

# ARROYO BELTWAY COMMERCENTER

## AVAILABLE FOR LEASE



- BUILDING #1: 50,047 SF (POL)
- BUILDING #2: FULLY LEASED
- BUILDING #3: FULLY LEASED
- BUILDING #4: FULLY LEASED

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

For Additional Information:



R.E. License #0036596 (NV)

Bill Hayden  
Tel: (702) 896-5564  
whayden@majesticrealty.com

Rod Martin  
Tel: (702) 896-5564  
rmartin@majesticrealty.com

Joint Development By:





# ARROYO BELTWAY COMMERCCENTER

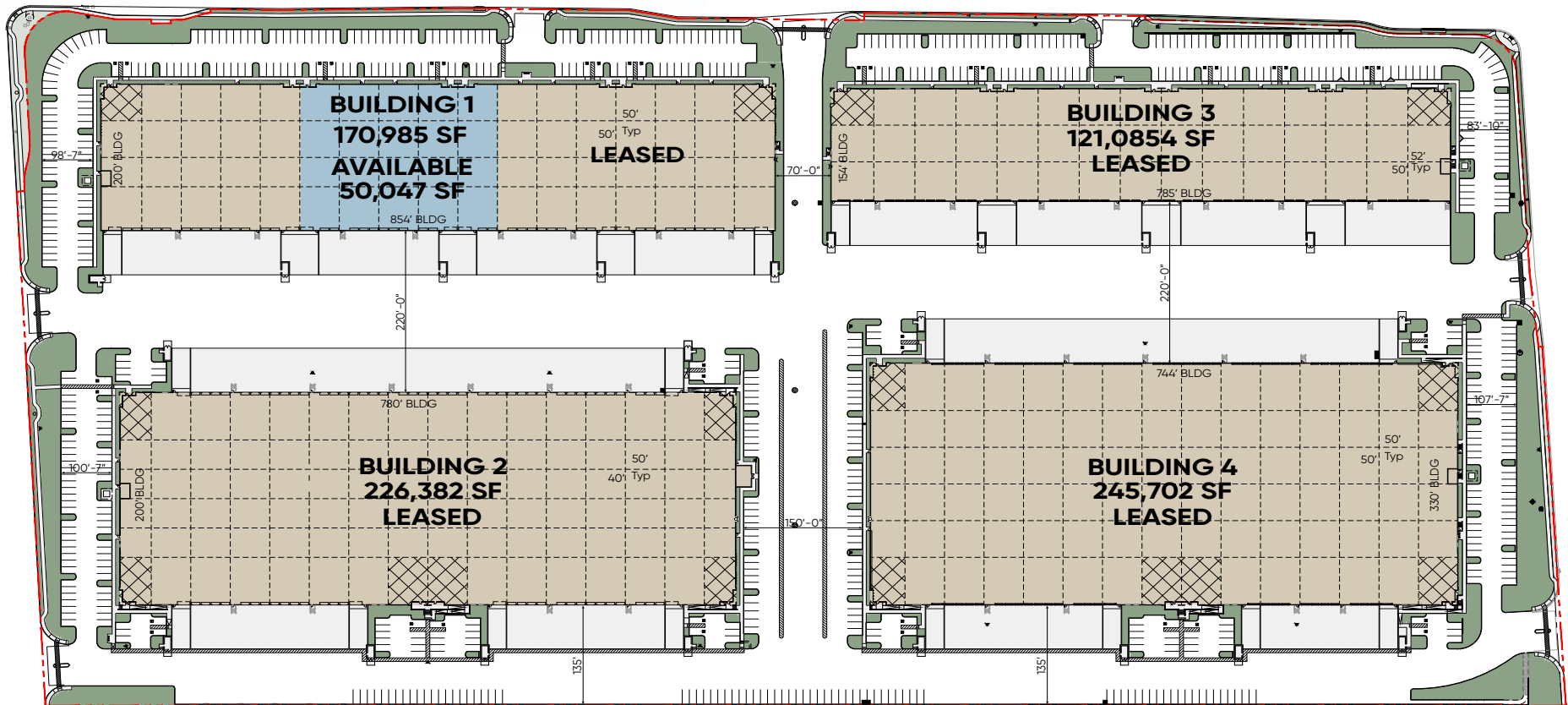
## MASTER SITE PLAN

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 COMMERCCENTER

## BUILDING 1: 50,047 SF (POL)

7200 South Buffalo Drive, Las Vegas, NV

### BUILDING 1 SPECS

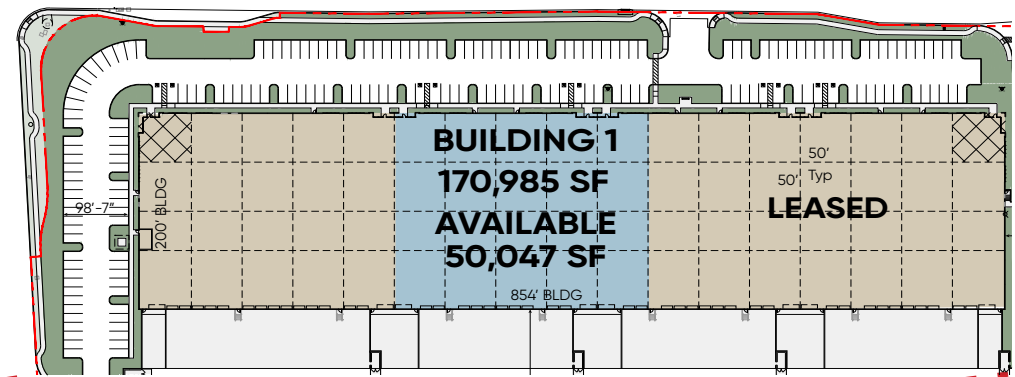
Total Size	170,985 SF
Divisible to	±20,038 SF
Loading	12 - 9' x 10' Dock High 3 - Grade Level Ramps
Column Spacing	±50' x 50' Typical
Power	4,000 Amp, 277/480V, 3 PH (Expandable)
Building Depth	200'
Sprinklers	ESFR
Offices:	To Suit
Radiant Barrier Insulation & R-30 Ball Insulation	

32'  
Clear  
Height

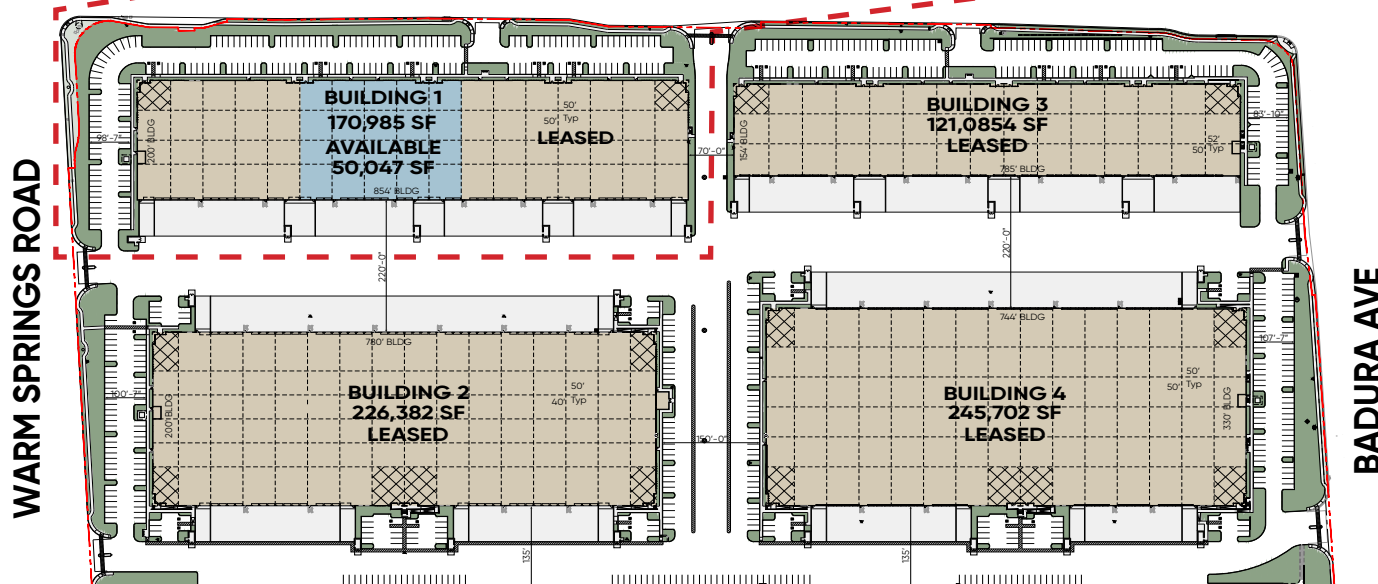
12  
Dock High  
Doors

44  
Parking  
Stalls

135'  
Truck  
Maneuvering



### BUFFALO DRIVE





# ARROYO BELTWAY COMMERCCENTER

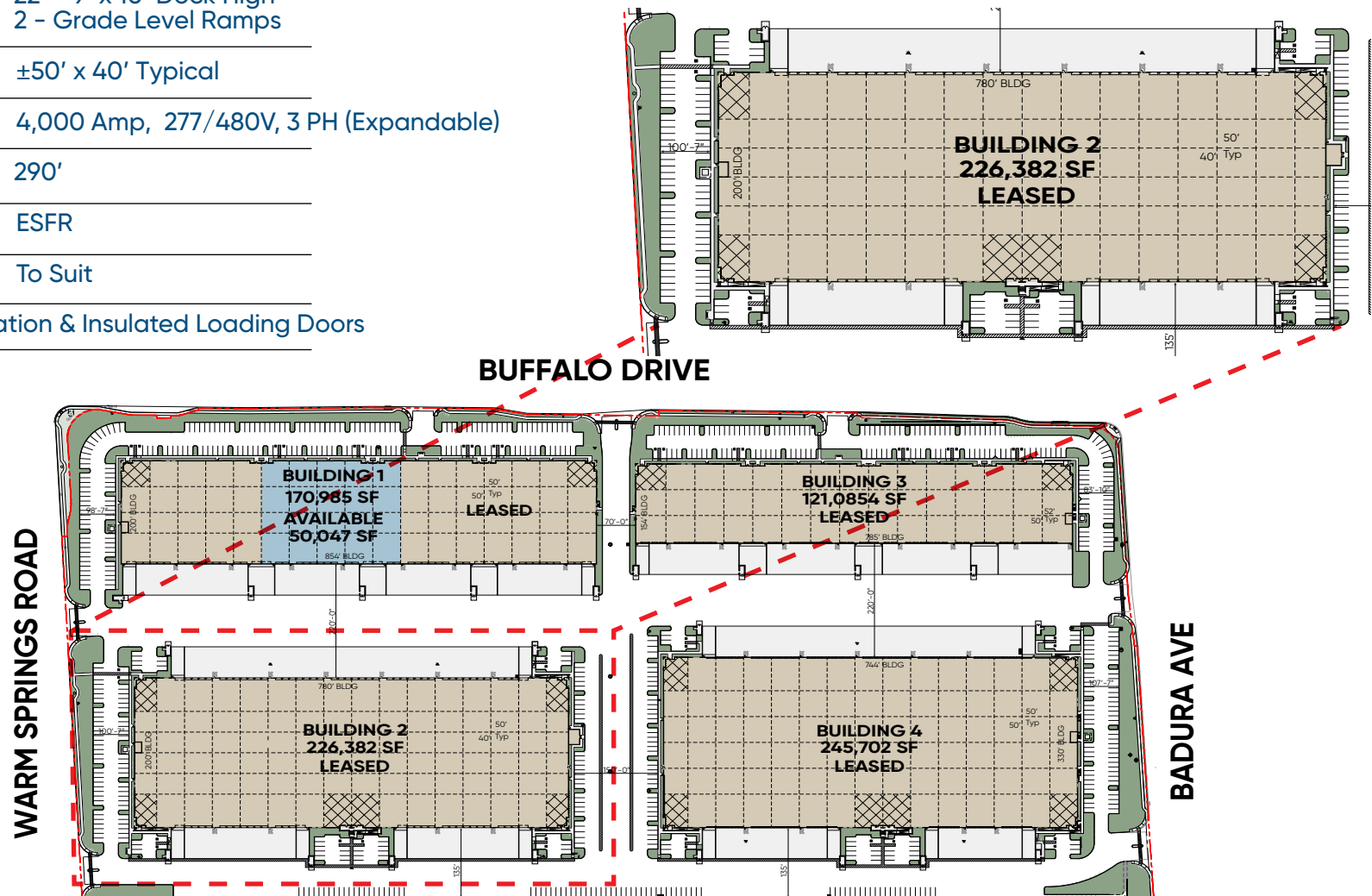
## BUILDING 2: FULLY LEASED

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



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 COMMERCCENTER

## BUILDING 3: FULLY LEASED

7050 South Buffalo Drive, Las Vegas, NV

### BUILDING 3 SPECS

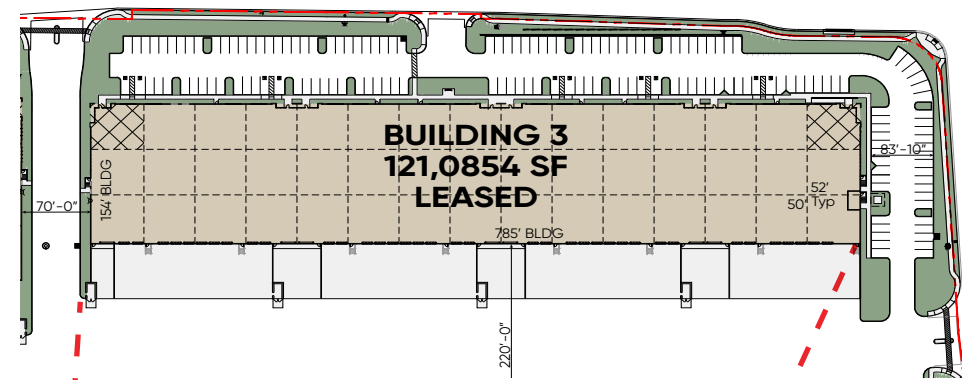
Total Size	121,084 SF
Divisible to	±15,000 SF
Loading	20 - 9' x 10' Dock High 4 - Grade Level Ramps
Column Spacing	±50' x 50' Typical
Power	3,000 amp, 277/480v, 3 ph (expandable)
Building Depth	154'
Sprinklers	ESFR
Offices:	To Suit
Radiant Barrier Insulation & Insulated Loading Doors	

32'  
Clear  
Height

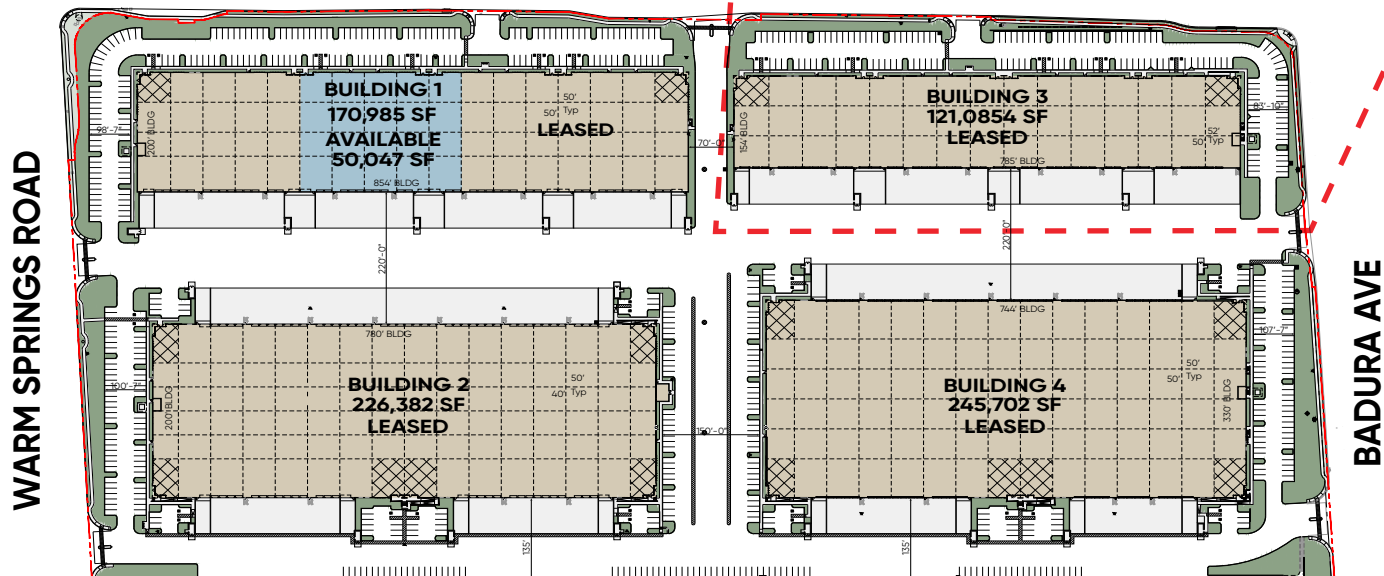
20  
Dock High  
Doors

47  
Parking  
Stalls

135'  
Truck  
Maneuvering



BUFFALO DRIVE





# ARROYO BELTWAY COMMERCCENTER

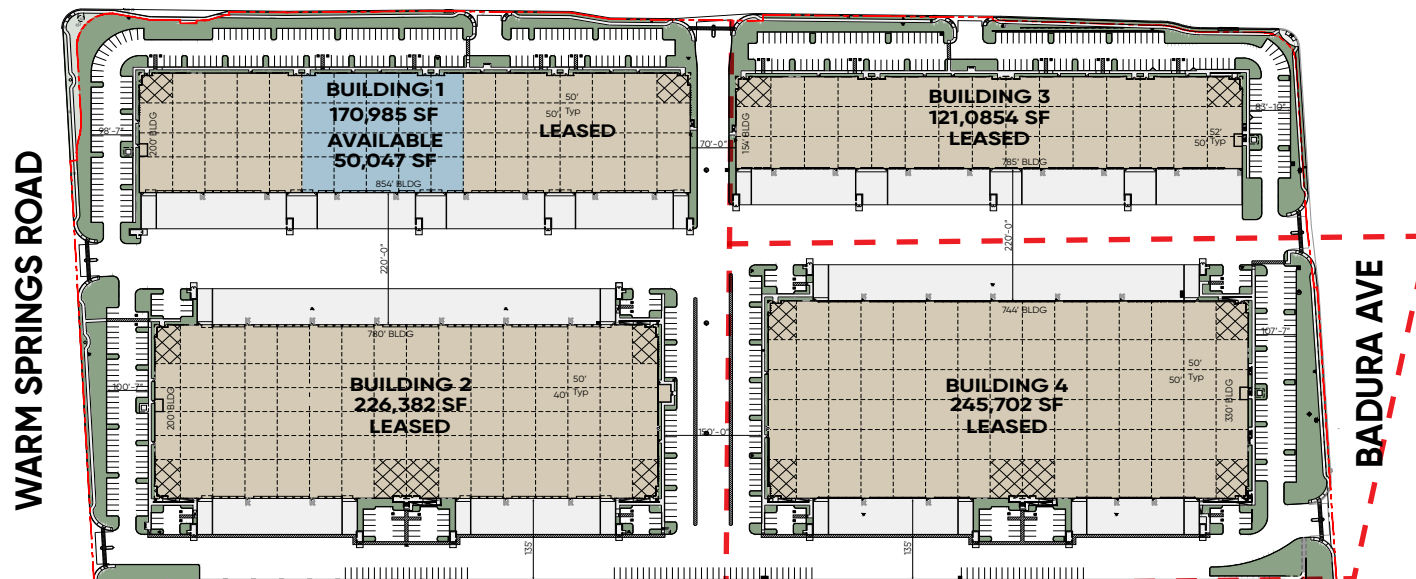
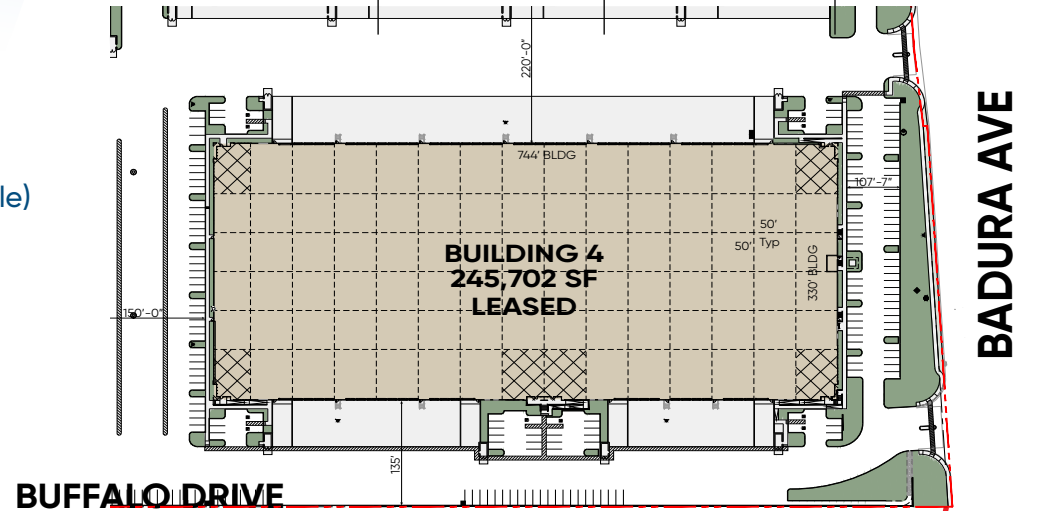
## BUILDING 4: FULLY LEASED

7120 South Buffalo Drive, Las Vegas, NV

### BUILDING 4 SPECS

Total Size	245,702 SF
Divisible to	±24,000 SF
Loading	8 - 9' x 10' Dock High 2 - 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  
8 Dock High Doors  
38 Parking Stalls  
135' Truck Maneuvering





# 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.