHEDULE A TOUR!**

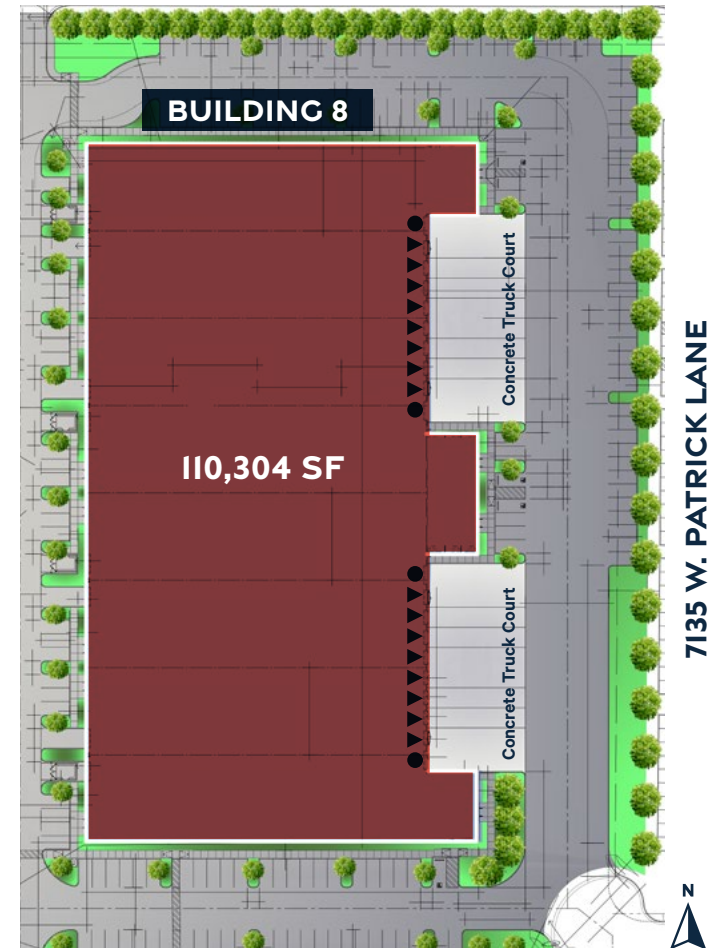
# SITE PLAN & UNIT BREAKDOWN

BUILDING 7	Suite	Unit Footprint SF	Office SF	Grade Level Loading	Dock-Hi Loading	Parking Spaces
	100	7,150 SF	BTS Office*	1G	2D	11
	100-105	14,300 SF	BTS Office*	2G	4D	22
	100-110	21,450 SF	BTS Office*	3G	6D	33
	100-115	28,600 SF	BTS Office*	4G	8D	43
	100-120	35,750 SF	BTS Office*	5G	10D	54
	100-125	42,900 SF	BTS Office*	6G	12D	65
	100-130	50,050 SF	BTS Office*	7G	14D	76
	100-135	57,200 SF	BTS Office*	8G	16D	86
	100-140	64,350 SF	BTS Office*	9G	18D	97
	100-145	71,500 SF	BTS Office*	10G	20D	108

BUILDING 8	Unit Footprint SF	Office SF	Grade Level Loading	Dock-Hi Loading	Parking Spaces
	110,304 SF	BTS Office*	4G	16D	166

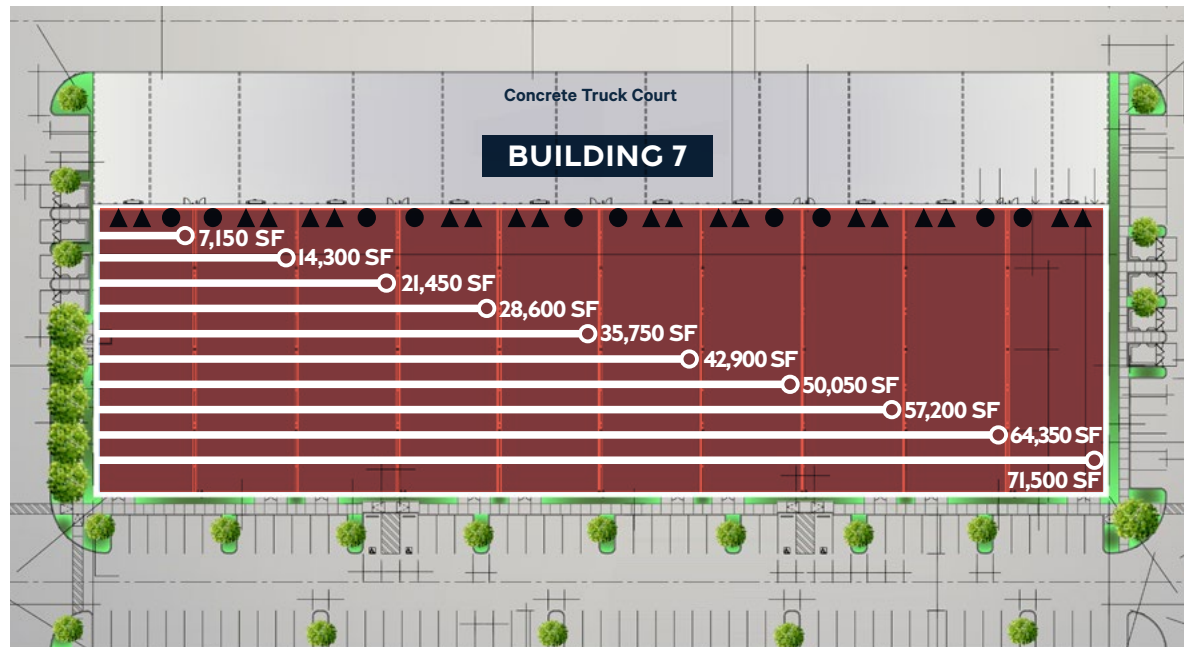
## BREAKING GROUND Q4 2026

## BREAKING GROUND Q4 2026



\*approximate suite sizes

- ▲ = DOCK-HI DOOR
- = GRADE-LEVEL DOOR
- = AVAILABLE
- = LEASED
- BTS = BUILD TO SUIT



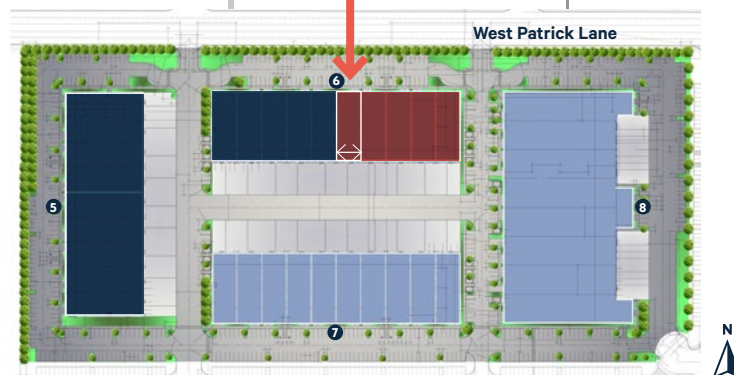
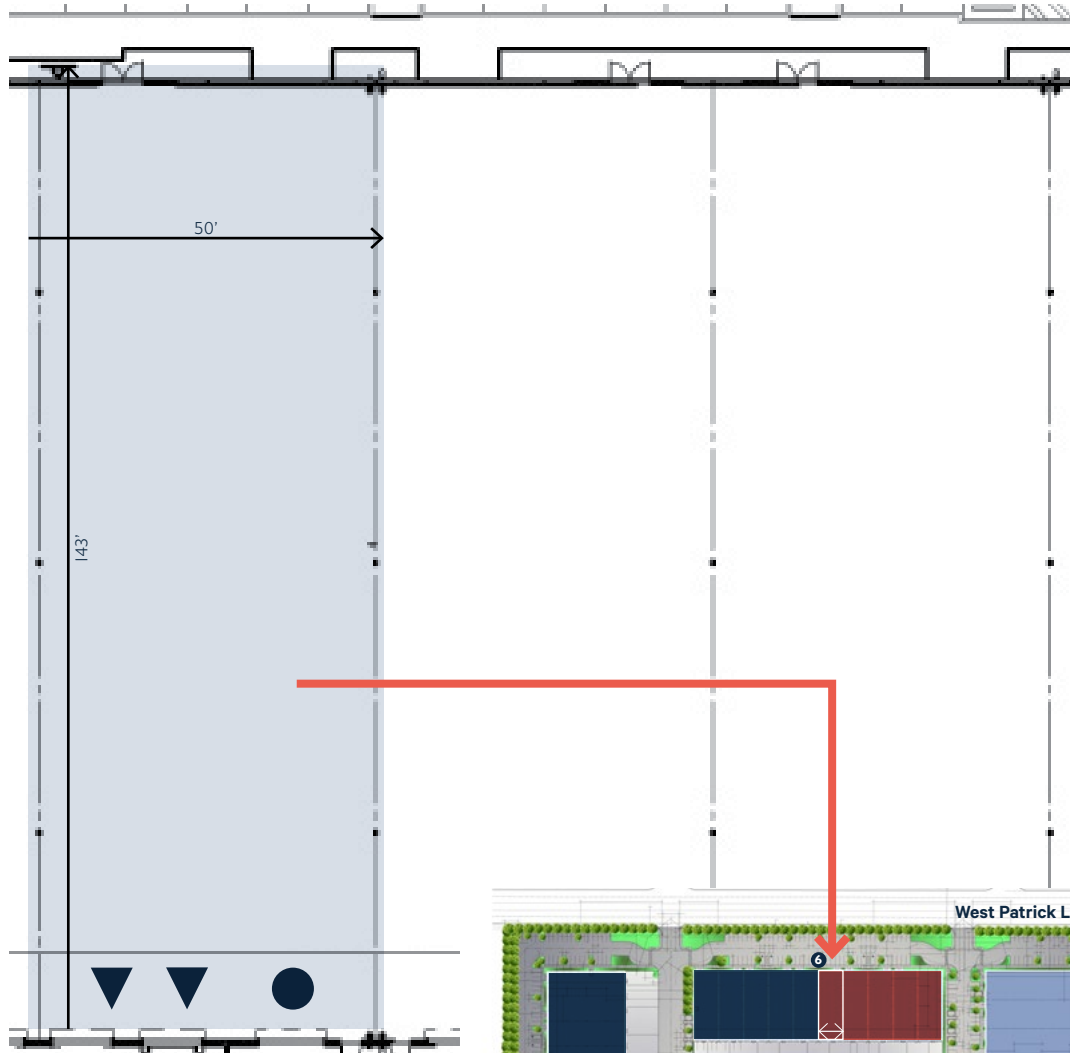
7215 W. PATRICK LANE

POTENTIAL DIVISIBILITY PLANS

# BUILDING 6

7175 W. PATRICK LANE  
LAS VEGAS, NV 89113

**7,150 SF**



▲ = DOCK-HI DOOR  
● = GRADE-LEVEL DOOR  
BTS = BUILD TO SUIT

**BTS**

OFFICE

**1G**

GRADE LEVEL LOADING

**2D**

DOCK HI LOADING

**11**

PARKING SPACES

## HIGHLIGHTS

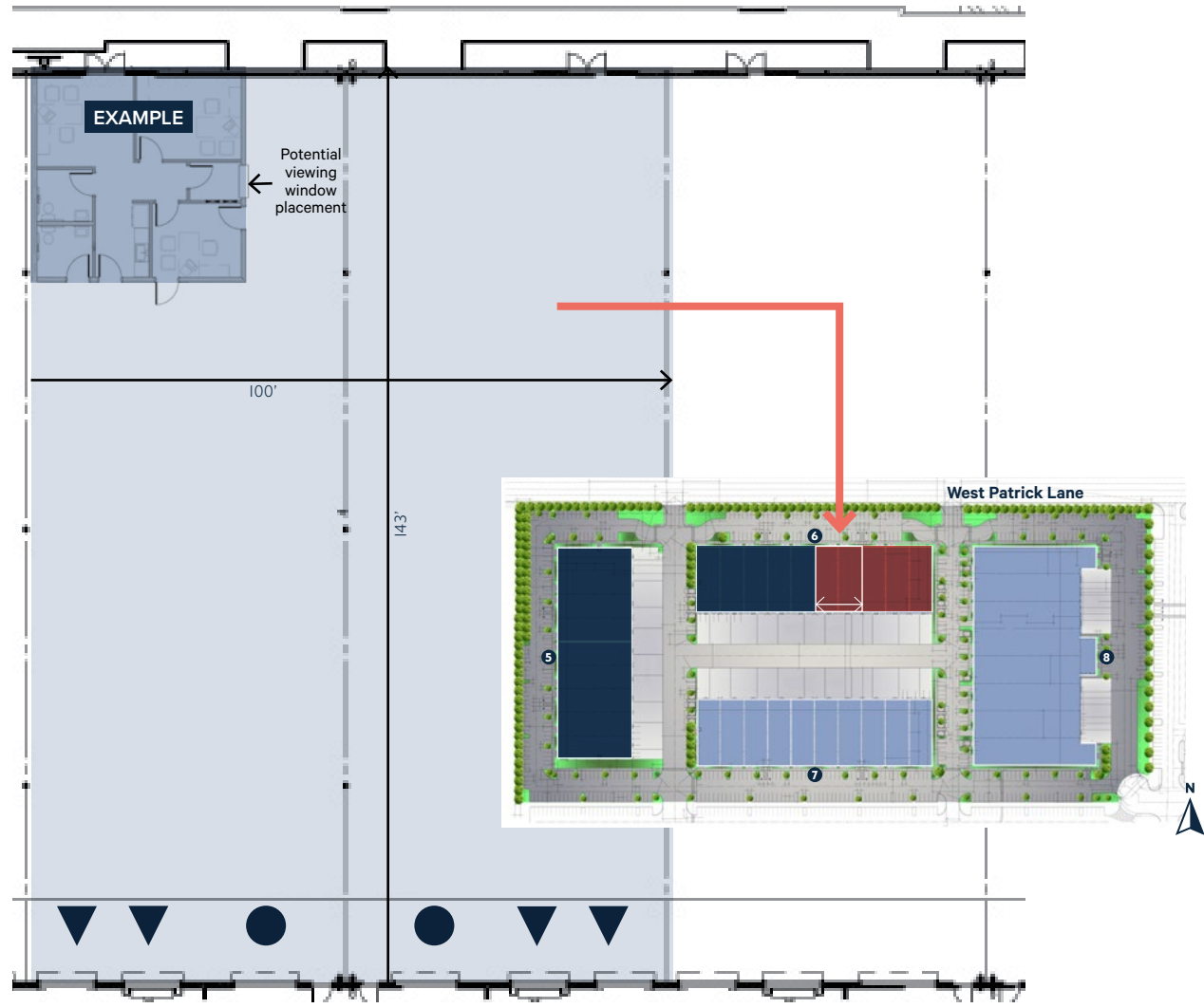
- BTS office
- 30'-32' minimum clearance
- ESRF fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate-controlled warehouse
- 50' x 40' column spacing (average)
- 200 amps 277/480v, 3-phase power
- (1) 12' x 14' grade level loading doors
- (2) 9' x 10' dock hi loading doors with 1 edge of dock delivered on every other door

POTENTIAL DIVISIBILITY PLANS

# BUILDING 6

7175 W. PATRICK LANE  
LAS VEGAS, NV 89113

**14,300 SF**



**BTS**

OFFICE

**2G**

GRADE LEVEL LOADING

**4D**

DOCK HI LOADING

**22**

PARKING SPACES

## HIGHLIGHTS

- BTS office available
- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate controlled warehouse
- 50' x 40' column spacing (average)
- 400 amps 277/480v, 3-phase power
- (2) 12' x 14' Grade level loading doors
- (4) 9' x 10' dock hi loading doors with 1 edge of dock delivered on every other door

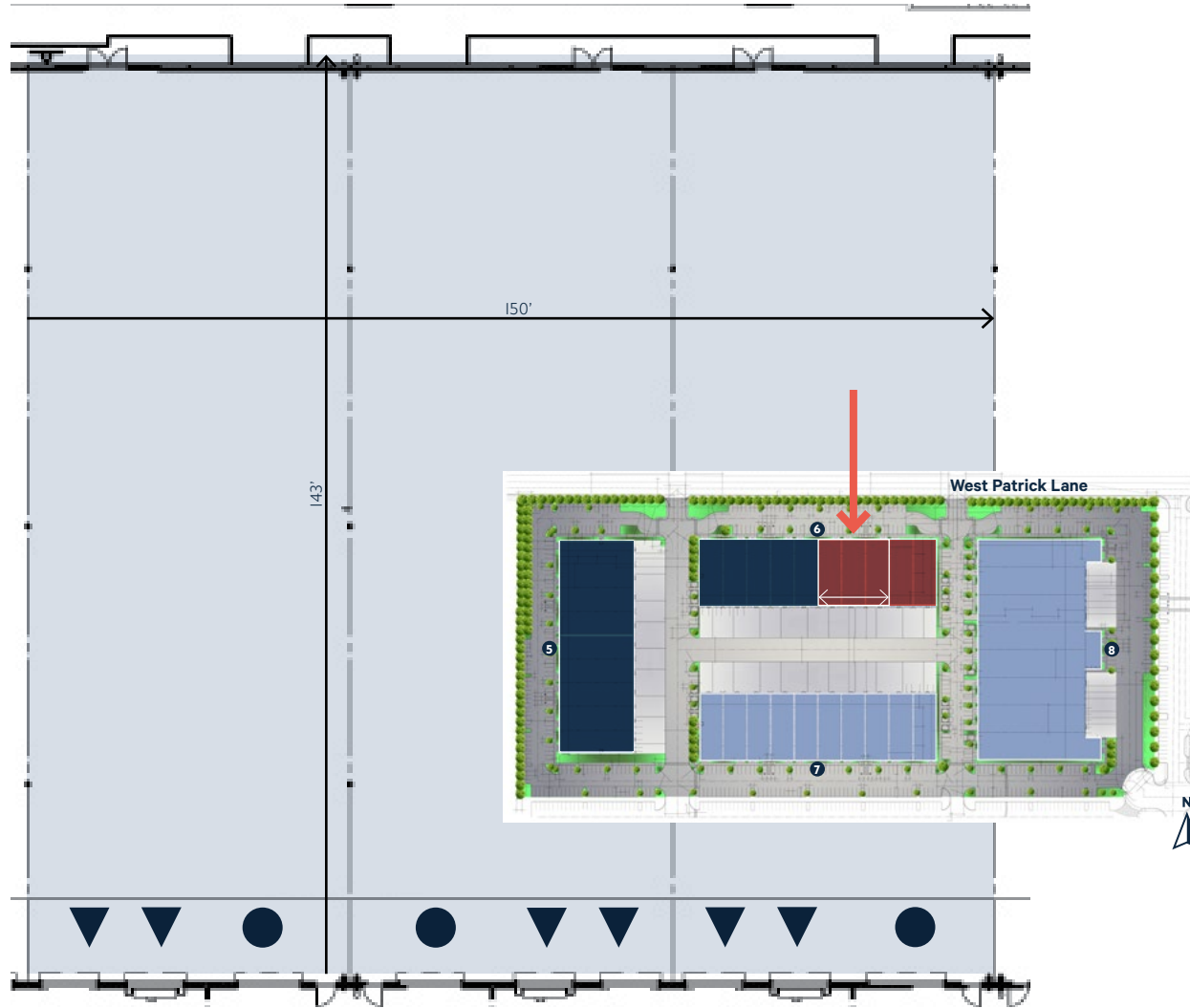
▲ = DOCK-HI DOOR  
● = GRADE-LEVEL DOOR  
BTS = BUILD TO SUIT

Concrete Truck Court

POTENTIAL DIVISIBILITY PLANS

# BUILDING 6

7175 W. PATRICK LANE  
LAS VEGAS, NV 89113



Concrete Truck Court

▲ = DOCK-HI DOOR  
● = GRADE-LEVEL DOOR  
BTS = BUILD TO SUIT

21,450 SF

**BTS**

OFFICE

**3G**

GRADE LEVEL LOADING

**6D**

DOCK HI LOADING

**33**

PARKING SPACES

## HIGHLIGHTS

- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate controlled warehouse
- 50' x 40' column spacing (average)
- 600 amps 277/480v, 3-phase power
- (3) 12' x 14' grade level loading doors
- (6) 9' x 10' dock-hi loading doors with 1 edge of dock delivered on every other door

POTENTIAL DIVISIBILITY PLANS

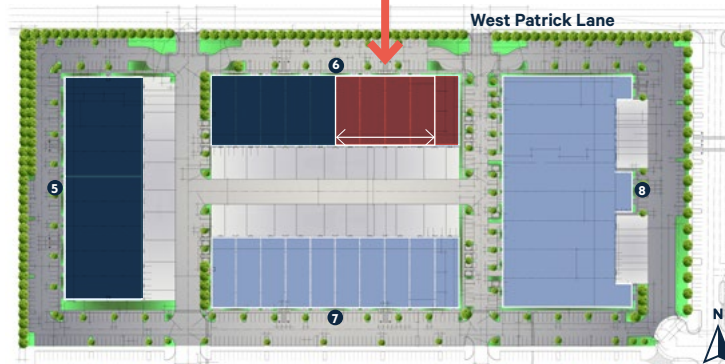
# BUILDING 6

7175 W. PATRICK LANE  
LAS VEGAS, NV 89113

**28,600 SF**



Concrete Truck Court



▲ = Dock-Hi Door  
● = Grade-Level Door  
BTS = Build To Suit

**BTS**

OFFICE

**4G**

GRADE LEVEL LOADING

**8D**

DOCK HI LOADING

**43**

PARKING SPACES

## HIGHLIGHTS

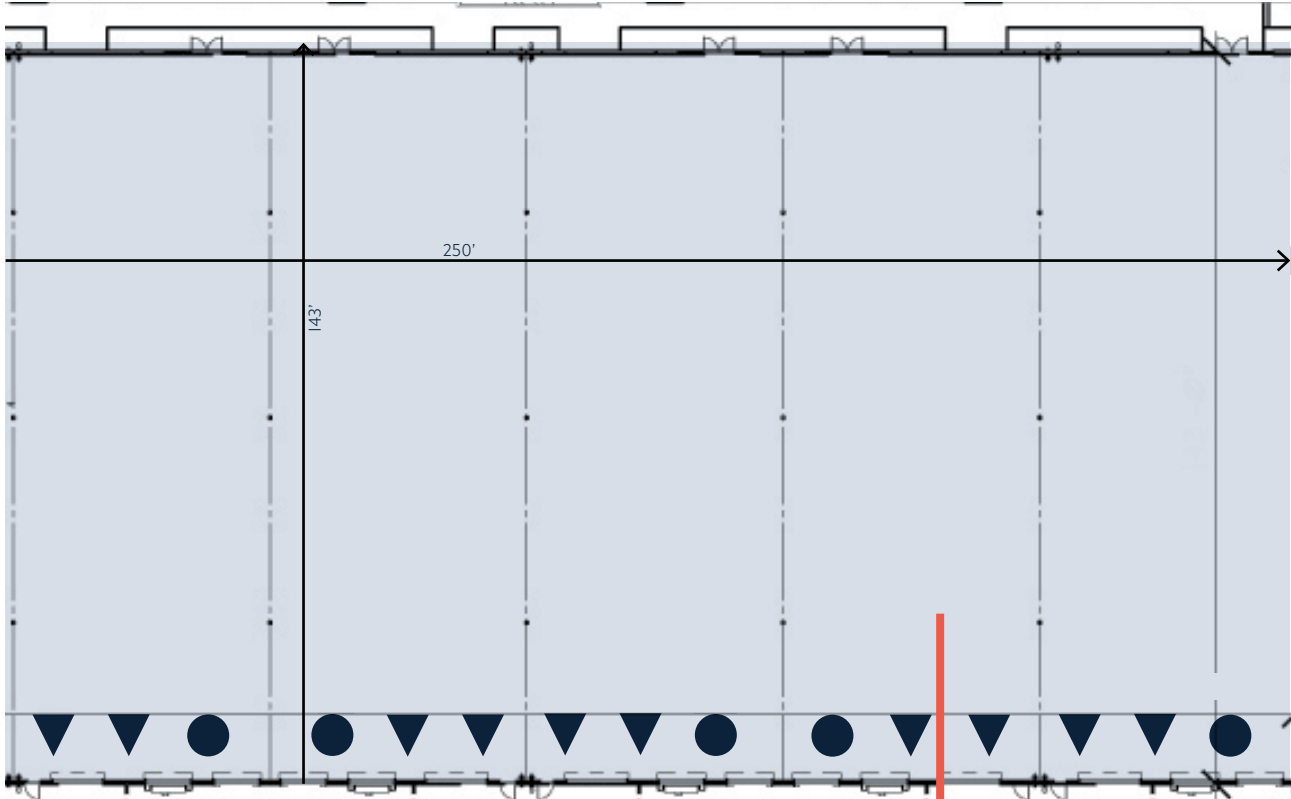
- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate controlled warehouse
- 50' x 40' column spacing (average)
- 800 amps 277/480v, 3-phase power
- (4) 12' x 14' grade level loading doors
- (8) 9' x 10' dock-hi loading doors with 1 edge of dock delivered on every other door

POTENTIAL DIVISIBILITY PLANS

# BUILDING 6

7175 W. PATRICK LANE  
LAS VEGAS, NV 89113

**35,750 SF**



**BTS**

OFFICE

**5G**

GRADE LEVEL LOADING

**10D**

DOCK HI LOADING

**54**

PARKING SPACES

## HIGHLIGHTS

- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate controlled warehouse
- 50' x 40' column spacing (average)
- 1,000 amps 277/480v, 3-phase power
- (5) 12' x 14' grade level loading doors
- (10) 9' x 10' dock-hi loading doors with 1 edge of dock delivered on every other door

Truck Court

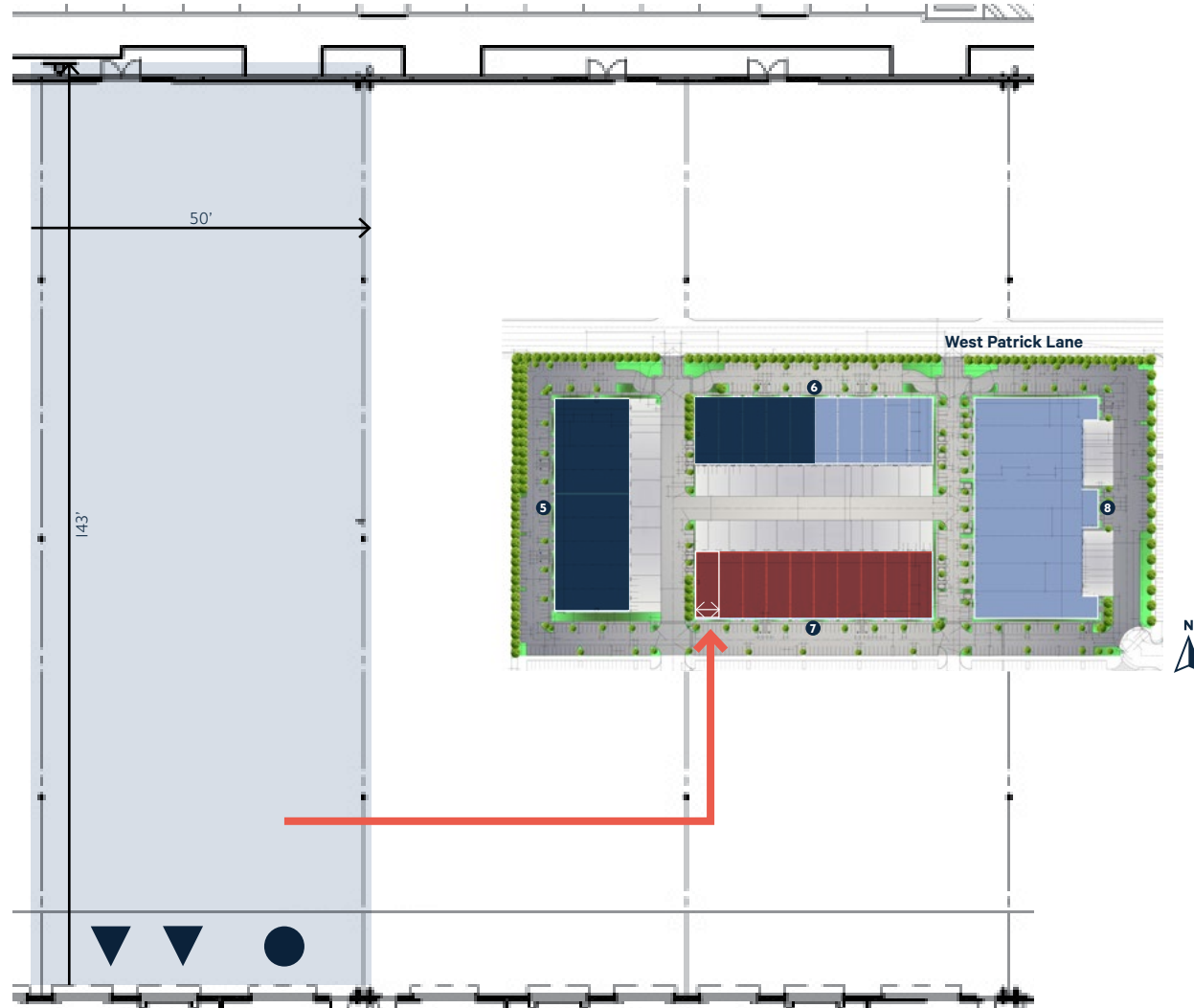


▲ = Dock-Hi Door  
● = Grade-Level Door  
BTS = BUILD TO SUIT

POTENTIAL DIVISIBILITY PLANS

# BUILDING 7

7215 W. PATRICK LANE  
LAS VEGAS, NV 89113



▲ = DOCK-HI DOOR  
● = GRADE-LEVEL DOOR  
BTS = BUILD TO SUIT

**7,150 SF**

**BTS**

OFFICE

**1G**

GRADE LEVEL LOADING

**2D**

DOCK HI LOADING

**11**

PARKING SPACES

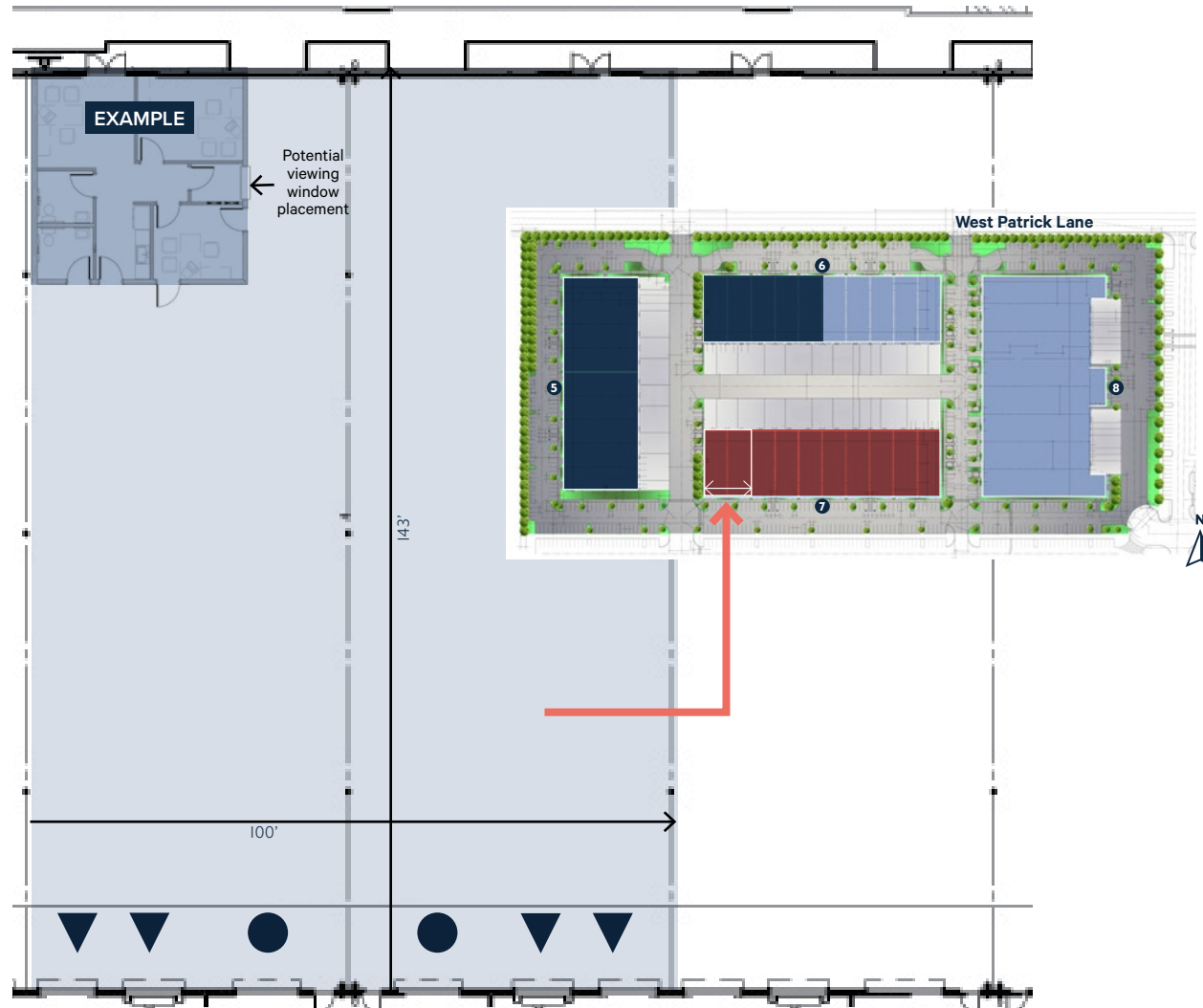
## HIGHLIGHTS

- BTS office
- 30'-32' minimum clearance
- ESRF fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate-controlled warehouse
- 50' x 40' column spacing (average)
- 200 amps 277/480v, 3-phase power
- (1) 12' x 14' grade level loading doors
- (2) 9' x 10' dock hi loading doors with 1 edge of dock delivered on every other door

POTENTIAL DIVISIBILITY PLANS

# BUILDING 7

7215 W. PATRICK LANE  
LAS VEGAS, NV 89113



▲ = DOCK-HI DOOR  
● = GRADE-LEVEL DOOR  
BTS = BUILD TO SUIT

**14,300 SF**

**BTS**  
OFFICE

**2G**  
GRADE LEVEL LOADING

**4D**  
DOCK HI LOADING

**22**  
PARKING SPACES

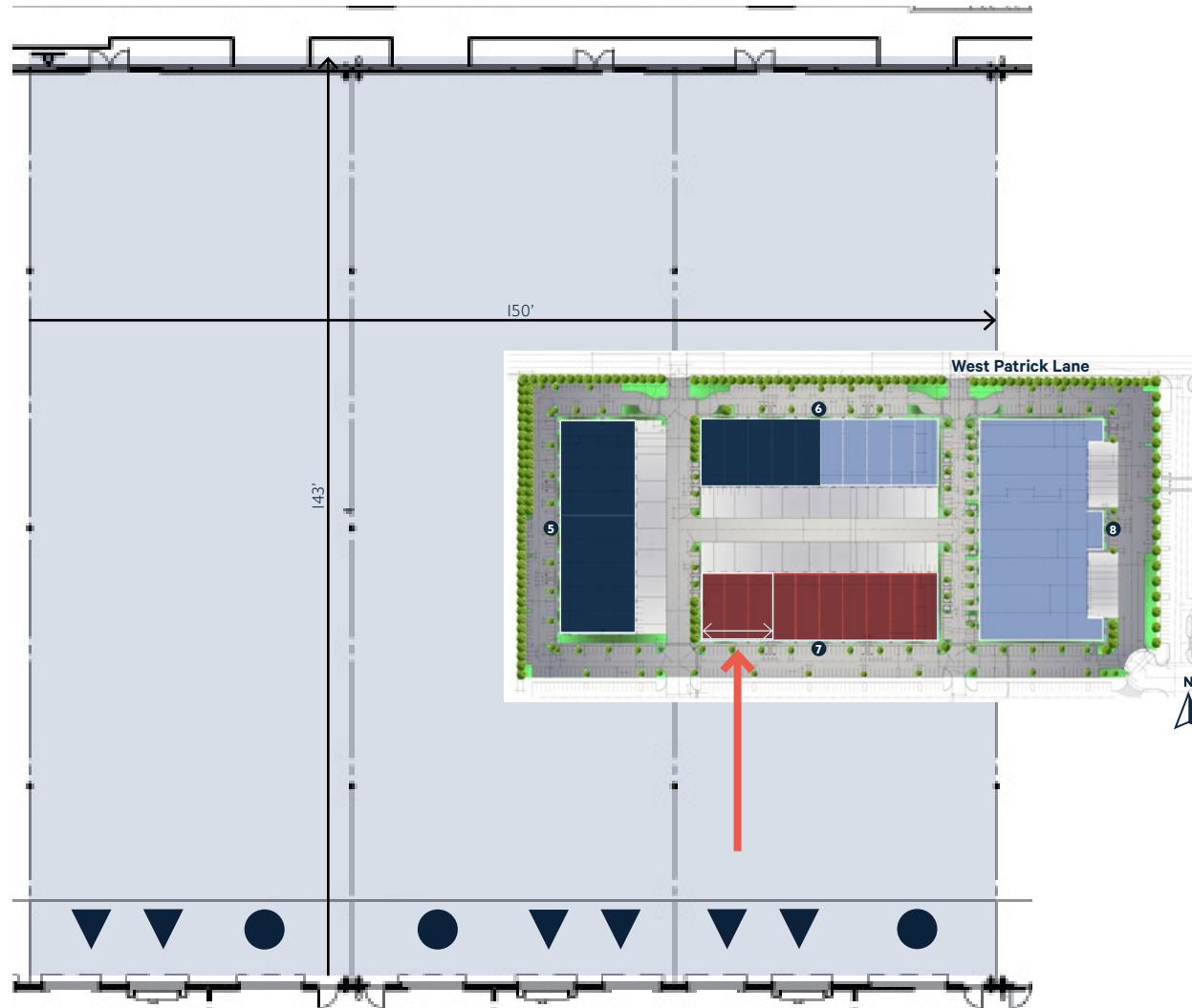
## HIGHLIGHTS

- BTS office available
- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate controlled warehouse
- 50' x 40' column spacing (average)
- 400 amps 277/480v, 3-phase power
- (2) 12' x 14' Grade level loading doors
- (4) 9' x 10' dock hi loading doors with 1 edge of dock delivered on every other door

POTENTIAL DIVISIBILITY PLANS

# BUILDING 7

7215 W. PATRICK LANE  
LAS VEGAS, NV 89113



Concrete Truck Court

- ▲ = Dock-Hi Door
- = Grade-Level Door
- BTS = BUILD TO SUIT

**21,450 SF**

**BTS**

OFFICE

**3G**

GRADE LEVEL LOADING

**6D**

DOCK HI LOADING

**33**

PARKING SPACES

## HIGHLIGHTS

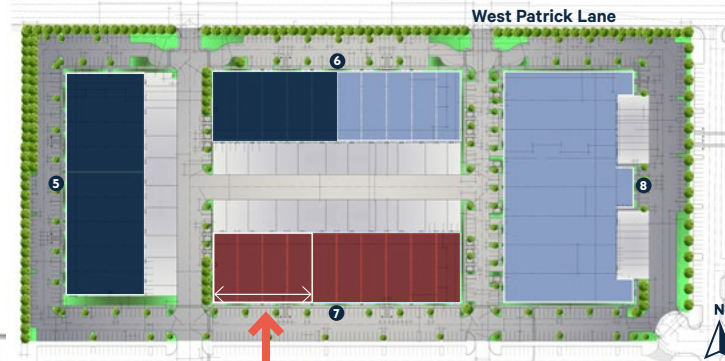
- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate controlled warehouse
- 50' x 40' column spacing (average)
- 600 amps 277/480v, 3-phase power
- (3) 12' x 14' grade level loading doors
- (6) 9' x 10' dock-hi loading doors with 1 edge of dock delivered on every other door

## POTENTIAL DIVISIBILITY PLANS

# BUILDING 7

7215 W. PATRICK LANE  
LAS VEGAS, NV 89113

▲ = DOCK-HI DOOR  
● = GRADE-LEVEL DOOR  
BTS = BUILD TO SUIT



Concrete Truck Court

# 28,600 SF

## BTS

OFFICE

## 4G

GRADE LEVEL LOADING

## 8D

DOCK HI LOADING

## 43

PARKING SPACES

## HIGHLIGHTS

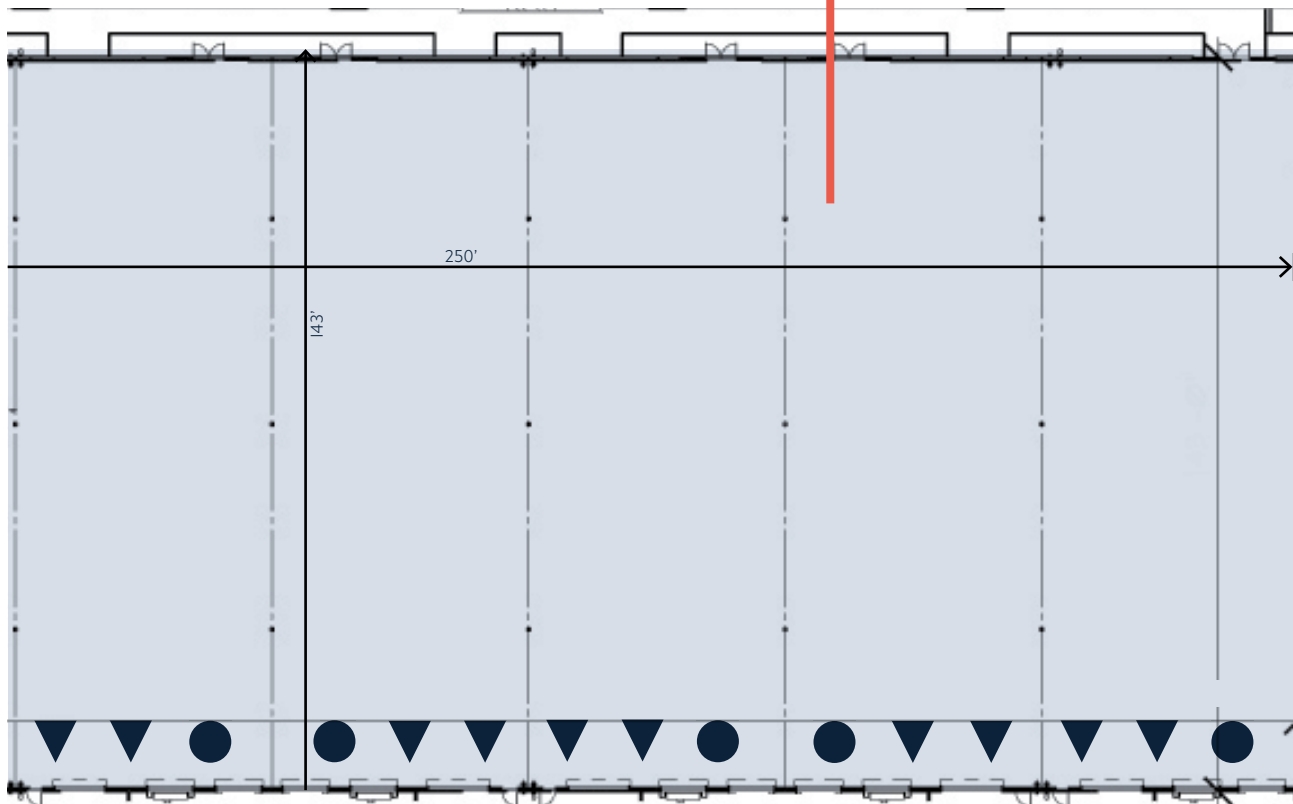
- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate controlled warehouse
- 50' x 40' column spacing (average)
- 800 amps 277/480v, 3-phase power
- (4) 12' x 14' grade level loading doors
- (8) 9' x 10' dock-hi loading doors with 1 edge of dock delivered on every other door

## POTENTIAL DIVISIBILITY PLANS

# BUILDING 7

7215 W. PATRICK LANE  
LAS VEGAS, NV 89113

▲ = DOCK-HI DOOR  
● = GRADE-LEVEL DOOR  
BTS = BUILD TO SUIT



Concrete Truck Court

35,750 SF

BTS

OFFICE

5G

GRADE LEVEL LOADING

10D

DOCK HI LOADING

54

PARKING SPACES

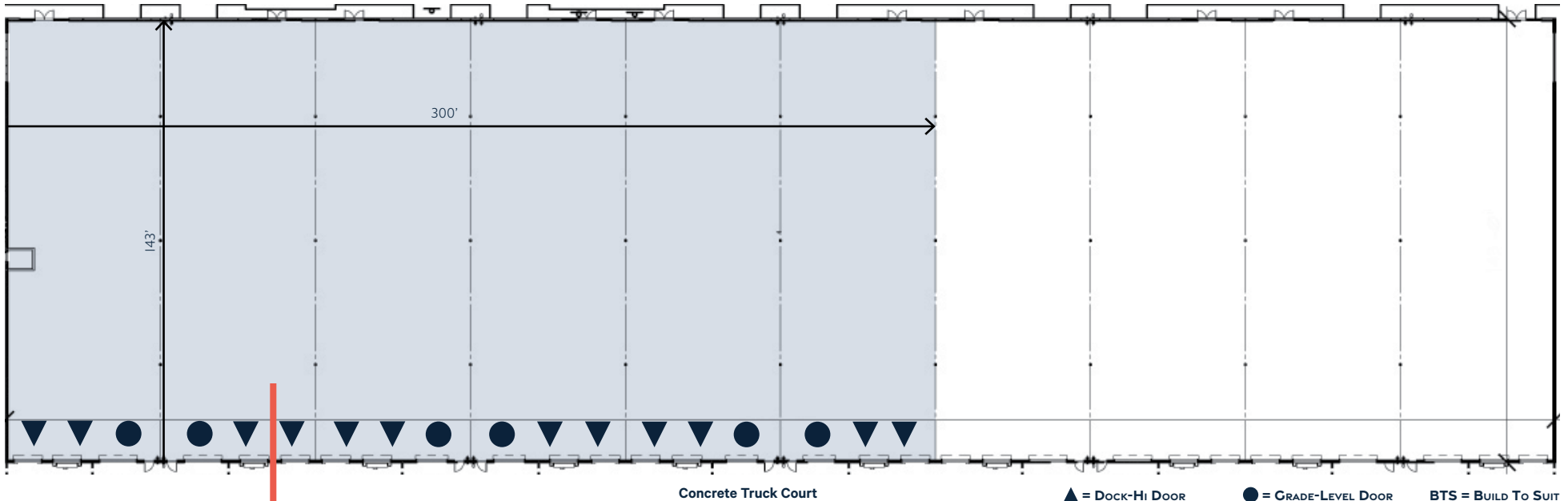
## HIGHLIGHTS

- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate controlled warehouse
- 50' x 40' column spacing (average)
- 1,000 amps 277/480v, 3-phase power
- (5) 12' x 14' grade level loading doors
- (10) 9' x 10' dock-hi loading doors with 1 edge of dock delivered on every other door

# BUILDING 7

7215 W. PATRICK LANE  
LAS VEGAS, NV 89113

42,900 SF



## HIGHLIGHTS

**BTS**

OFFICE

- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate controlled warehouse

**6G**

GRADE LEVEL LOADING

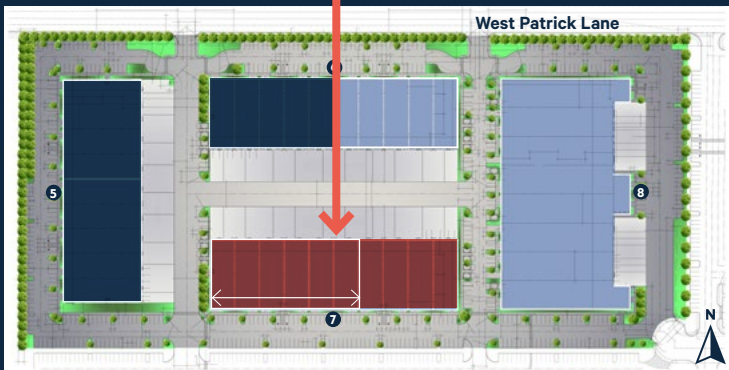
**12D**

DOCK HI LOADING

- 50' x 40' column spacing (average)
- 1,200 amps 277/480v, 3-phase power
- (6) 12' x 14' grade level loading doors
- (12) 9' x 10' dock-hi loading doors with 1 edge of dock delivered on every other door

**65**

PARKING SPACES

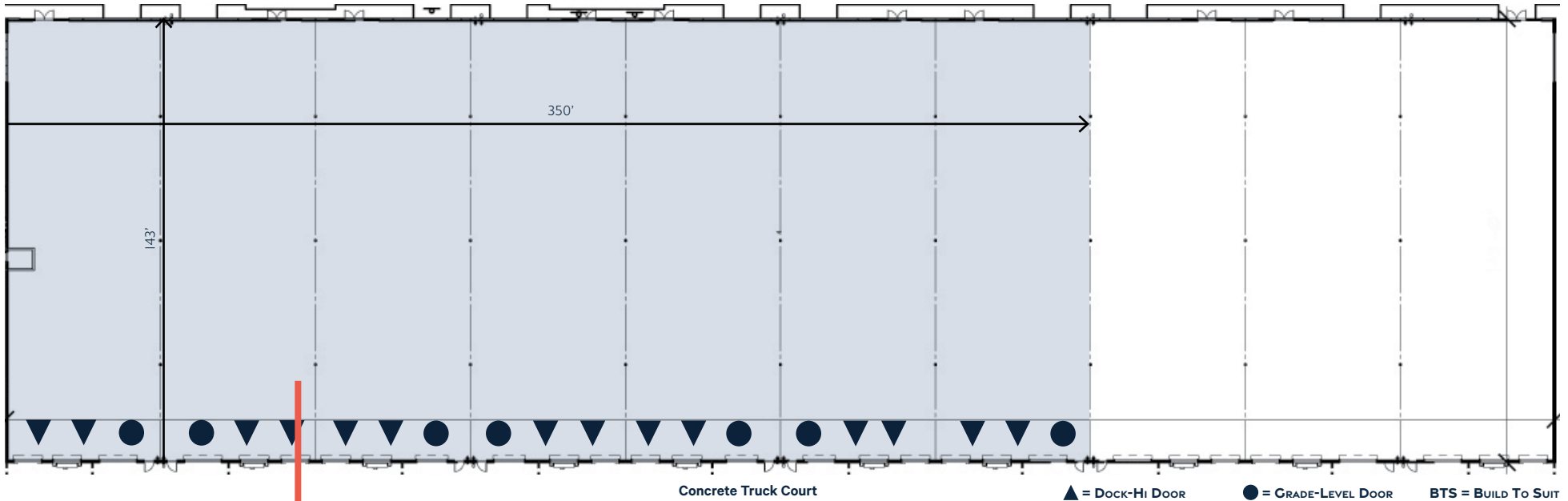


\* Lighting, cooling, and office buildout are not a part of the delivery

# BUILDING 7

7215 W. PATRICK LANE  
LAS VEGAS, NV 89113

50,050 SF



## HIGHLIGHTS

**BTS**

OFFICE

- 30'-32' minimum clearance
- ESRF fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate controlled warehouse

**7G**

GRADE LEVEL LOADING

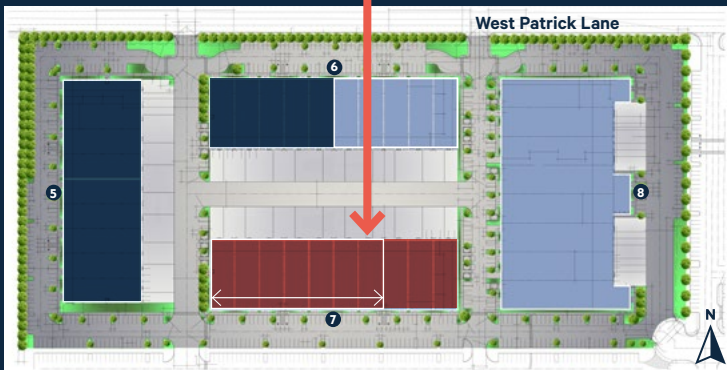
**14D**

DOCK HI LOADING

- 50' x 40' column spacing (average)
- 1,400 amps 277/480v, 3-phase power
- (7) 12' x 14' grade level loading doors
- (14) 9' x 10' dock-hi loading doors with 1 edge of dock delivered on every other door

**76**

PARKING SPACES

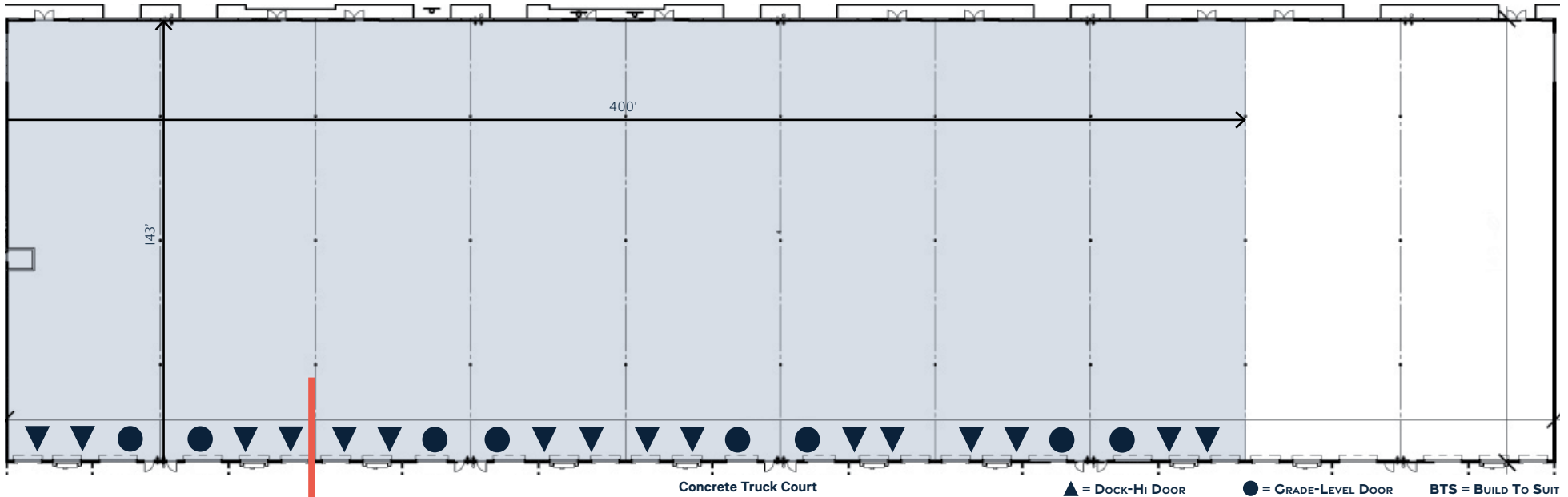


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# BUILDING 7

7215 W. PATRICK LANE  
LAS VEGAS, NV 89113

**57,200 SF**



## HIGHLIGHTS

**BTS**

OFFICE

- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate controlled warehouse

**8G**

GRADE LEVEL LOADING

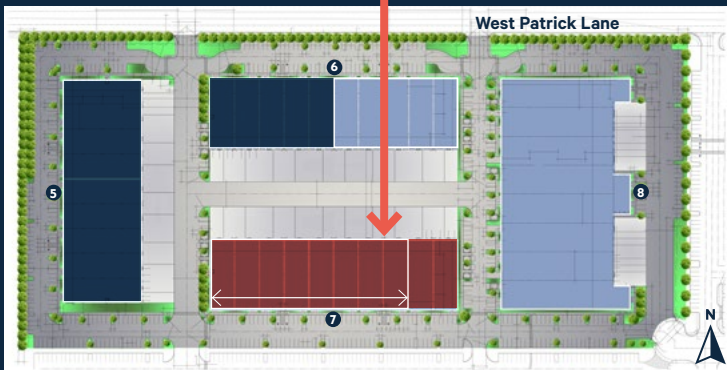
**16D**

DOCK HI LOADING

- 50' x 40' column spacing (average)
- 1,600 amps 277/480v, 3-phase power
- (8) 12' x 14' grade level loading doors
- (16) 9' x 10' dock-hi loading doors with 1 edge of dock delivered on every other door

**86**

PARKING SPACES

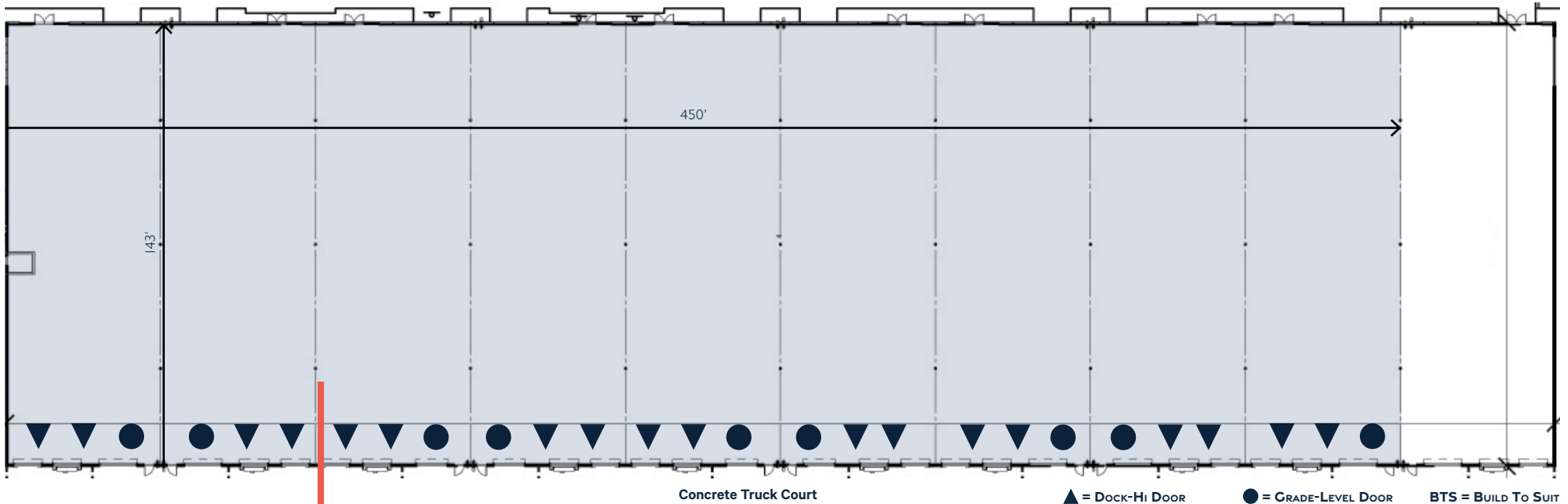


\* Lighting, cooling, and office buildout are not a part of the delivery

# BUILDING 7

7215 W. PATRICK LANE  
LAS VEGAS, NV 89113

64,350 SF



## HIGHLIGHTS

**BTS**

OFFICE

- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate controlled warehouse

**9G**

GRADE LEVEL LOADING

**18D**

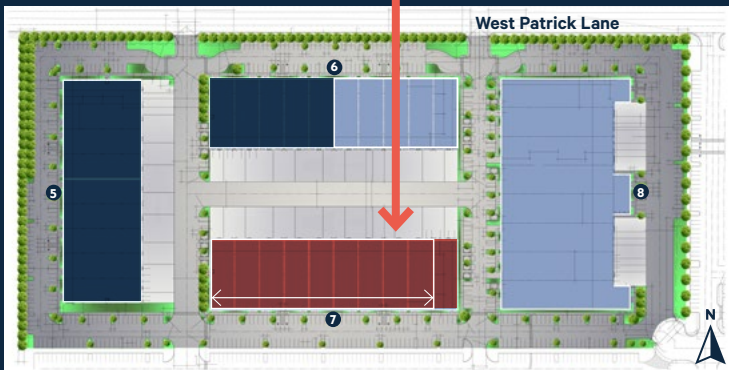
DOCK HI LOADING

**97**

PARKING SPACES

- 50' x 40' column spacing (average)
- 1,800 amps 277/480v, 3-phase power
- (9) 12' x 14' grade level loading doors
- (18) 9' x 10' dock-hi loading doors with 1 edge of dock delivered on every other door

\* Lighting, cooling, and office buildout are not a part of the delivery

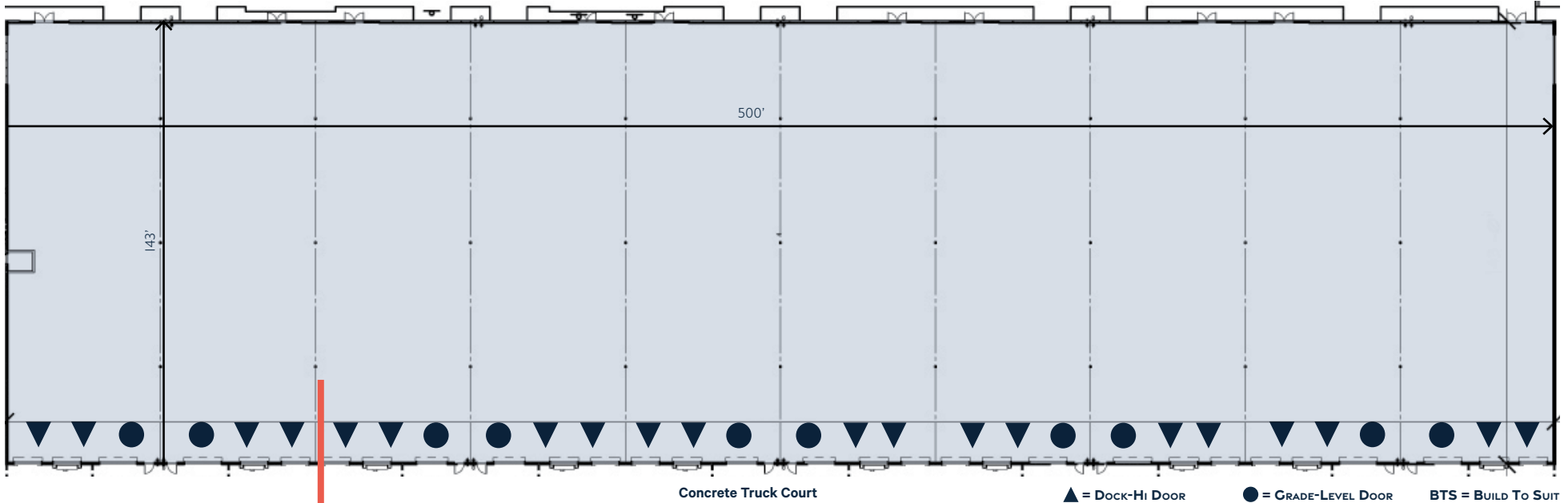


POTENTIAL DIVISIBILITY PLANS

# BUILDING 7

7215 W. PATRICK LANE  
LAS VEGAS, NV 89113

71,500 SF



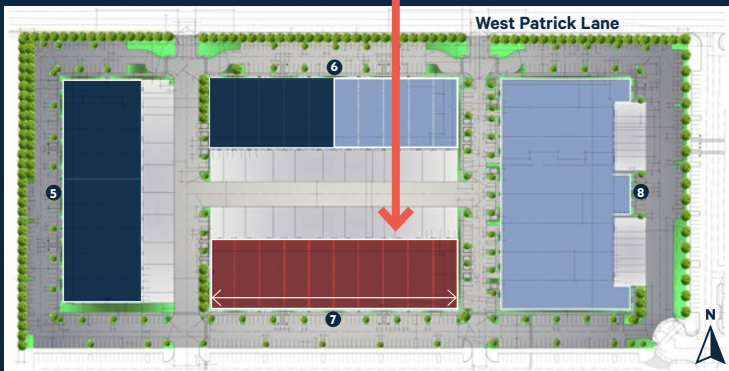
## HIGHLIGHTS

**BTS**      **10G**      **20D**      **108**

OFFICE      GRADE LEVEL LOADING      DOCK HI LOADING      PARKING SPACES

- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate controlled warehouse
- 50' x 40' column spacing (average)
- 2,000 amps 277/480v, 3-phase power
- (10) 12' x 14' grade level loading doors
- (20) 9' x 10' dock-hi loading doors with 1 edge of dock delivered on every other door

\* Lighting, cooling, and office buildout are not a part of the delivery



FLOOR PLAN

# BUILDING 8

7135 W. PATRICK LANE

**110,304 SF**

**BTS**

OFFICE

**4G**

GRADE LEVEL LOADING

**16D**

DOCK HI LOADING

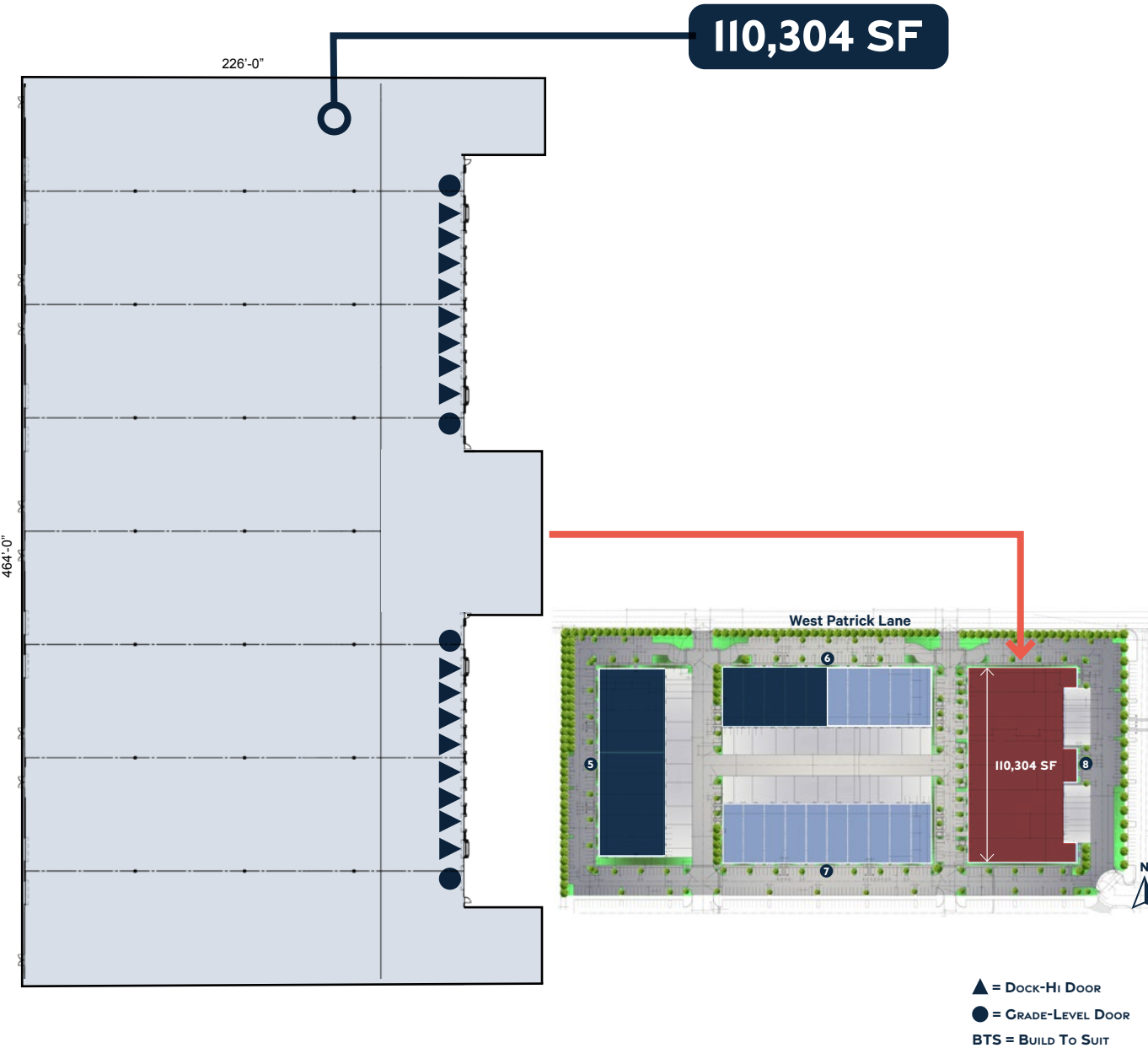
**166**

PARKING SPACES

## HIGHLIGHTS

- 56' x 58' column spacing
- Single tenant, free-stand opportunity
- BTS office space
- 30'-32' clearance
- (16) 9' x 10' dock high loading doors
- (4) 12' x 14' grade level loading doors
- Potential to add (4) additional grade level doors
- Edge of dock leveler delivered at every other dock-hi door
- Potential for 100% climate controlled warehouse

\* Lighting, cooling, and office buildout are not a part of the delivery

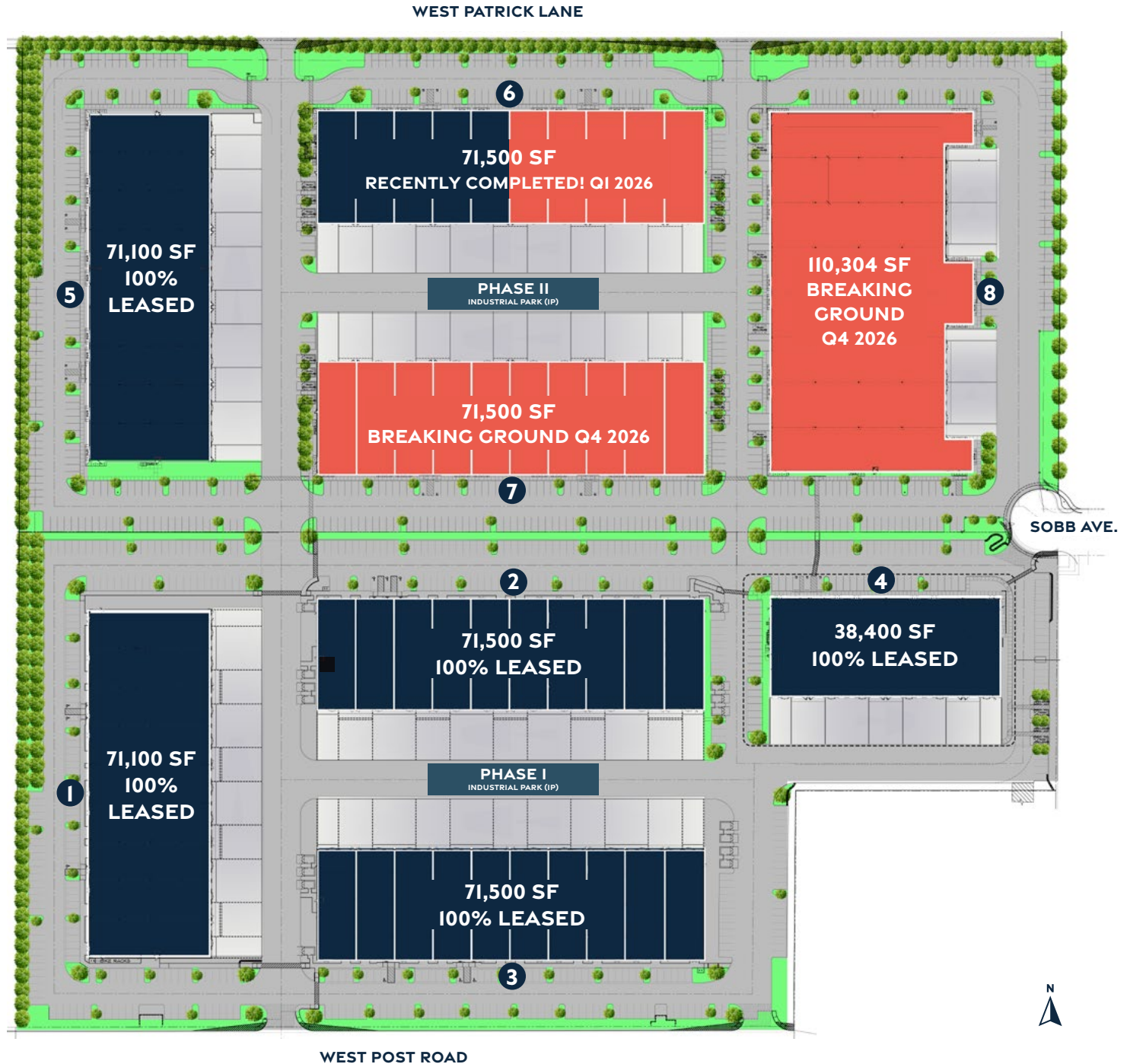


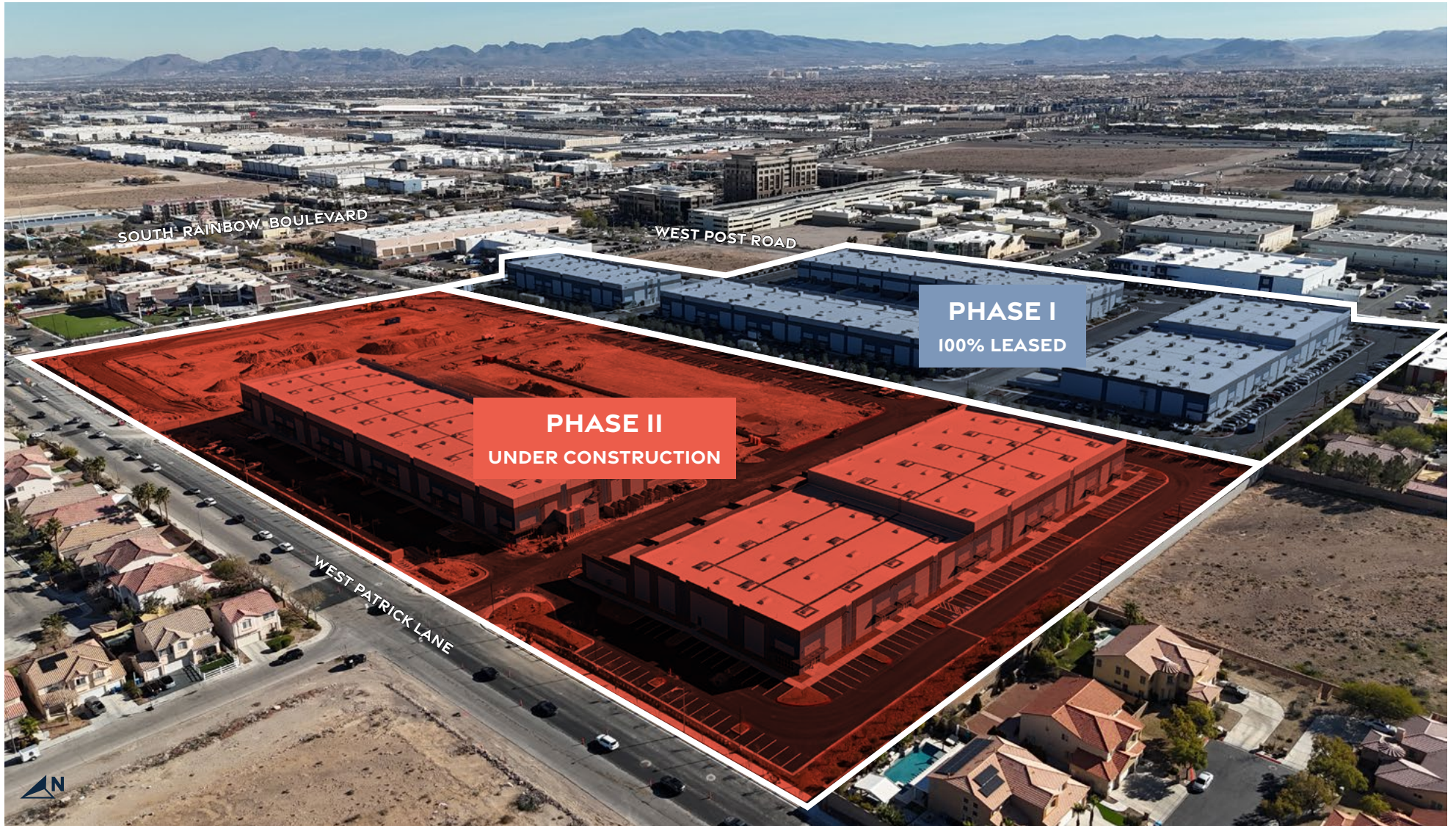
▲ = DOCK-HI DOOR  
● = GRADE-LEVEL DOOR  
BTS = BUILD TO SUIT



# MASTER SITE PLAN

- = AVAILABLE
- = LEASED
- = PLANNED












# WHY LAS VEGAS?

---



## NEVADA RANKS AS ONE OF THE NATION'S MOST TAX-FRIENDLY STATES

-  NO CORPORATE INCOME TAX
-  NO PERSONAL INCOME TAX
-  NO FRANCISE TAX ON INCOME
-  NO INVENTORY TAX
-  NO INHERITANCE OR GIFT TAX
-  NO ESTATE TAX
-  NO UNITARY TAX

# LAS VEGAS FAST FACTS

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**3M**

POPULATION



**1.6M**

LABOR FORCE



**5.1%**

UNEMPLOYMENT RATE



**\$65K**

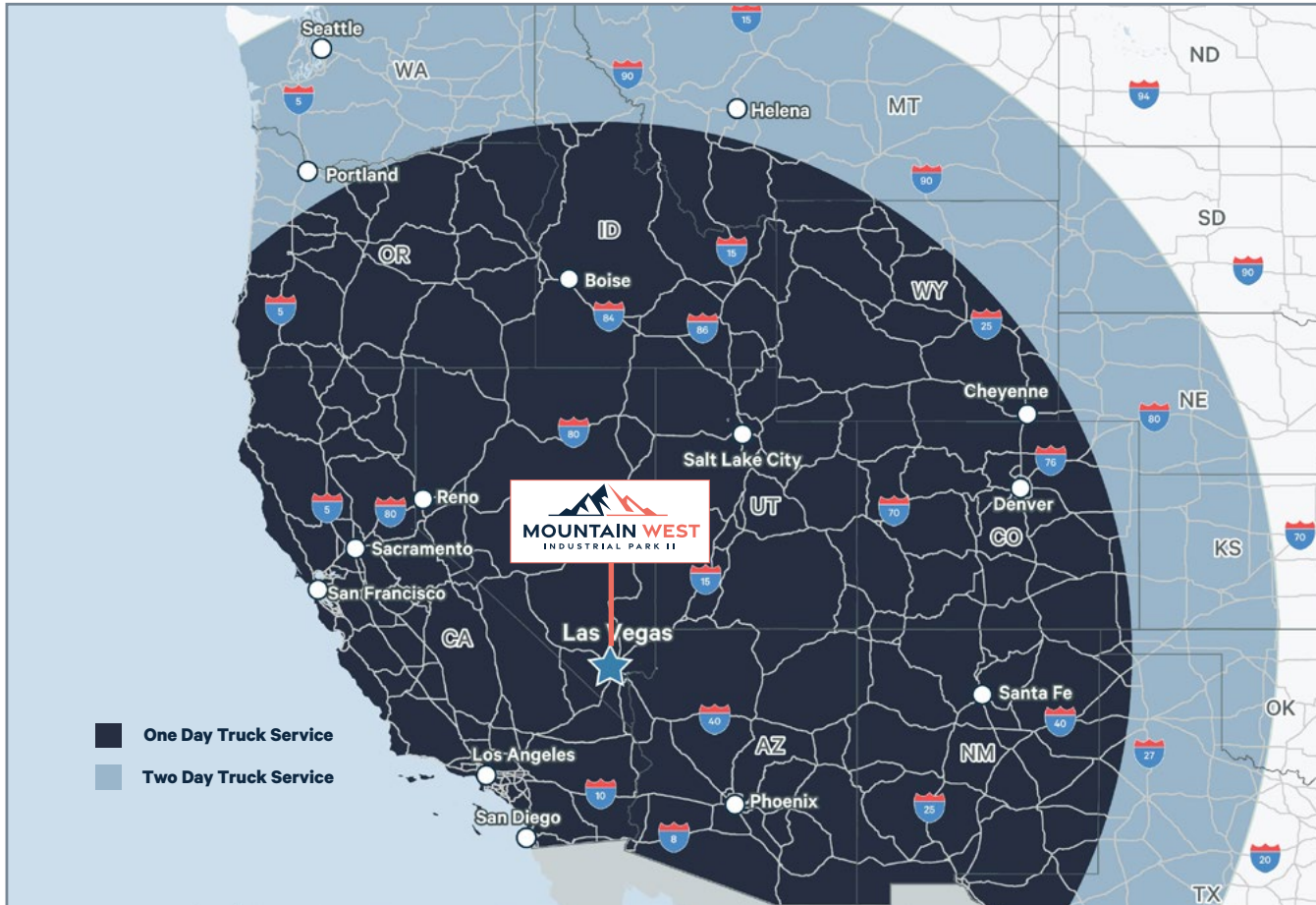
AVERAGE INCOME



**52M**

VISITORS

# TRANSIT ANALYSIS FROM LAS VEGAS



	Distance (mi.)	Time (est.)
Los Angeles, CA	262	4 hrs, 1 min
Phoenix, AZ	335	5 hrs, 25 min
San Diego, CA	323	4 hrs, 58 min
Salt Lake City, UT	433	6 hrs, 19 min
Reno, NV	447	7 hrs, 4 min
San Francisco, CA	561	8 hrs, 35 min
Sacramento, CA	564	8 hrs, 36 min

	Distance (mi.)	Time (est.)
Boise, ID	636	9 hrs, 49 min
Santa Fe, NM	640	9 hrs, 8 min
Denver, CO	761	11 hrs, 14 min
Cheyenne, WY	846	12 hrs, 44 min
Helena, MT	914	13 hrs, 11 min
Portland, OR	975	15 hrs, 50 min
Seattle, WA	1,126	17 hrs, 14 min



## LOCATION & TRANSPORTATION

- I-215 Freeway:..... 1.2 Miles
- I-15 Freeway: .....5.3 Miles
- The Las Vegas Strip:.....7.2 Miles
- Harry Reid Int'l Airport:.....7.8 Miles



## SHIPPING & MAILING SERVICES

- FedEx Freight.....3.3 Miles
- FedEx Ship Center..... 0.2 Miles
- FedEx Air Cargo.....11.3 Miles
- FedEx Ground.....3.3 Miles
- UPS Freight Service Center.....7.4 Miles
- UPS Customer Center.....1.8 Miles
- UPS Air Cargo.....11.3 Miles
- US Post Office..... 2.8 Miles

INTERESTED IN LEARNING MORE ABOUT THE PROPERTY?



# MOUNTAIN WEST

## INDUSTRIAL PARK II

7135, 7215, 7175, & 7255 W. PATRICK LANE | LAS VEGAS, NV 89113  
NEAR I-215 AND RAINBOW BLVD



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