



**Matter.**

For Sale

# **Matter Business Park @ Warm Springs**

A rare opportunity to buy in the desired southwest submarket.



# Location Highlights

North Side of West Warm Springs Road and West of Buffalo Drive, Las Vegas, NV 89113

- Southwest submarket
- Immediate access to expanded labor pool
- Less than 1 mile from I-215 and 3 miles from I-15
- Close proximity to Las Vegas Strip, Summerlin, and McCarran International Airport

## Project Highlights

- 9.77 acres
- Two Buildings
- $\pm$  131,783 Total SF
- Divisible to  $\pm$  6,000 SF
- M-D Zoning
- Air Space Condominium Units
- Rear Loading Configuration
- Grade & Dock Level Loading Doors
- Office BTS
- $\pm$  24' Clear Height
- Concrete Tilt Up Construction
- ESFR Fire Protection Systems
- Utility Providers: NV Energy, Southwest Gas, and Century Link
- Completed September 2019

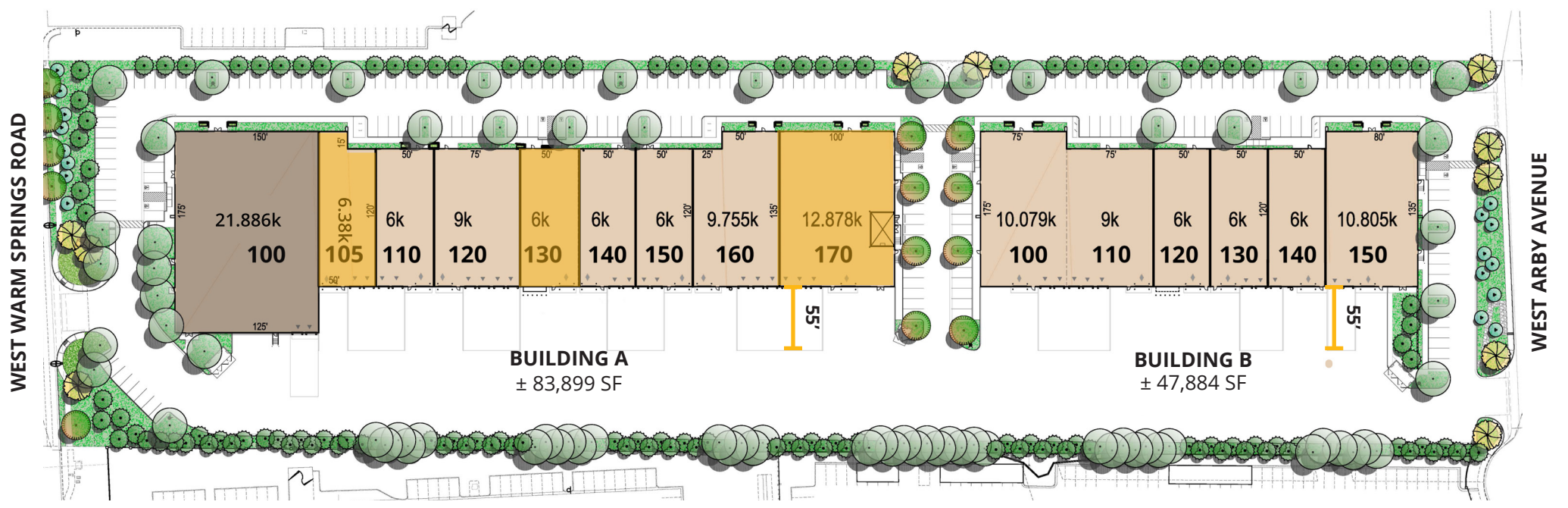




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±6,000 SF - ± 12,878SF Available



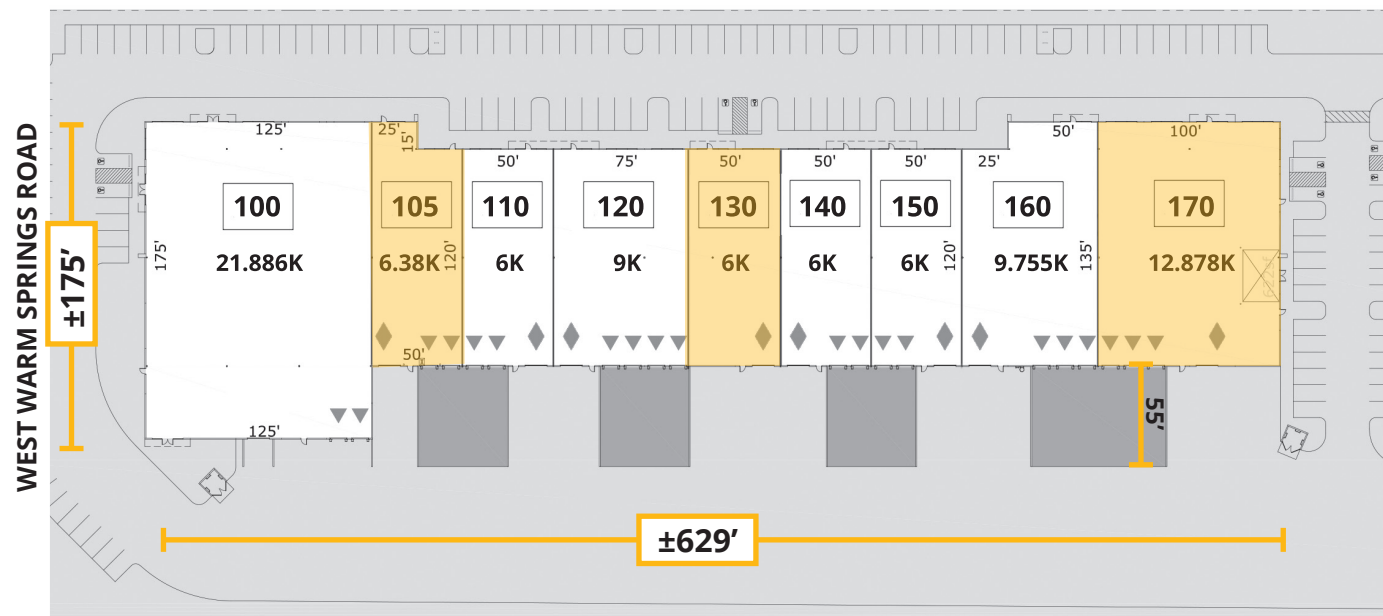
- AVAILABLE
- IN ESCROW
- SOLD/CLOSED

- ◆ GRADE-LEVEL DOORS
- ▲ DOCK-HIGH DOORS

# Matter Business Park @ Warm Springs

7930 West Warm Springs Road

Building A - ± 83,899 SF



- ◆ GRADE-LEVEL DOORS
- ▲ DOCK-HIGH DOORS
- AVAILABLE

## Building Specifications

- ± 83,899 SF
- Divisible to ± 6,000 SF
- 20 Dock High Doors (9' x 10')
- 8 Grade Level Doors (12' x 14')
- Office BTS (25% or less)
- ± 24' Clear Height
- Column Spacing Typical 50' x 60' and 37' x 60'
- ± 2,000 Amps/Building, 277/480 V
- ± 55' Concrete Dock Apron
- 4 ply Roof
- 6" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- Assigned Parking Ratio: 1.5

Suite	Available SF	Office SF	Dock High Loading	Grade Level Loading	Clear Height	Price	Status
170	± 12,878	Shell	3	1	± 24'	\$2,215,000	<b>Available</b>
130	± 6,000	Shell	0	1	± 24'	\$1,068,000	<b>Available</b>
105	± 6,380	Shell	2	1	± 24'	\$1,161,100	<b>Available</b>
100	± 21,886	Shell	2	0	± 24'	TBD	IN ESCROW



LOCATION	DISTANCE (MILES)
I-15	± 3.8
Las Vegas Strip	± 5
McCarran Int. Airport	± 5
Raiders Stadium	± 4





# Matter.

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