

ARROYO BELTWAY COMMERCENTER

AVAILABLE FOR LEASE



- BUILDING #1: 130,530 SF (POL)
- BUILDING #2: FULLY LEASED
- BUILDING #3: FULLY LEASED
- BUILDING #4: 130,111 SF (POL)

- Office/Warehouse in Las Vegas Southwest Submarket
- Central Location in Close Proximity to Resort Corridor
- M-D Zoning
- 32' Clear
- ESFR Fire Sprinkler System

For Additional Information:

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MAJESTIC
REALTY

R.E. License #0036596 (NV)

Joint Development By:

MAJESTIC
REALTY

ejm
DEVELOPMENT CO.



ARROYO BELTWAY COMMERCCENTER

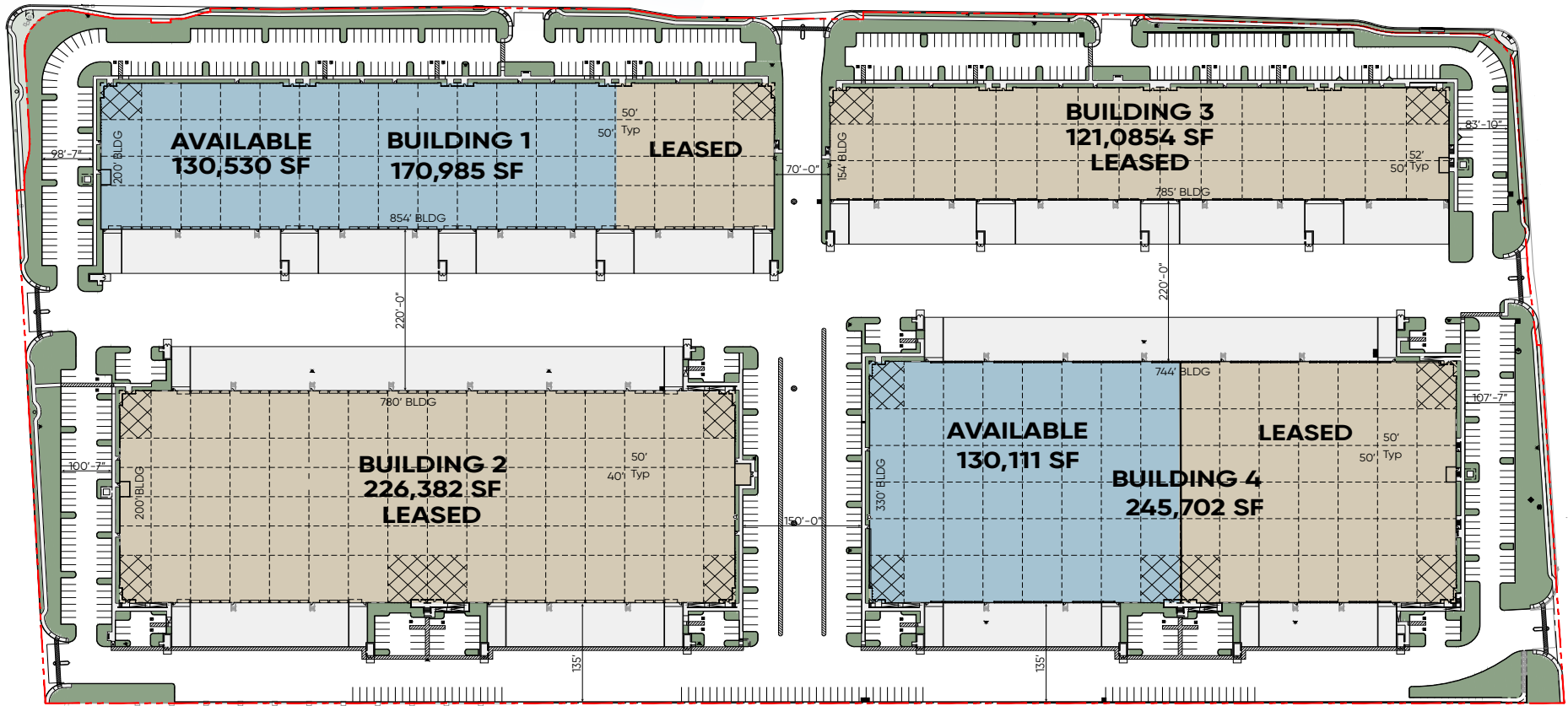
MASTER SITE PLAN

Las Vegas, NV

BUFFALO DRIVE

WARM SPRINGS ROAD

BADURA AVE



This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein.



ARROYO BELTWAY COMMERCENTER

BUILDING 1: 130,530 SF (POL)

7200 South Buffalo Drive, Las Vegas, NV

BUILDING 1 SPECS

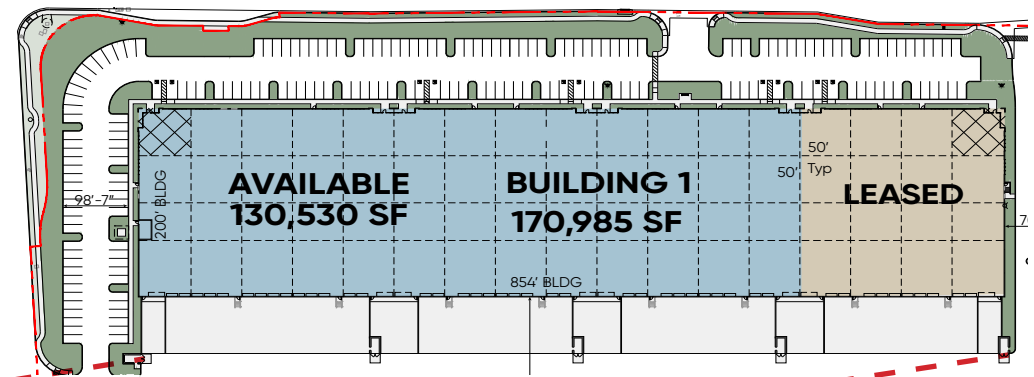
Total Size	170,985 SF
Divisible to	±30,000 SF
Loading	34 - 9' x 10' Dock High 6 - Grade Level Ramps
Column Spacing	±50' x 50' Typical
Power	4,000 Amp, 277/480V, 3 PH (Expandable)
Building Depth	200'
Sprinklers	ESFR
Offices:	To Suit
Radiant Barrier Insulation & Insulated Loading Doors	

32'
Clear
Height

44
Dock High
Doors

154
Parking
Stalls

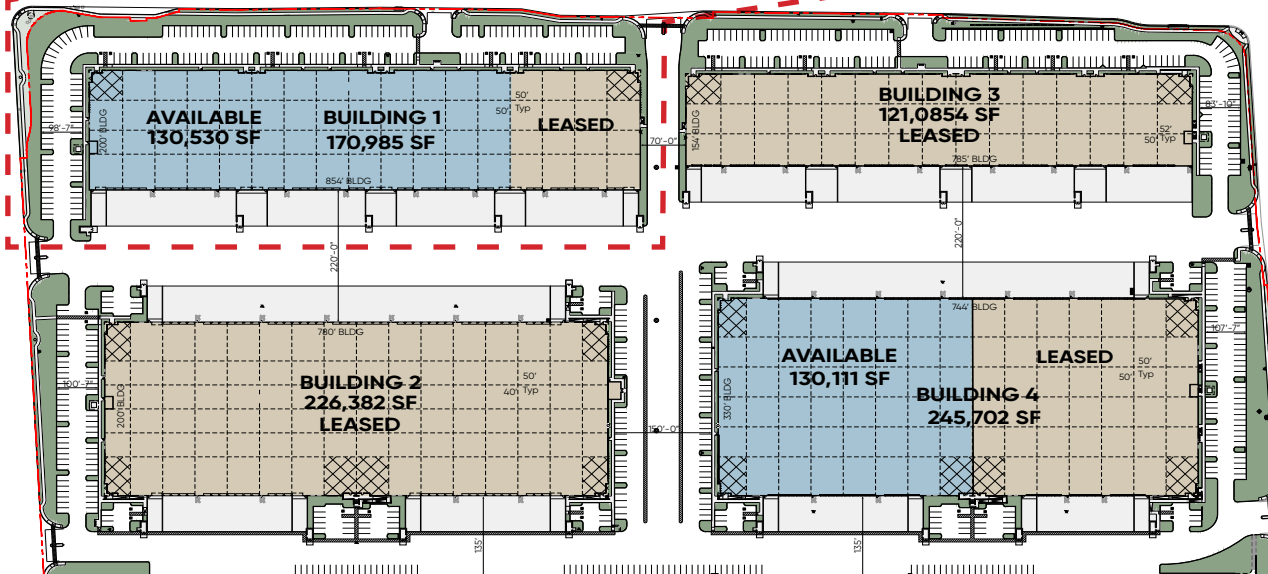
135'
Truck
Maneuvering



BUFFALO DRIVE

WARM SPRINGS ROAD

BADURA AVE



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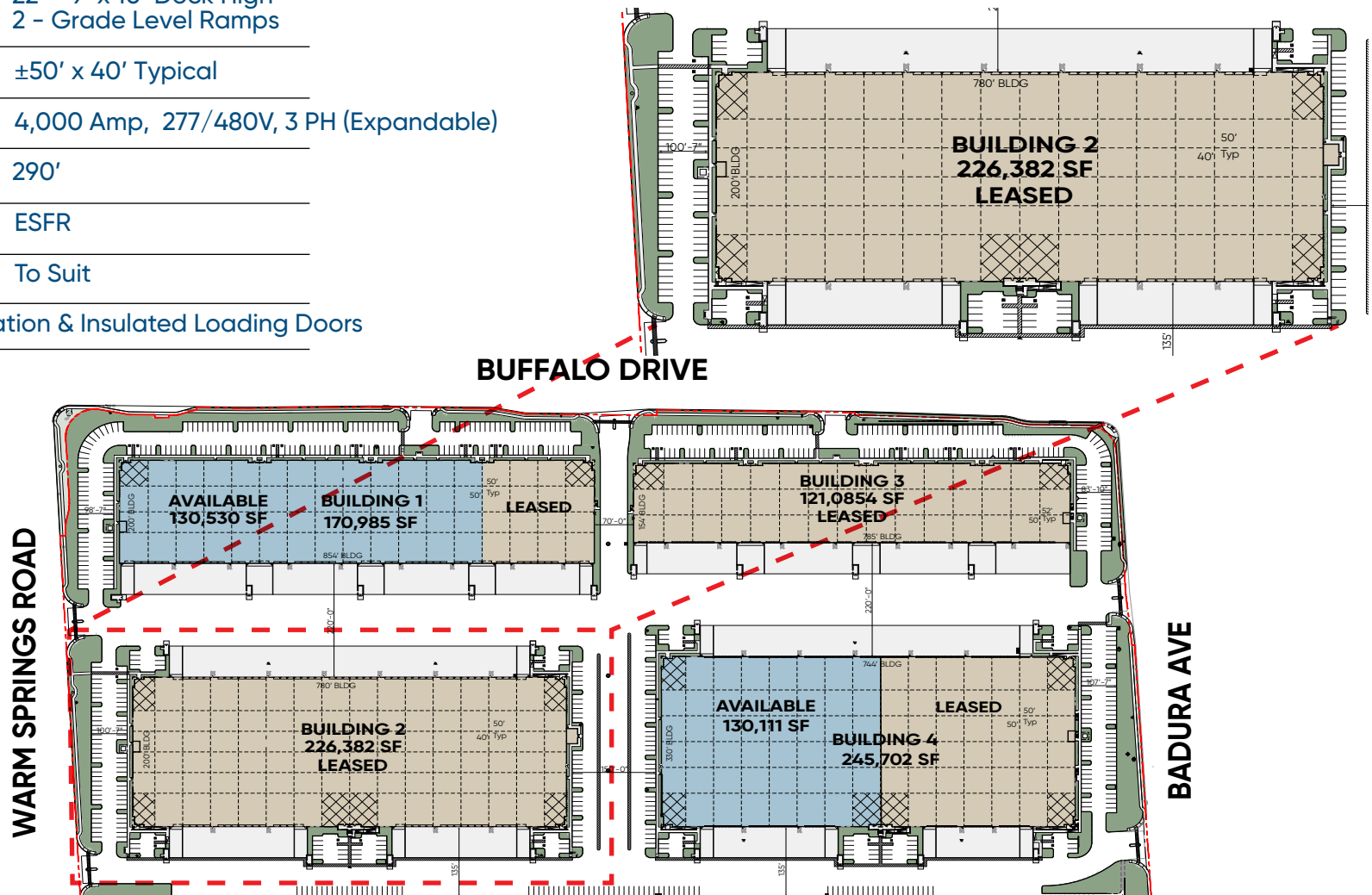
BUILDING 2: FULLY LEASED

7270 South Buffalo Drive, Las Vegas, NV

BUILDING 2 SPECS

Total Size	226,382 SF
Divisible to	±22,000 SF
Loading	22 - 9' x 10' Dock High 2 - Grade Level Ramps
Column Spacing	±50' x 40' Typical
Power	4,000 Amp, 277/480V, 3 PH (Expandable)
Building Depth	290'
Sprinklers	ESFR
Offices:	To Suit
Radiant Barrier Insulation & Insulated Loading Doors	

32' Clear Height
22 Dock High Doors
174 Parking Stalls
135' Truck Maneuvering



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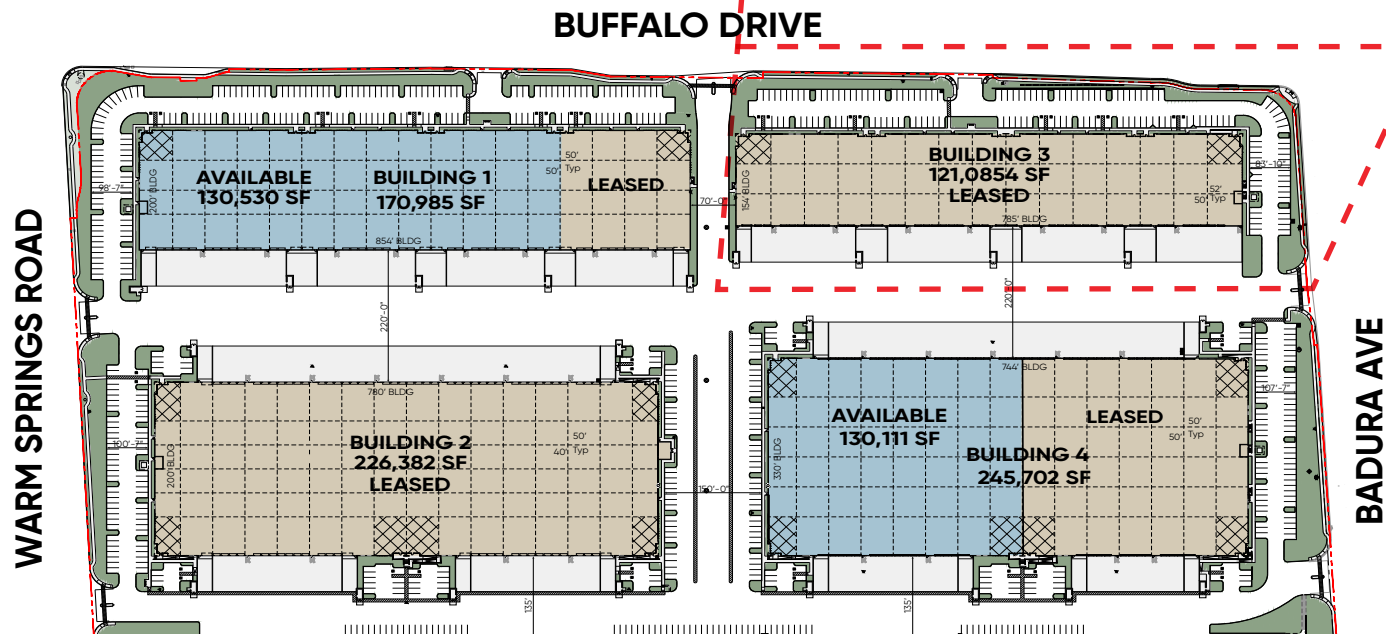
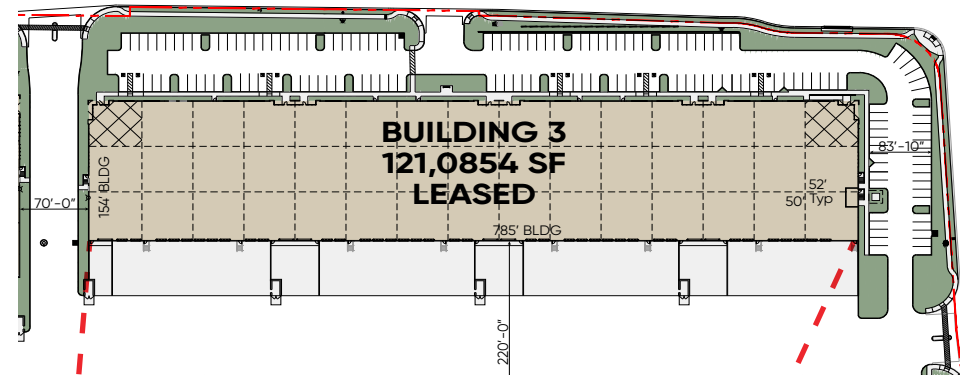
BUILDING 3: FULLY LEASED

7050 South Buffalo Drive, Las Vegas, NV

BUILDING 3 SPECS

Total Size	121,084 SF
Divisible to	±15,000 SF
Loading	20 - 9' x 10' Dock High 4 - Grade Level Ramps
Column Spacing	±50' x 50' Typical
Power	3,000 amp, 277/480v, 3 ph (expandable)
Building Depth	154'
Sprinklers	ESFR
Offices:	To Suit
Radiant Barrier Insulation & Insulated Loading Doors	

32' Clear Height	20 Dock High Doors	47 Parking Stalls	135' Truck Maneuvering
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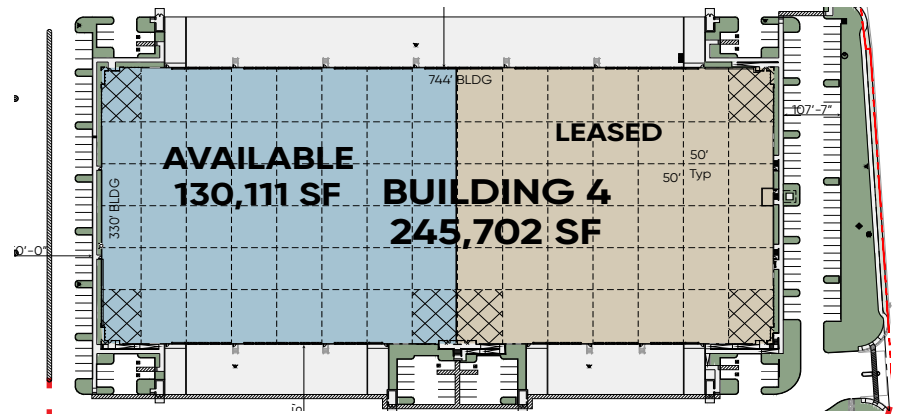
BUILDING 4: 130,111 SF (POL)

7120 South Buffalo Drive, Las Vegas, NV

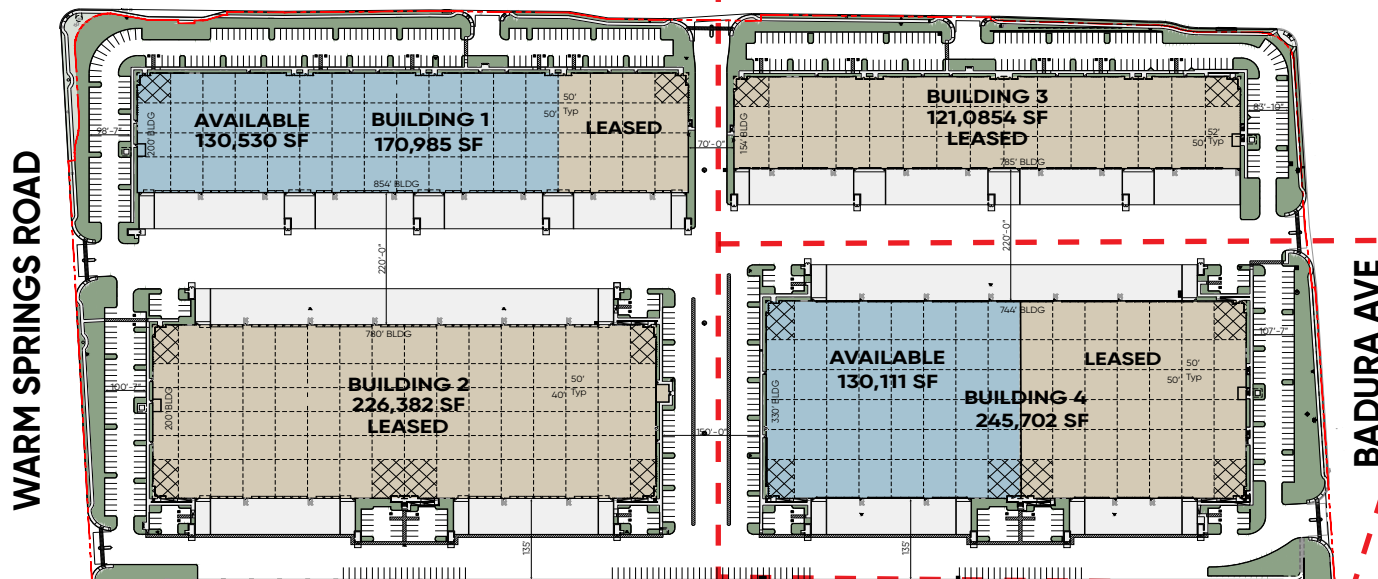
BUILDING 4 SPECS

Total Size	245,702 SF
Divisible to	±24,000 SF
Loading	34 - 9' x 10' Dock High 3 - Grade Level Ramps
Column Spacing	±50' x 50' Typical
Power	4,000 amp, 277/480v, 3 ph (expandable)
Building Depth	330'
Sprinklers	ESFR
Offices:	To Suit
Radiant Barrier Insulation & Insulated Loading Doors	

32' Clear Height	34 Dock High Doors	185 Parking Stalls	135' Truck Maneuvering
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BUFFALO DRIVE



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ARROYO BELTWAY COMMERCCENTER

LOCATION



The Arroyo Beltway Commercecenter is conveniently located at the NEC of Buffalo Drive and Warm Springs Road. With direct access to the I-215 Beltway and only 4.5 miles from the I-15, the Arroyo Beltway Commercecenter offers close proximity to Las Vegas Boulevard ("The Strip"), Convention Facilities and Harry Reid (McCarran) International Airport.