

FOR SALE Post Park

LOCATED ON THE NORTHWEST CORNER OF POST & WARBONNET | LAS VEGAS, NEVADA 89113

±19,698 TO ±48,173 S.F. AVAILABLE

COLLIERS
INTERNATIONAL



PROJECT DETAILS

Four (4) Freestanding Industrial Buildings

Total Project +/-175,942 s.f.

Situated on +/- 10.6 Acres

Buildings Range from +/-19,698 s.f.to +/-48,173 s.f.

High Image Concrete Tilt Up Construction

Zoned M-D

277/480 Volt 3 Phase Power

ESFR Fire Suppression System

9' X 10' Dock High Doors

12' X 14' Grade Level Doors

26' Clear Height

2:1000 Parking Ratio



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DOHERTY
INDUSTRIAL GROUP

Patti Dillon | Dan Doherty, SIOR

702.836.3737

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.
Post Park Land.indd

3960 Howard Hughes Pkwy., Ste.150 | Las Vegas, Nevada 89169 | www.lvcolliers.com

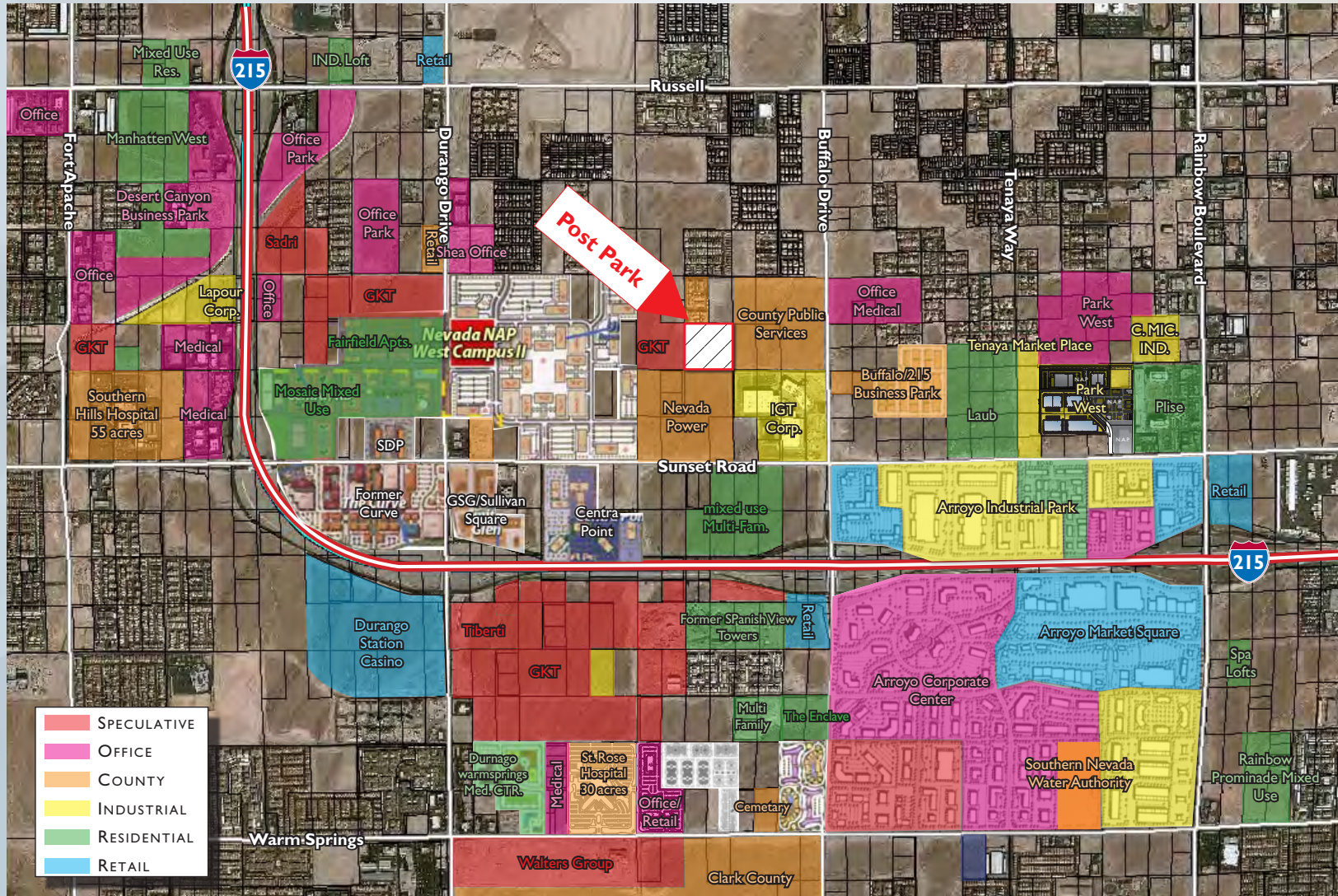
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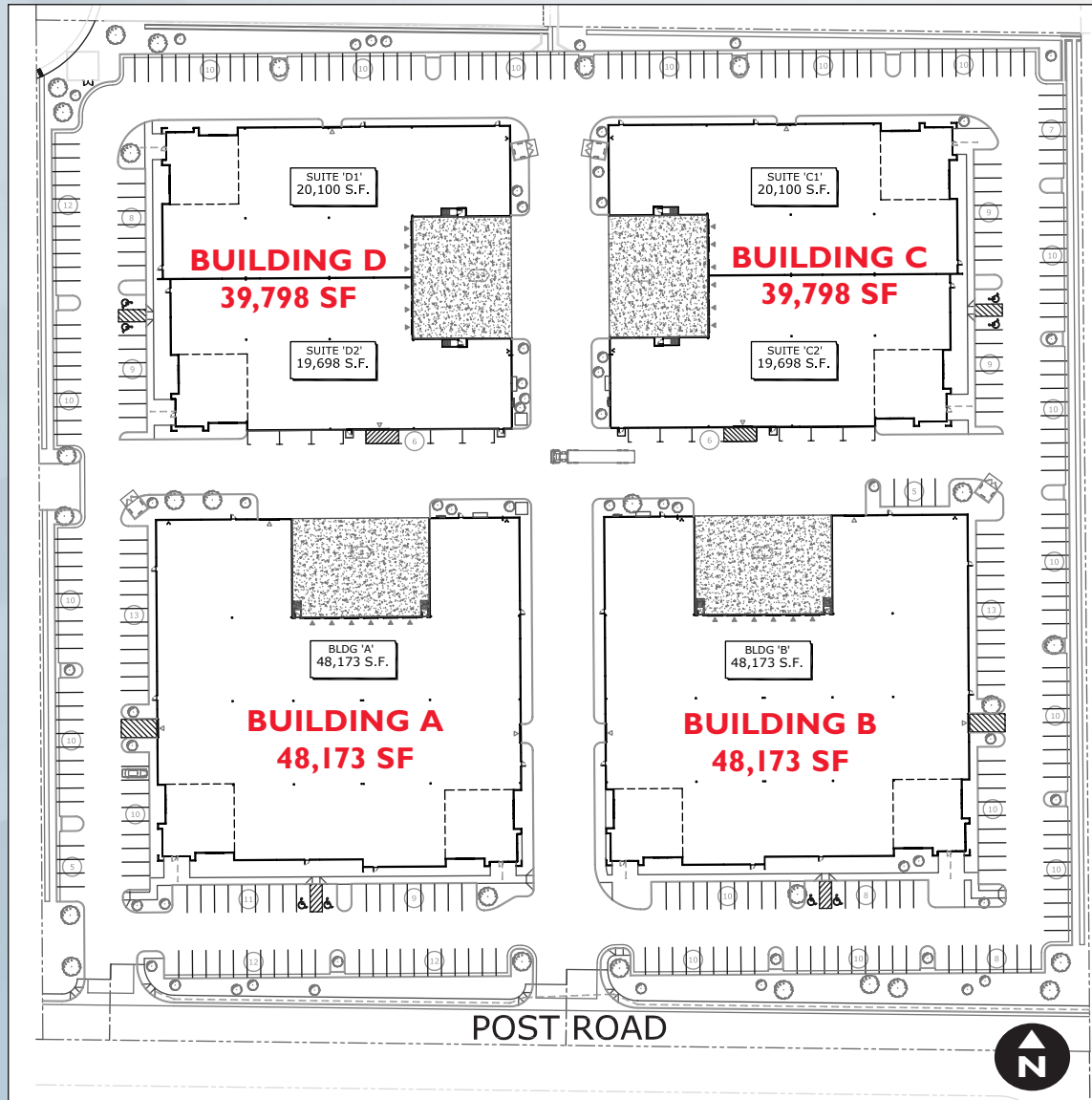
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PRE-CONSTRUCTION PRICING

Bldg	Total SF	Dock Loading	Grade Loading	Price
A	48,173 s.f.	(6) 9' x 10'	(2) 12' x 14'	\$8,430,275
B	48,173 s.f.	(6) 9' x 10'	(2) 12' x 14'	\$8,430,275
C1	20,100 s.f.	(3) 9' x 10'	(1) 12' x 14'	\$3,718,500
C2	19,698 s.f.	(3) 9' x 10'	(1) 12' x 14'	\$3,644,130
D1	20,100 s.f.	(3) 9' x 10'	(1) 12' x 14'	\$3,718,500
D2	19,698 s.f.	(3) 9' x 10'	(1) 12' x 14'	\$3,644,130

NOTE: This layout is for marketing purposes only. All measurements are approximate and should be verified by buyer.

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INDUSTRIAL GROUP

Patti Dillon | Dan Doherty, SIOR

702.836.3737



LISTING DETAIL WORKSHEET
OFFICE / WAREHOUSE
FOR SALE



Listing Agent(s): **Patti Dillon**
Dan Doherty, SIOR

Phone: (702) 836-3737
 Fax: (702) 920-8622
 Address: 3960 Howard Hughes Parkway
 Suite 150
 Las Vegas, NV 89169

Last Updated: March 20, 2008

Property Name: **Post Park**
 Address: *To Be Determined*
 Cross Streets: NEC of Post & Warbonnet
 County: Clark
 Zoning: M-D
 APN: 163-33-701-008, 009
 Acres: +/- 10.6 acres
 Year Built: 2008
 Flood Zone: Not in a 100 year flood zone per Clark County Assessor

PREMISE DETAIL

Post Park is located in the southwest submarket of Las Vegas, Nevada, and shall be comprised of Four (4) Freestanding buildings totaling +/- 175,942 square feet situated on +/- 10.6 acres. The buildings are to be concrete tilt up construction, have dock and grade level loading with a +/-26' clear height and support a 2:1000 parking ratio. Buildings will be delivered in shell condition.

BUILDING DETAIL

Bldg	Total SF	Dock Loading	Grade Loading	Clear Height	Price	Price PSF
A	48,173 s.f.	(6) 9' x 10'	(2) 12' x 14'	26'	\$8,430,275	\$175
B	48,173 s.f.	(6) 9' x 10'	(2) 12' x 14'	26'	\$8,430,275	\$175
C1	20,100 s.f.	(3) 9' x 10'	(1) 12' x 14'	26'	\$3,718,500	\$185
C2	19,698 s.f.	(3) 9' x 10'	(1) 12' x 14'	26'	\$3,644,130	\$185
D1	20,100 s.f.	(3) 9' x 10'	(1) 12' x 14'	26'	\$3,718,500	\$185
D2	19,698 s.f.	(3) 9' x 10'	(1) 12' x 14'	26'	\$3,644,130	\$185

NOTE: This sheet is for marketing purposes only. All measurements and representations are approximate and should be verified by buyer.

IMPROVEMENTS

Power panel to the back of the building. Gas, water and sewer stubbed to the building.

Delivery 4th Quarter 2008

LOCATION

Post Park can be easily accessed from the I-215 via Buffalo Drive, also providing convenient access to the I-15, the Las Vegas "Strip" and McCarran International Airport.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.