



FLEXIBLE SUITES FROM ±2,036 UP TO ±18,160 SF

PROPERTY HIGHLIGHTS

Suite Sizes:	±2,036 SF up to ±18,160 SF
Buildings:	6
Construction:	Concrete tilt-up – 2026 Aluminum storefront windows
Zoning:	IP – Industrial Park
Grade Level Doors:	12'x14'
Clear Height:	18'
Power:	200 Amps, 120/208V, 3-Phase + 100 Amp, 480/277V, 3-Phase
Parking Ratio:	2.5/1000
Sprinklers:	ESFR
HVAC:	Available

New Multi-Tenant Industrial Development Southwest Las Vegas Submarket

Blue Diamond Point Business Park is a ±100,120 SF newly constructed multi-tenant industrial development located in the rapidly expanding Southwest Las Vegas submarket near Blue Diamond Road and Arville Street. The project offers modern tilt-up construction, ESFR fire protection, and flexible bay configurations ideal for warehouse, distribution, and service-industrial users.

With direct access to I-15 and the 215 Beltway, the property provides efficient regional connectivity while serving one of the valley's fastest-growing residential and commercial corridors.

Blue Diamond Point Business Park

8555 Arville Street, Las Vegas, Nevada 89139

PROPERTY OVERVIEW



Blue Diamond Point Business Park:

- **Truck Access:** Designed to accommodate heavy logistics operations with ample truck maneuvering space and access to major distribution routes.
- **Power & Infrastructure:** Parcels in this corridor typically support high-capacity utilities, including 3-phase power, ESFR sprinkler systems, and clear heights of 18', aligning with modern industrial standards.

Area Overview:

Located in the Southwest Las Vegas submarket near Blue Diamond Road and Arville Street, Blue Diamond Point Business Park benefits from excellent regional access and strong population growth. The surrounding corridor includes a mix of modern industrial developments, retail centers, and rapidly expanding residential communities.

Demand Drivers:

- Rapid population growth in Southwest Las Vegas
- Strong demand for service-industrial and warehouse space
- Ideal location for last-mile distribution users

Location / Transportation Links:

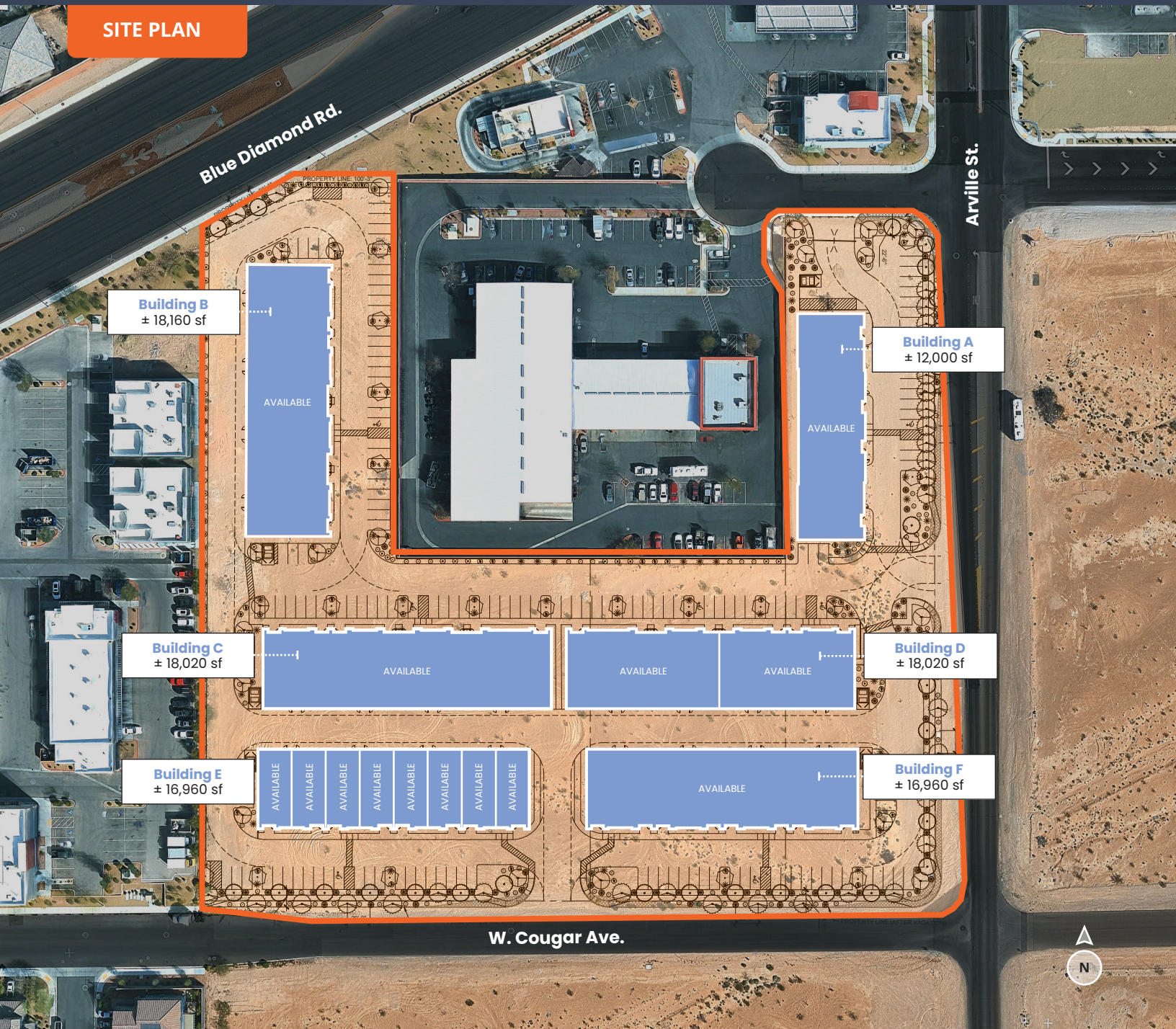
The property offers convenient access to I-15 and the 215 Beltway, providing efficient connectivity throughout the Las Vegas Valley and to regional logistics routes serving Southern California and the Mountain West.

- **Major Roads:** Blue Diamond Road (SR-160), Arville Street, I-15, and CC-215 (Bruce Woodbury Beltway).
- **Proximity to Freight Routes:** Excellent access to major freight and commuter corridors, supporting logistics, retail, and service-oriented uses.
- **Freeways:** I-15, I-215 (Bruce Woodbury Beltway), and US-95.

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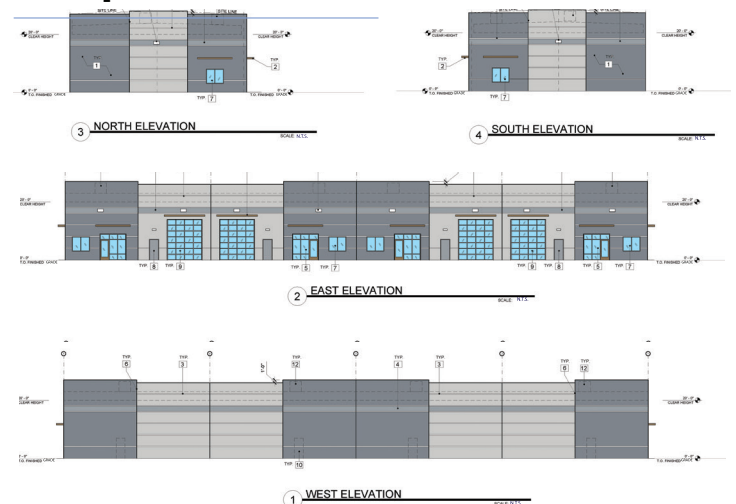
SITE PLAN



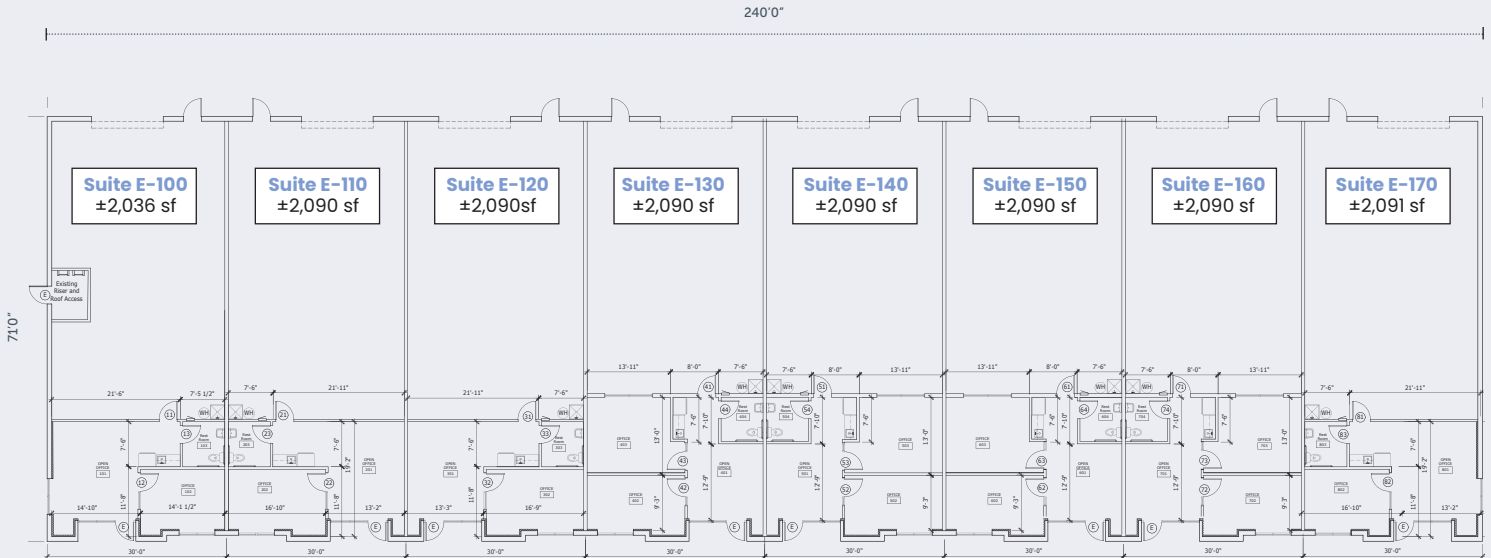
ESTIMATED 4Q 2026 DELIVERY*
*For spec suites



Sample Elevation



BUILDING E: ±2,036 SF up to ±16,690 SF



Available Suites*

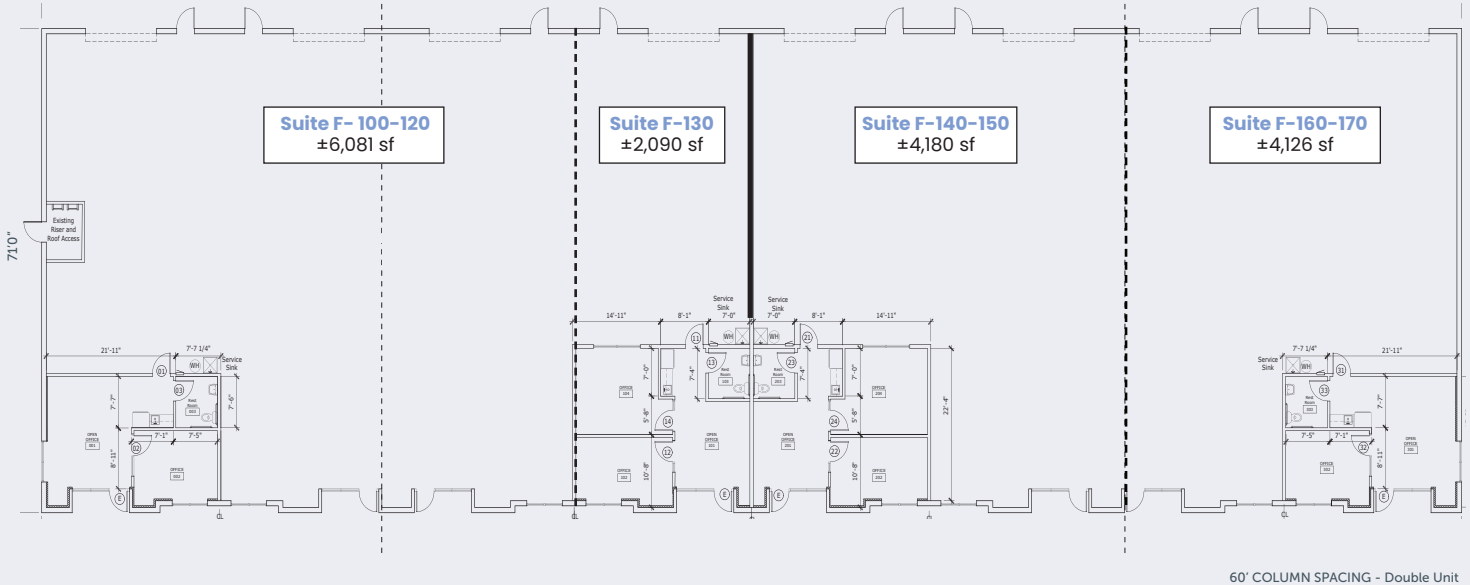
Suite	Available SF	Office SF	Warehouse SF	Grade Loading	Lease Rate \$/SF/Month	NNN \$/SF/Month	Total Per Month
E-100	±2,036 SF	±566 SF	±1,470 SF	1 (12' x 14')	\$1.85	\$0.34	\$4,377.40
E-110	±2,090 SF	±566 SF	±1,524 SF	1 (12' x 14')	\$1.85	\$0.34	\$4,493.50
E-120	±2,090 SF	±566 SF	±1,532 SF	1 (12' x 14')	\$1.85	\$0.34	\$4,493.50
E-130	±2,090 SF	±692 SF	±1,398 SF	1 (12' x 14')	\$1.85	\$0.34	\$4,493.50
E-140	±2,090 SF	±692 SF	±1,398 SF	1 (12' x 14')	\$1.85	\$0.34	\$4,493.50
E-150	±2,090 SF	±692 SF	±1,398 SF	1 (12' x 14')	\$1.85	\$0.34	\$4,493.50
E-160	±2,090 SF	±692 SF	±1,398 SF	1 (12' x 14')	\$1.85	\$0.34	\$4,493.50
E-170	±2,091 SF	±566 SF	±1,525 SF	1 (12' x 14')	\$1.85	\$0.34	\$4,495.65

* Can combine suites to create larger options

BUILDING F: ±2,090 SF up to ±16,690 SF



240'0"



60' COLUMN SPACING - Double Unit

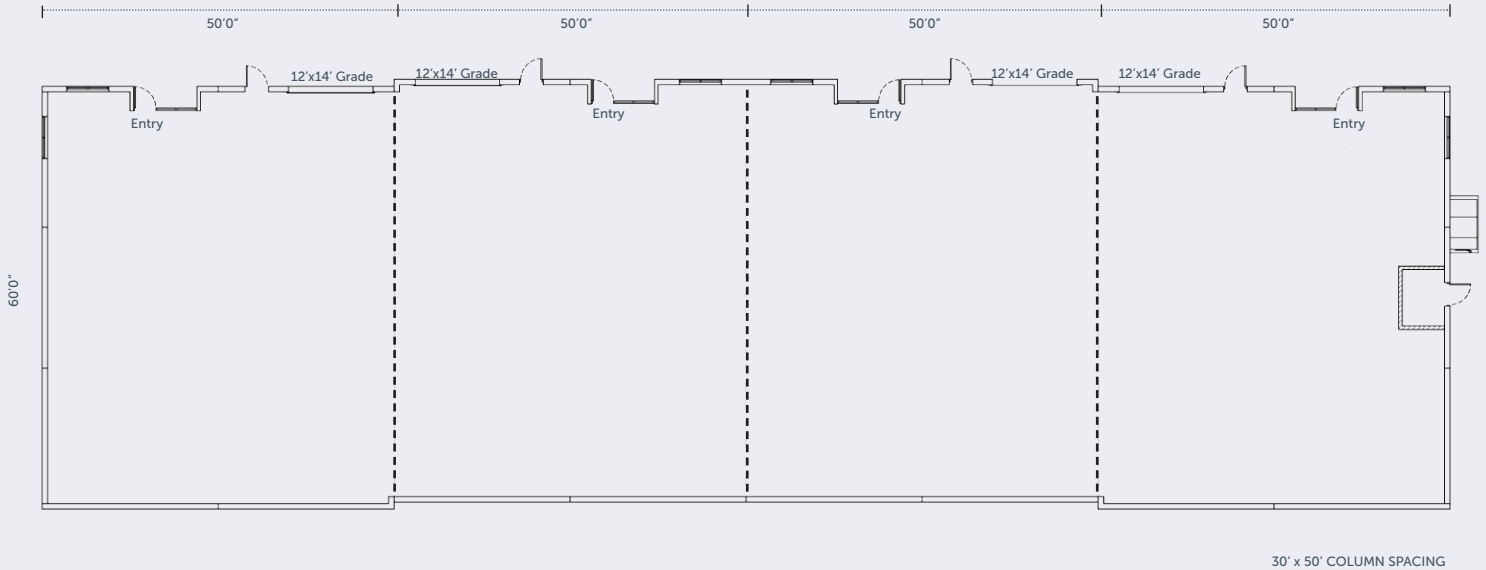
Available Suites*

Suite	Available SF	Office SF	Warehouse SF	Grade Loading	Lease Rate \$/SF/Month	NNN \$/SF/Month
F-100-120	±6,081 SF	±566 SF	±5,515 SF	3 (12' x 14')	\$1.72	\$0.34
F-130	±2,090 SF	±680 SF	±1,410 SF	1 (12' x 14')	\$1.85	\$0.34
F-140-150	±4,180 SF	±680 SF	±3,500 SF	2 (12' x 14')	\$1.75	\$0.34
F-160-170	±4,126 SF	±566 SF	±3,560 SF	2 (12' x 14')	\$1.75	\$0.34

* Multiple combinations are possible to create larger suite options with varying office build outs.

This building will not be built out with spec office during phase I of construction. However, office improvements will be constructed after a lease has been executed.

BUILDING A: ±2,918 SF up to ±12,000 SF

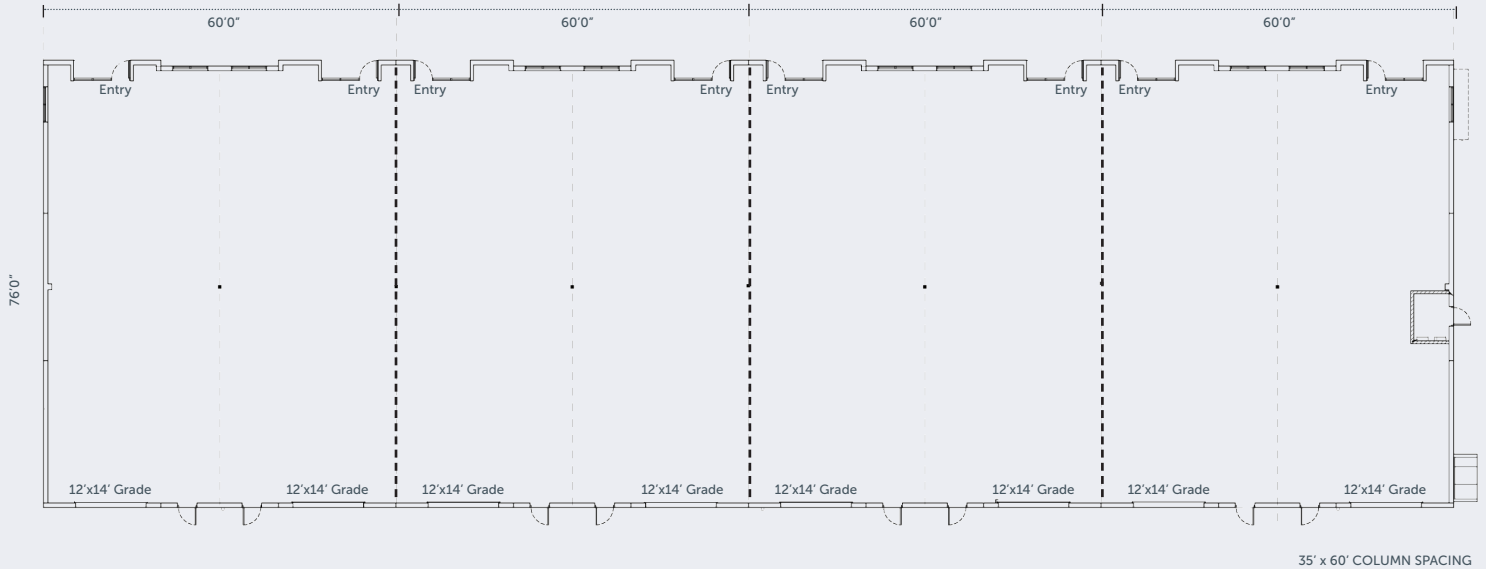


Available Suites

Suite	Available SF	Office SF	Warehouse SF	Grade Loading	Lease Rate \$/SF/Month	NNN \$/SF/Month
A-100-140	±12,000	No or minimal office	TBD	4 (12' x 14')	Starting at \$1.80	\$0.34

* This building will not be built out with spec office during phase I of construction. However, office improvements will be constructed after lease has been executed.

BUILDING B: ±2,186 SF up to ±18,160 SF

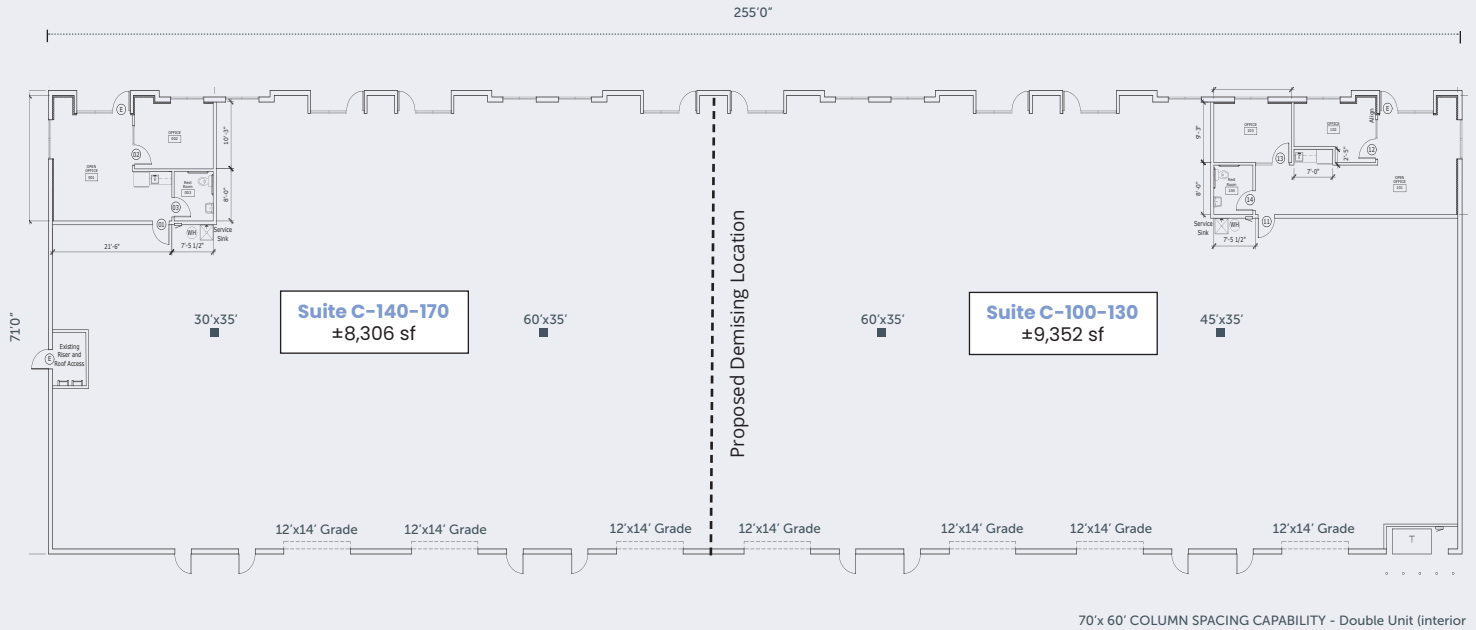


Available Suites

Suite	Available SF	Office SF	Warehouse SF	Grade Level Loading	Lease Rate \$/SF/Month	NNN \$/SF/Month
B-100-170	±18,160	No or minimal office	TBD	8 (12' x 14')	Starting at \$1.65	\$0.34

* This building will not be built out with spec office during phase 1 of construction. However, office improvements will be constructed after lease has been executed.

BUILDING C: ±8,306 SF up to ±18,020 SF

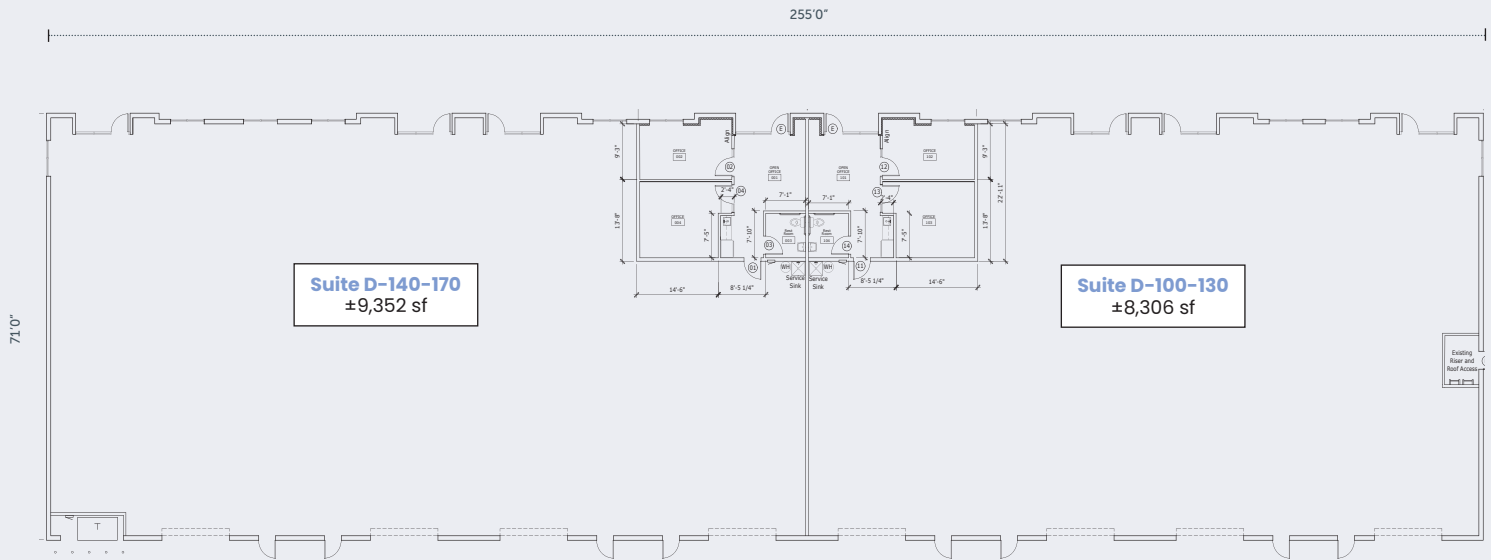


Available Suites

Suite	Available SF	Office SF	Warehouse SF	Grade Level Loading	Lease Rate \$/SF/Month	NNN \$/SF/Month
C-100-130	±9,352 SF	±813 SF	±8,539 SF	3 (12' x 14')	\$1.70	\$0.34
C-140-170	±8,306 SF	±566 SF	±7,740 SF	4 (12' x 14')	\$1.70	\$0.34
C-100-170	±18,020 SF	±1,379 SF	±16,641 SF	7 (12' x 14')	Contact Broker	\$0.34

* This building will not be built out with spec office during phase 1 of construction. However, office improvements will be constructed after lease has been executed.

BUILDING D: ±8,306 SF up to ±18,020 SF



Available Suites

Suite	Available SF	Office SF	Warehouse SF	Grade Level Loading	Lease Rate \$/SF/Month	NNN \$/SF/Month
D-100-130	±8,306 SF	±692 SF	±7,614 SF	4 (12' x 14')	\$1.70	\$0.34
D-140-170	±9,352 SF	±692 SF	±8,660 SF	4 (12' x 14')	\$1.70	\$0.34
D-100-200	±18,020 SF	±1,384 SF	±16,636 SF	8 (12' x 14')	Contact Broker	\$0.34

DEMOGRAPHICS

Population

	1 Mile	3 Mile	5 Mile
2025 Estimated Population	8,429	114,367	333,216
2030 Projected Population	9,488	124,082	359,501
Projected Annual Growth 2025 to 2030	2.5%	1.7%	1.6%
2025 Estimated Households	2,781	42,666	128,202
2030 Projected Households	3,172	46,432	139,298
Projected Annual Growth 2025 to 2030	2.8%	1.8%	1.7%
2025 Est. Median Age	37.7	37.8	37.9

Household Income

2025 Est. Average Household Income	\$142,937	\$126,108	\$123,976
2025 Est. Median Household Income	\$104,539	\$96,367	\$93,136

Education

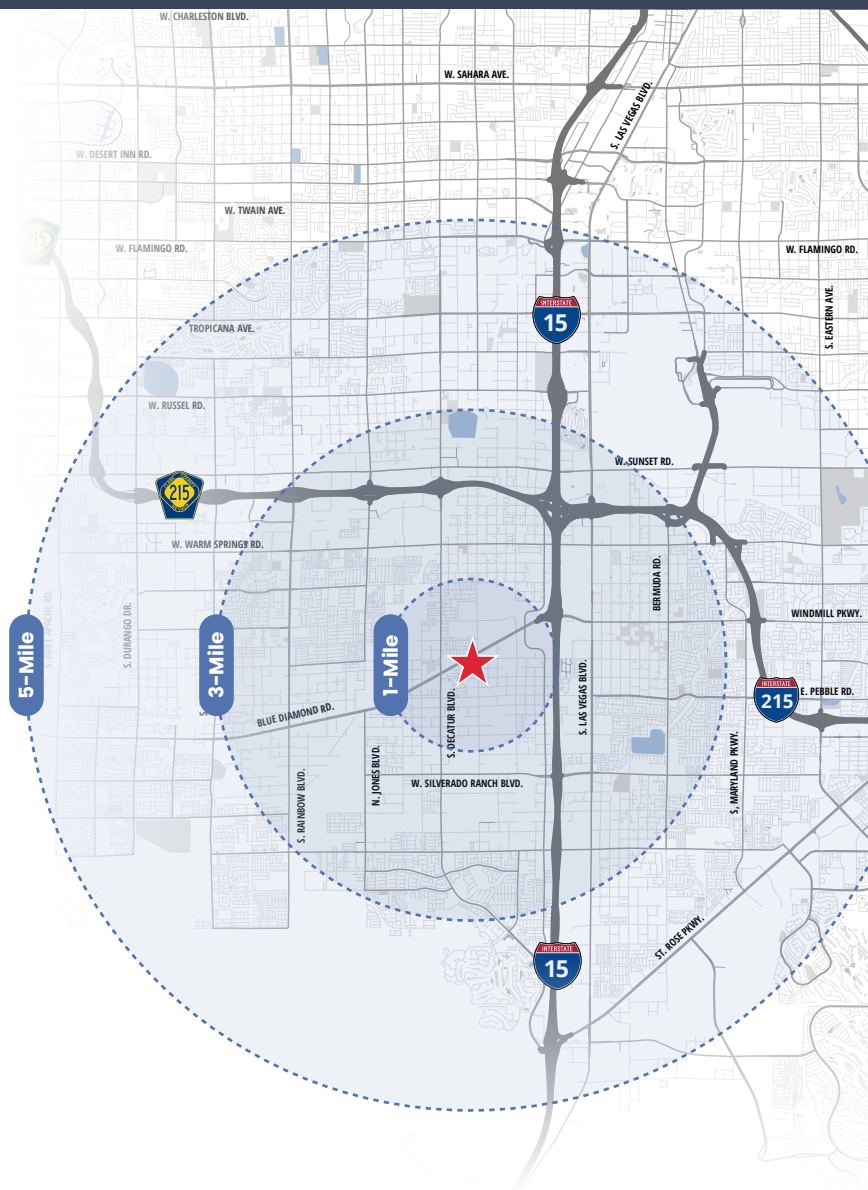
2025 Est. Some College	20.1%	21.4%	22.2%
2025 Est. Bachelor Degree Only	22.2%	24.4%	24.1%

Workforce

2025 White Collar Workers	62.0%	59.4%	59.6%
2025 Blue Collar Workers	38.0%	40.6%	40.4%

Housing

2025 Est. Owner-Occupied	63.3%	51.6%	50.8%
2025 Est. Renter-Occupied	31.7%	41.9%	43.0%



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