

102,371 SQUARE FEET

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AVAILABLE FOR LEASE: 5430 W. BADURA, AVENUE, LAS VEGAS, NV



LAS VEGAS
STRIP

BUILDING 15 FEATURES

- Planned Delivery: 4th Quarter 2022
- Offices: To Suit
- Power: 3,000 amp, 277/480 volt, 3 ph, 4 wire (expandable)
- Clearance: 32' minimum @ 1st column
- Sprinkler System: ESFR
- Loading Doors: 32 Dock High Doors; 4 Grade Level
- Truck Court: 135' Truck Maneuvering
- Column Spacing: ±40' x 50' (Typical)
- Vehicle Parking Spaces: 114
- Radiant Barrier Insulation and Insulated Loading Doors
- 60' Concrete Loading Aprons
- 6" Concrete Floor Slabs. 4,500 psi rated
- M-D Zoning
- Recessed Storefront Entries

PROJECT FEATURES

- Part of 360 acre master-planned business park
- Close proximity to Las Vegas Boulevard ("The Strip"), Convention Facilities, and McCarran International Airport
- Access at Decatur Blvd.



Joint Development By:



THOMAS & MACK

DEVELOPMENT GROUP

FOR ADDITIONAL INFORMATION:



R.E. License #0036596 (NV)

Bill Hayden

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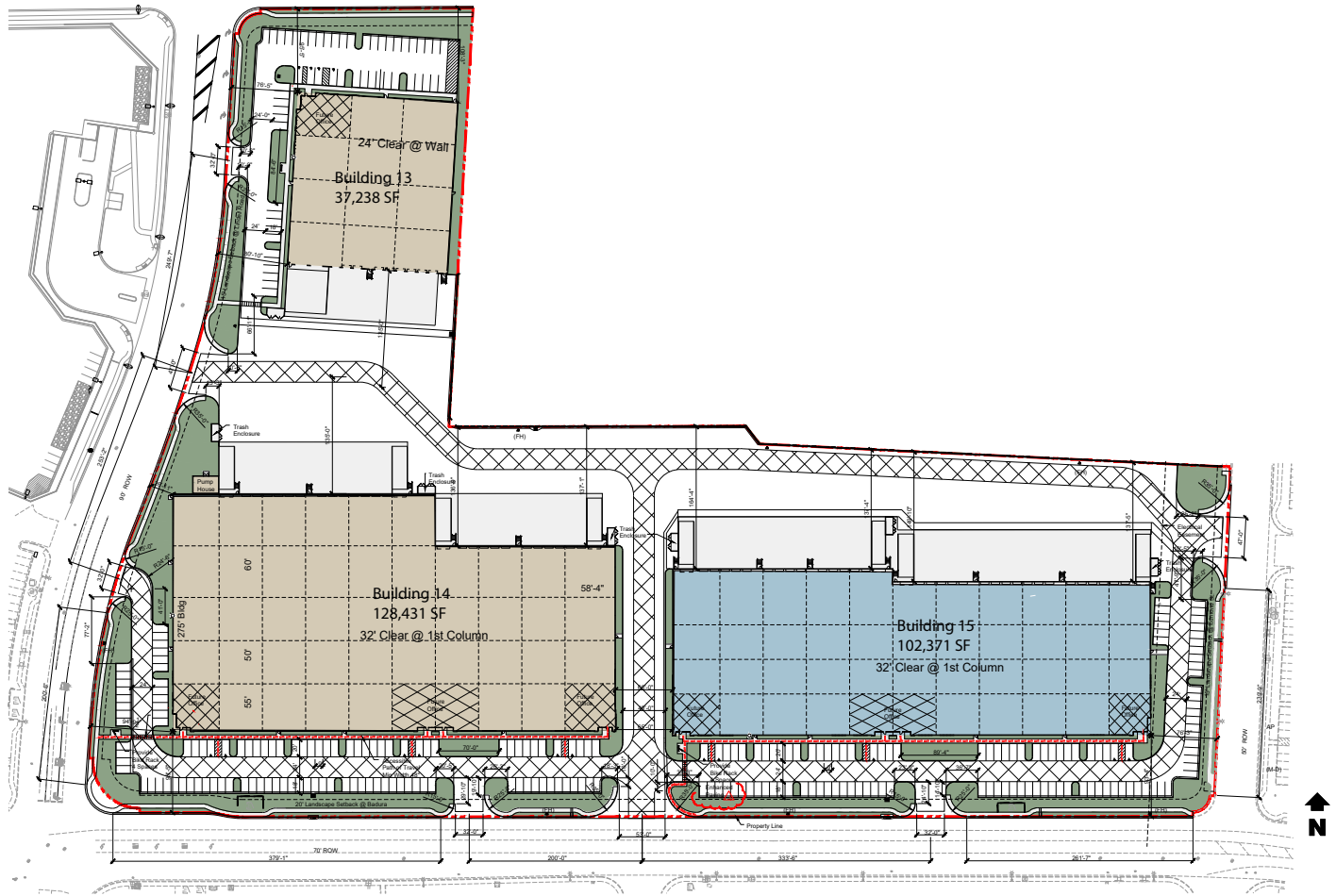
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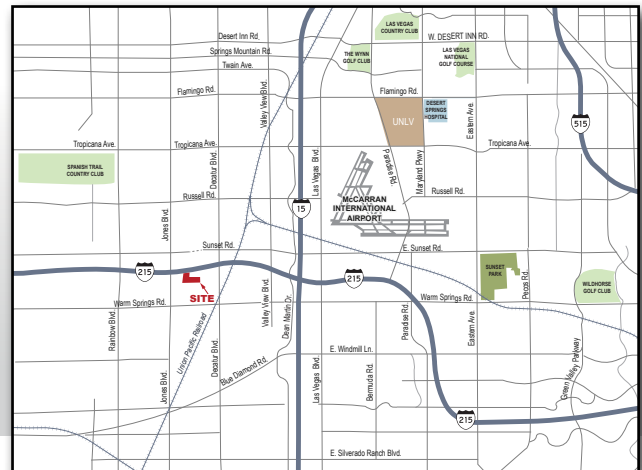
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This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein.