

NOW LEASING!



MOUNTAIN WEST
INDUSTRIAL PARK II

**7135, 7215, 7175, & 7255
W. PATRICK LANE
LAS VEGAS, NV 89113**

**NEAR I-215 &
RAINBOW BLVD**

THE LAS VEGAS "STRIP"

SOUTH RAINBOW BOULEVARD

WEST PATRICK LANE

SPACE AVAILABLE!

100% LEASED

SEPTEMBER 2026

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KEY FEATURES



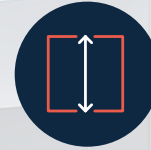
UNIT SIZES

±7,150 – 71,100 SF



CONSTRUCTION

Concrete Tilt-Up Construction with a wood panelized thermal insulated PVC Roof



CLEAR HEIGHT

22'-32' minimum Clear Height



LOADING

Dock & Grade loading with levelers per unit



TI ALLOWANCE

TI Allowance Packages Available



LOCATION

Prime Southwest location, less than 5 minutes from the 215 beltway



ZONING

IP, Industrial Park



PARKING RATIO

1.5 per 1,000 SF

SITE PLAN

■ = AVAILABLE

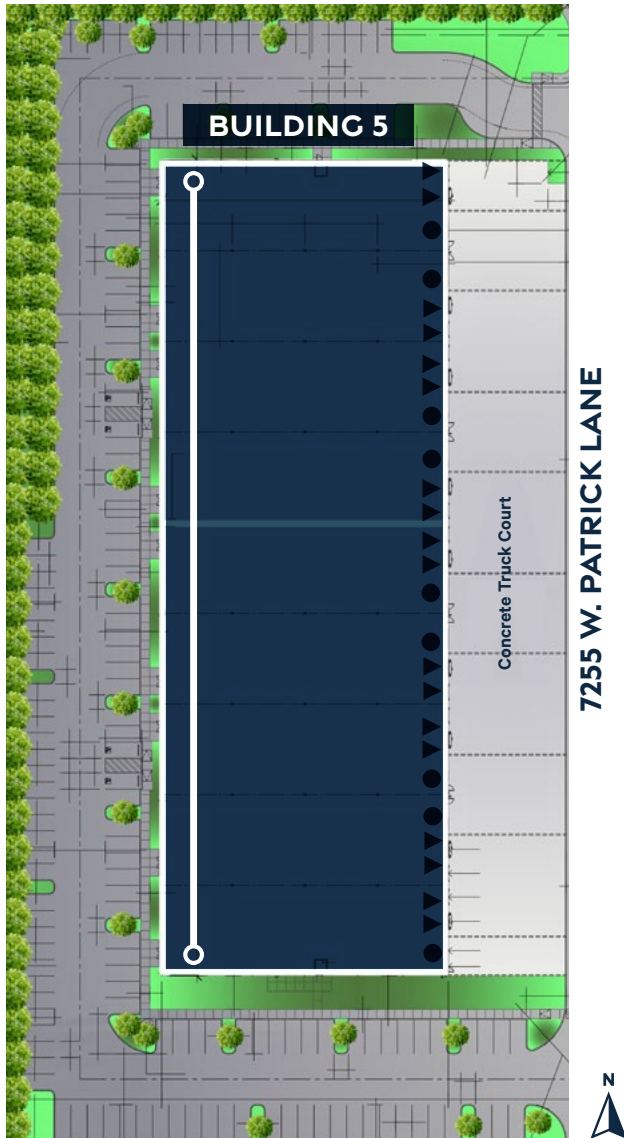
■ = LEASED

▲ = DOCK-HI DOOR

● = GRADE-LEVEL DOOR

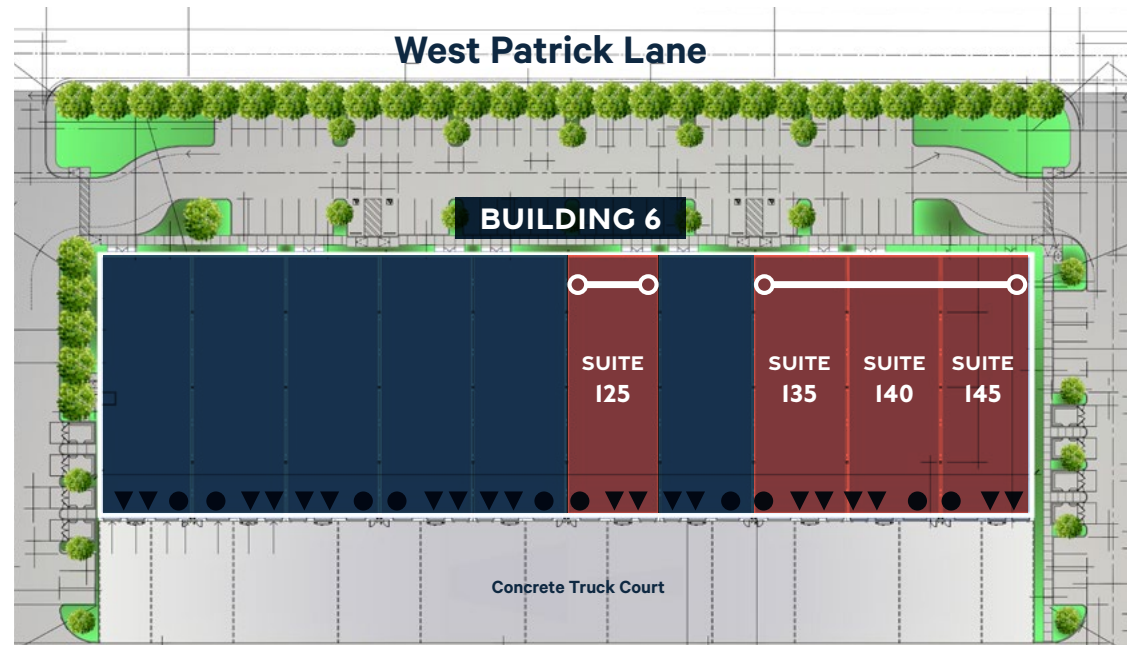


SITE PLAN & UNIT BREAKDOWN



BUILDING 5	Suite	Unit Footprint SF	Office SF	Grade Level Loading	Dock-Hi Loading	Parking Spaces
LEASED	100-105	71,100 SF	BTS Office*	9G	18D	108

BUILDING 6	Suite	Unit Footprint SF	Office SF	Grade Level Loading	Dock-Hi Loading	Parking Spaces
LEASED	100-120	35,750 SF	BTS office*	5G	10D	54
	125	7,150 SF	BTS office*	1G	2D	11
LEASED	130	7,150 SF	BTS office*	1G	2D	11
	135-140	14,300 SF	BTS office*	2G	4D	22
	135-145	21,450 SF	SPEC Office	3G	6D	33



▲ = Dock-Hi Door
● = GRADE-LEVEL DOOR
BTS = BUILD TO SUIT

■ = AVAILABLE
■ = LEASED

*approximate suite sizes

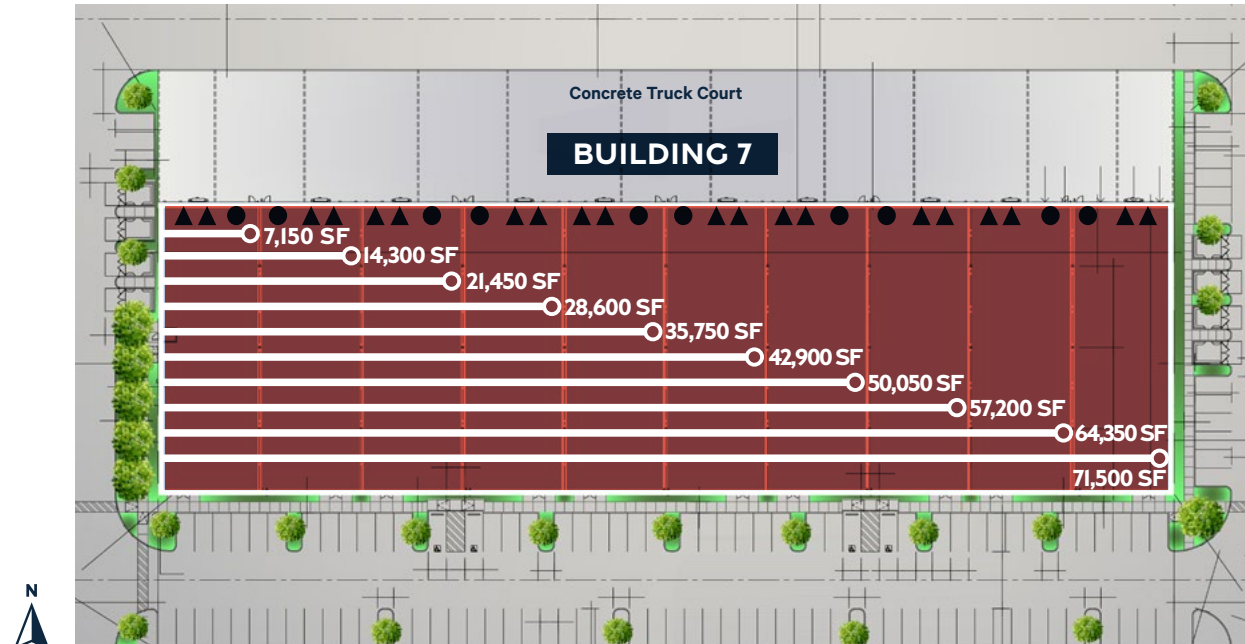
CALL 702-369-4825 TO SCHEDULE A TOUR!

SITE PLAN & UNIT BREAKDOWN

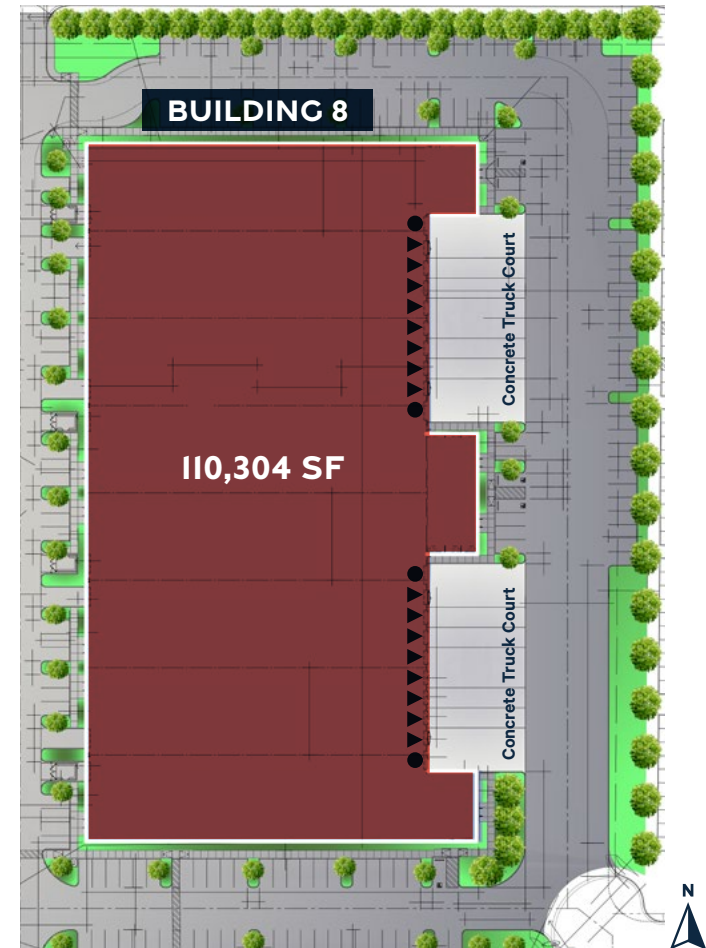
7215 W. PATRICK LANE	Suite	Unit Footprint SF	Office SF	Grade Level Loading	Dock-Hi Loading	Parking Spaces
	100	7,150 SF	BTS Office*	1G	2D	11
	100-105	14,300 SF	BTS Office*	2G	4D	22
	100-110	21,450 SF	BTS Office*	3G	6D	33
	100-115	28,600 SF	BTS Office*	4G	8D	43
	100-120	35,750 SF	BTS Office*	5G	10D	54
	100-125	42,900 SF	BTS Office*	6G	12D	65
	100-130	50,050 SF	BTS Office*	7G	14D	76
	100-135	57,200 SF	BTS Office*	8G	16D	86
	100-140	64,350 SF	BTS Office*	9G	18D	97
	100-145	71,500 SF	BTS Office*	10G	20D	108

7135 W. PATRICK LANE	Unit Footprint SF	Office SF	Grade Level Loading	Dock-Hi Loading	Parking Spaces
	110,304 SF	BTS Office*	4G	16D	166

BREAKING GROUND Q1 2027



BREAKING GROUND Q1 2027



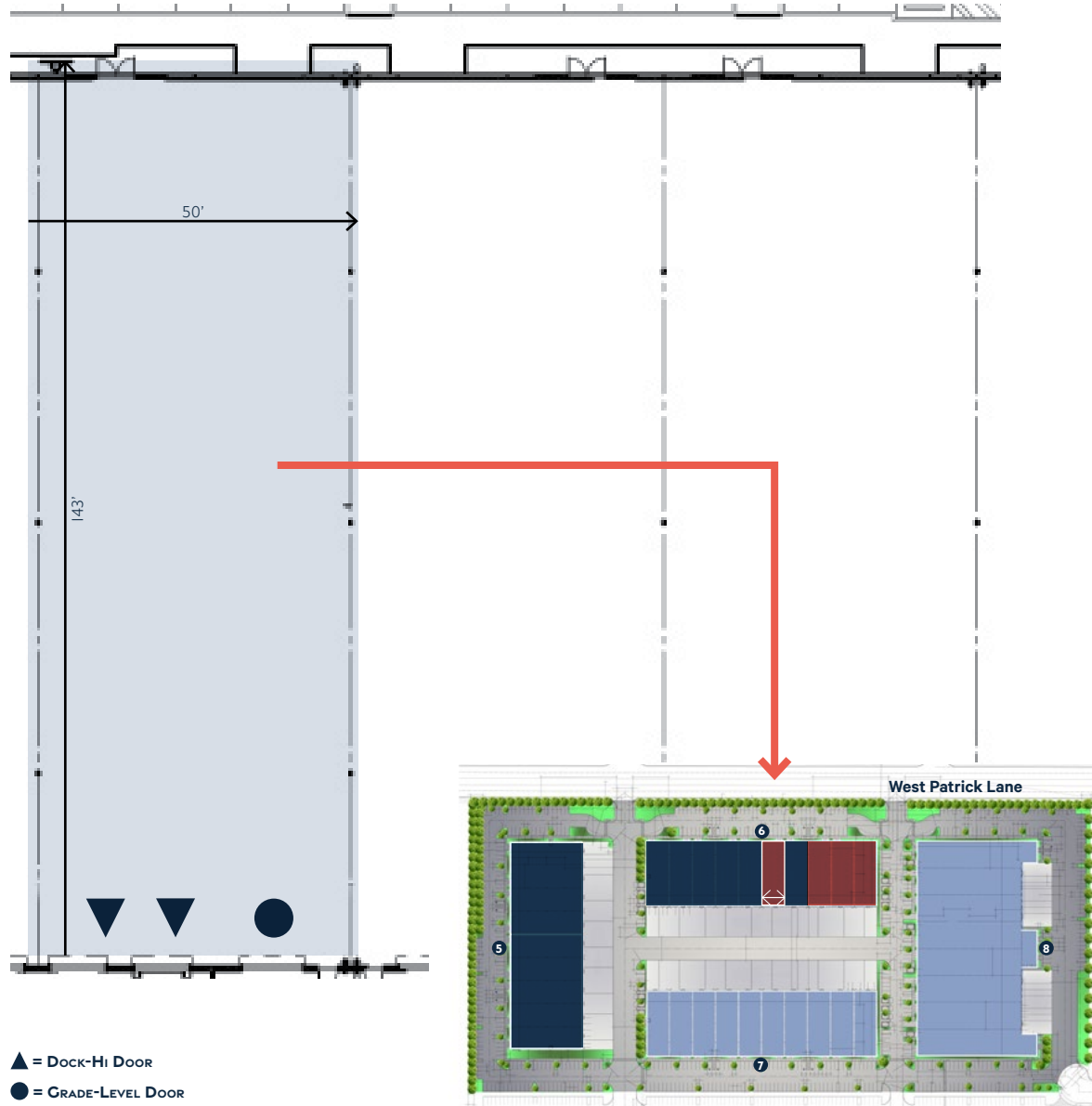
*approximate suite sizes

- ▲ = DOCK-HI DOOR
- = GRADE-LEVEL DOOR
- BTS = BUILD TO SUIT
- = AVAILABLE
- = LEASED

POTENTIAL DIVISIBILITY PLANS

BUILDING 6

7175 W. PATRICK LANE
SUITE 125
LAS VEGAS, NV 89113



* Lighting, cooling, and office buildout are not a part of the delivery

7,150 SF

BTS

OFFICE

1G

GRADE LEVEL LOADING

2D

DOCK HI LOADING

11

PARKING SPACES

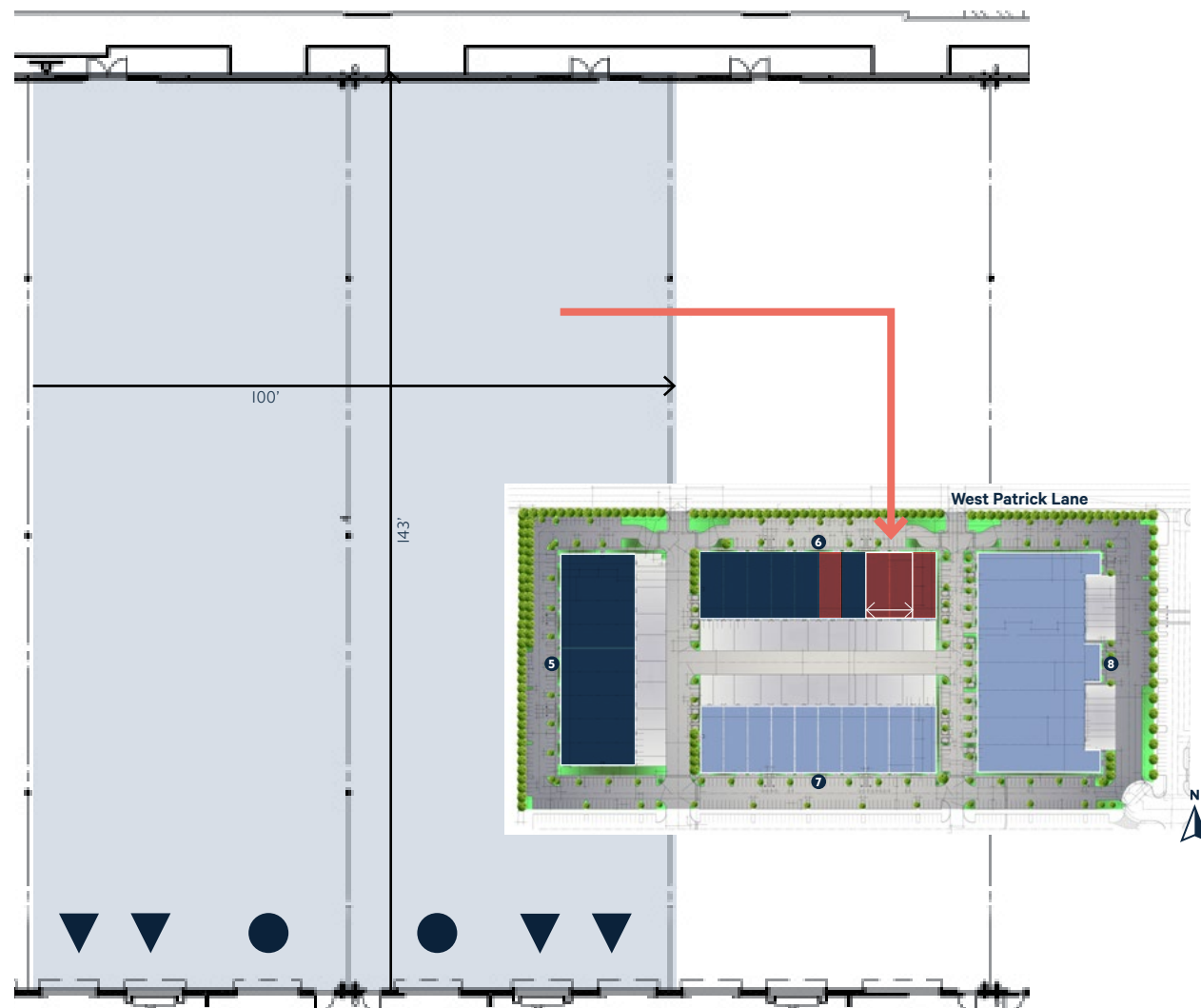
HIGHLIGHTS

- BTS office
- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate-controlled warehouse
- 50' x 40' column spacing (average)
- 200 amps 277/480v, 3-phase power
- (1) 12' x 14' grade level loading doors
- (2) 9' x 10' dock hi loading doors with 1 edge of dock delivered on every other door
- **Tenant Improvement Allowance: \$26/SF**
- **Pricing: CALL FOR PRICING**

POTENTIAL DIVISIBILITY PLANS

BUILDING 6

7175 W. PATRICK LANE
SUITE 135-140
LAS VEGAS, NV 89113



▲ = DOCK-HI DOOR
● = GRADE-LEVEL DOOR
BTS = BUILD TO SUIT

Concrete Truck Court

* Lighting, cooling, and office buildout are not a part of the delivery

14,300 SF

BTS

OFFICE

2G

GRADE LEVEL LOADING

4D

DOCK HI LOADING

22

PARKING SPACES

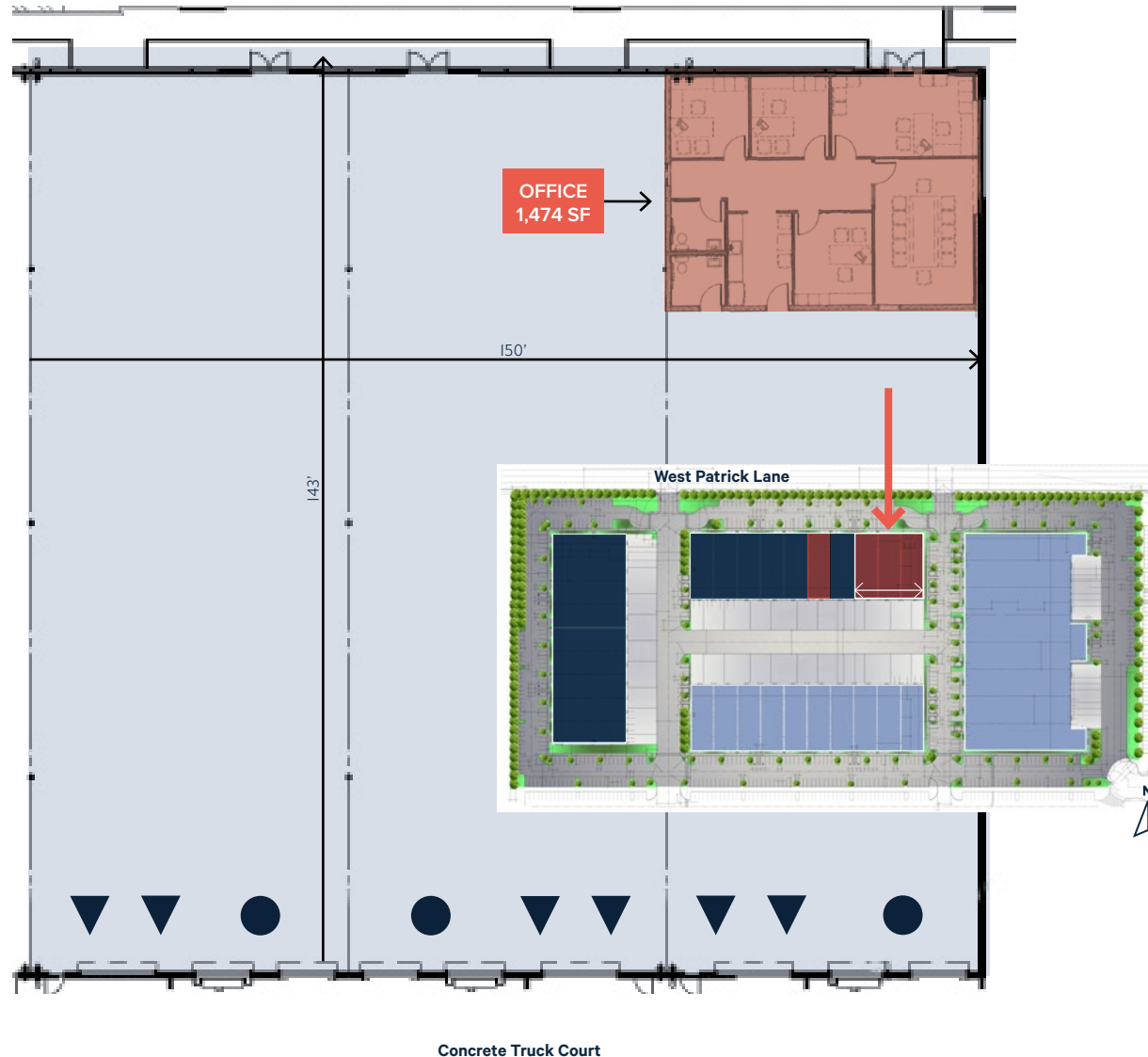
HIGHLIGHTS

- BTS office available
- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate controlled warehouse
- 50' x 40' column spacing (average)
- 400 amps 277/480v, 3-phase power
- (2) 12' x 14' Grade level loading doors
- (4) 9' x 10' dock hi loading doors with 1 edge of dock delivered on every other door
- **Tenant Improvement Allowance: \$26/SF**
- **Pricing: CALL FOR PRICING**

POTENTIAL DIVISIBILITY PLANS

BUILDING 6

7175 W. PATRICK LANE
SUITE 135-145
LAS VEGAS, NV 89113



▲ = DOCK-HI DOOR
● = GRADE-LEVEL DOOR
BTS = BUILD TO SUIT

* Lighting and cooling are not a part of the delivery

21,450 SF

1,474

OFFICE SF

3G

GRADE LEVEL LOADING

6D

DOCK HI LOADING

33

PARKING SPACES

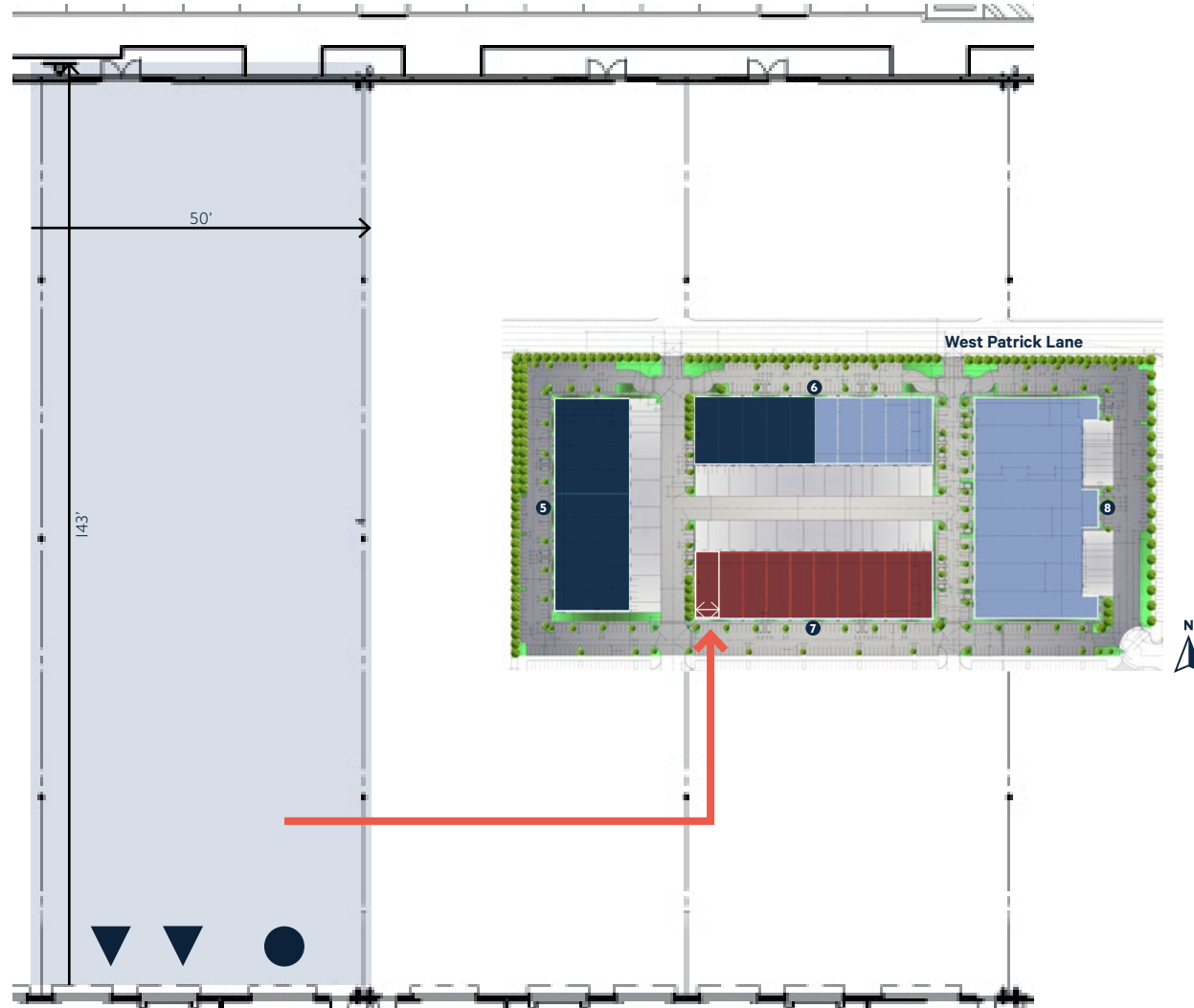
HIGHLIGHTS

- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Office area includes: reception area, (3) private offices, conference room, break area, and (2) single-stall ADA restrooms. (1) restroom shall be located in the warehouse
- 50' x 40' column spacing (average)
- 600 amps 277/480v, 3-phase power
- (3) 12' x 14' grade level loading doors
- (6) 9' x 10' dock-hi loading doors with 1 edge of dock delivered on every other door
- **Pricing: CALL FOR PRICING**

POTENTIAL DIVISIBILITY PLANS

BUILDING 7

7215 W. PATRICK LANE
LAS VEGAS, NV 89113



▲ = DOCK-HI DOOR
● = GRADE-LEVEL DOOR
BTS = BUILD TO SUIT

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7,150 SF

BTS

OFFICE

1G

GRADE LEVEL LOADING

2D

DOCK HI LOADING

11

PARKING SPACES

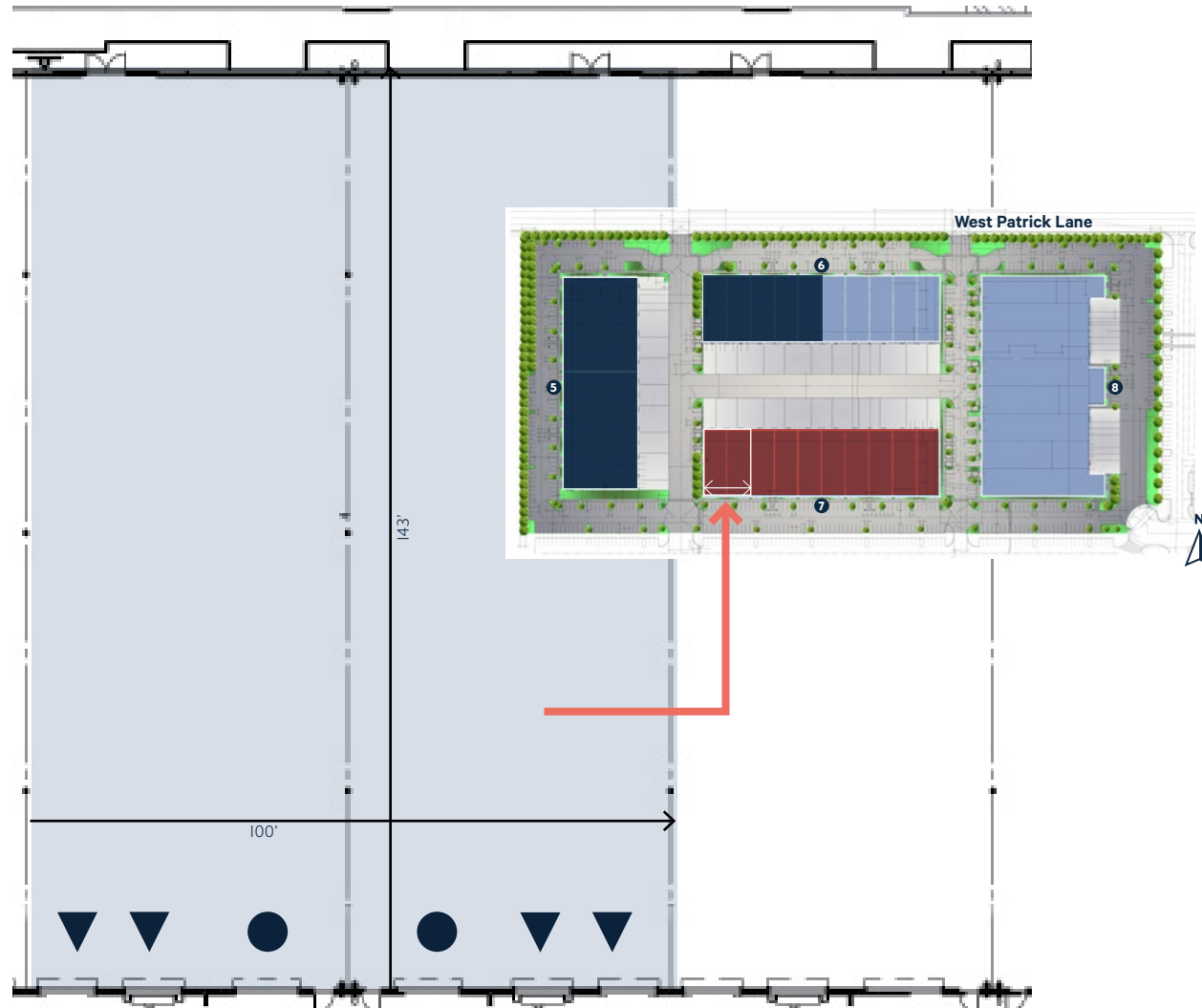
HIGHLIGHTS

- BTS office
- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate-controlled warehouse
- 50' x 40' column spacing (average)
- 200 amps 277/480v, 3-phase power
- (1) 12' x 14' grade level loading doors
- (2) 9' x 10' dock hi loading doors with 1 edge of dock delivered on every other door
- **Tenant Improvement Allowance: \$26/SF**
- **Pricing: CALL FOR PRICING**

POTENTIAL DIVISIBILITY PLANS

BUILDING 7

7215 W. PATRICK LANE
LAS VEGAS, NV 89113



▲ = DOCK-HI DOOR
● = GRADE-LEVEL DOOR
BTS = BUILD TO SUIT

Concrete Truck Court

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14,300 SF

BTS

OFFICE

2G

GRADE LEVEL LOADING

4D

DOCK HI LOADING

22

PARKING SPACES

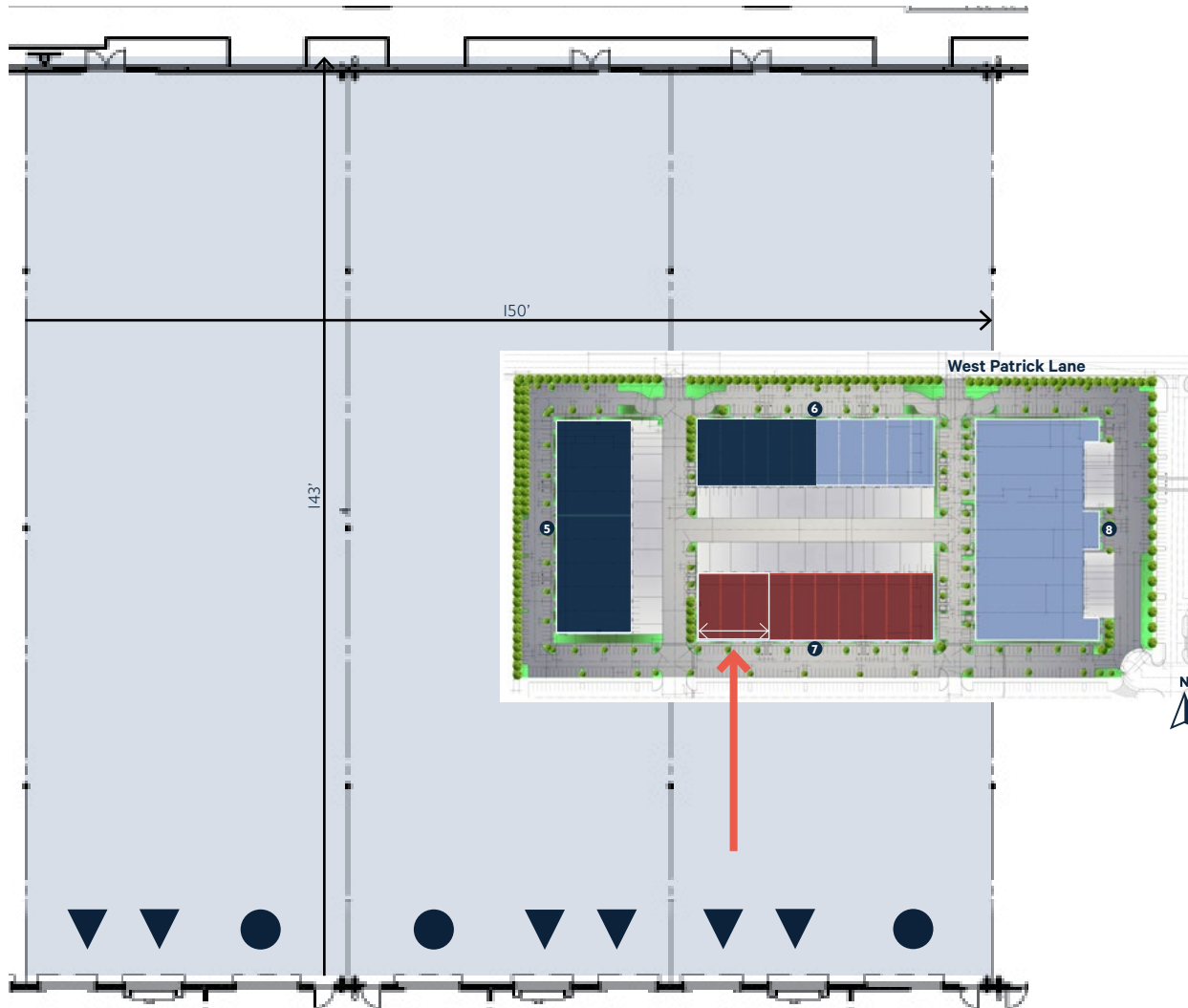
HIGHLIGHTS

- BTS office available
- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate controlled warehouse
- 50' x 40' column spacing (average)
- 400 amps 277/480v, 3-phase power
- (2) 12' x 14' Grade level loading doors
- (4) 9' x 10' dock hi loading doors with 1 edge of dock delivered on every other door
- **Tenant Improvement Allowance: \$26/SF**
- **Pricing: CALL FOR PRICING**

POTENTIAL DIVISIBILITY PLANS

BUILDING 7

7215 W. PATRICK LANE
LAS VEGAS, NV 89113



Concrete Truck Court

▲ = Dock-Hi Door
● = Grade-Level Door
BTS = BUILD TO SUIT

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21,450 SF

BTS

OFFICE

3G

GRADE LEVEL LOADING

6D

DOCK HI LOADING

33

PARKING SPACES

HIGHLIGHTS

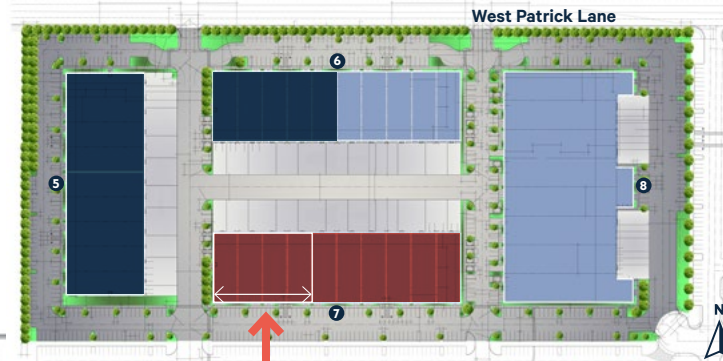
- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate controlled warehouse
- 50' x 40' column spacing (average)
- 600 amps 277/480v, 3-phase power
- (3) 12' x 14' grade level loading doors
- (6) 9' x 10' dock-hi loading doors with 1 edge of dock delivered on every other door
- **Tenant Improvement Allowance: \$26/SF**
- **Pricing: CALL FOR PRICING**

POTENTIAL DIVISIBILITY PLANS

BUILDING 7

7215 W. PATRICK LANE
LAS VEGAS, NV 89113

▲ = Dock-Hi Door
● = GRADE-LEVEL DOOR
BTS = BUILD TO SUIT



Concrete Truck Court

28,600 SF

BTS

OFFICE

4G

GRADE LEVEL LOADING

8D

DOCK HI LOADING

43

PARKING SPACES

HIGHLIGHTS

- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate controlled warehouse
- 50' x 40' column spacing (average)
- 800 amps 277/480v, 3-phase power
- (4) 12' x 14' grade level loading doors
- (8) 9' x 10' dock-hi loading doors with 1 edge of dock delivered on every other door
- **Tenant Improvement Allowance: \$26/SF**
- **Pricing: CALL FOR PRICING**

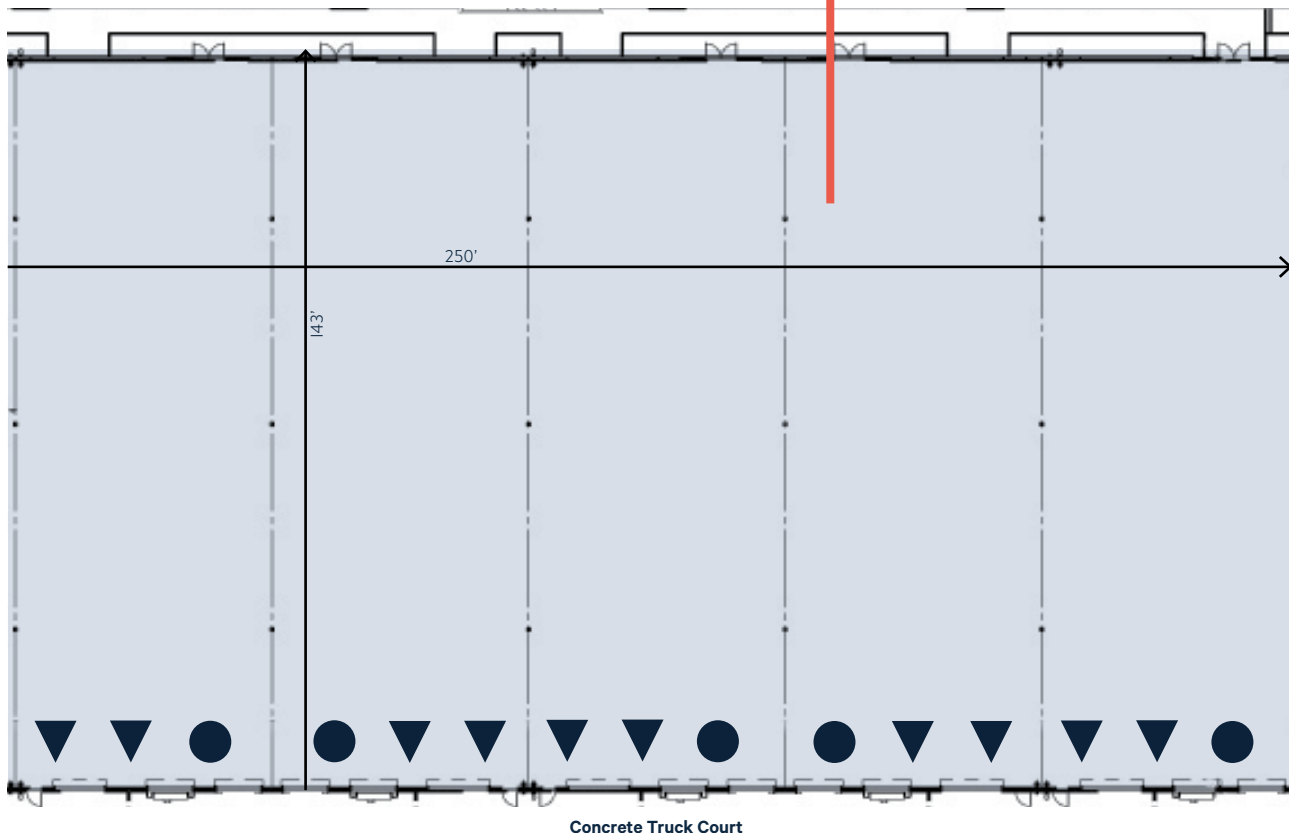
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POTENTIAL DIVISIBILITY PLANS

BUILDING 7

7215 W. PATRICK LANE
LAS VEGAS, NV 89113

▲ = Dock-Hi Door
● = GRADE-LEVEL DOOR
BTS = BUILD TO SUIT



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35,750 SF

BTS

OFFICE

5G

GRADE LEVEL LOADING

10D

DOCK HI LOADING

54

PARKING SPACES

HIGHLIGHTS

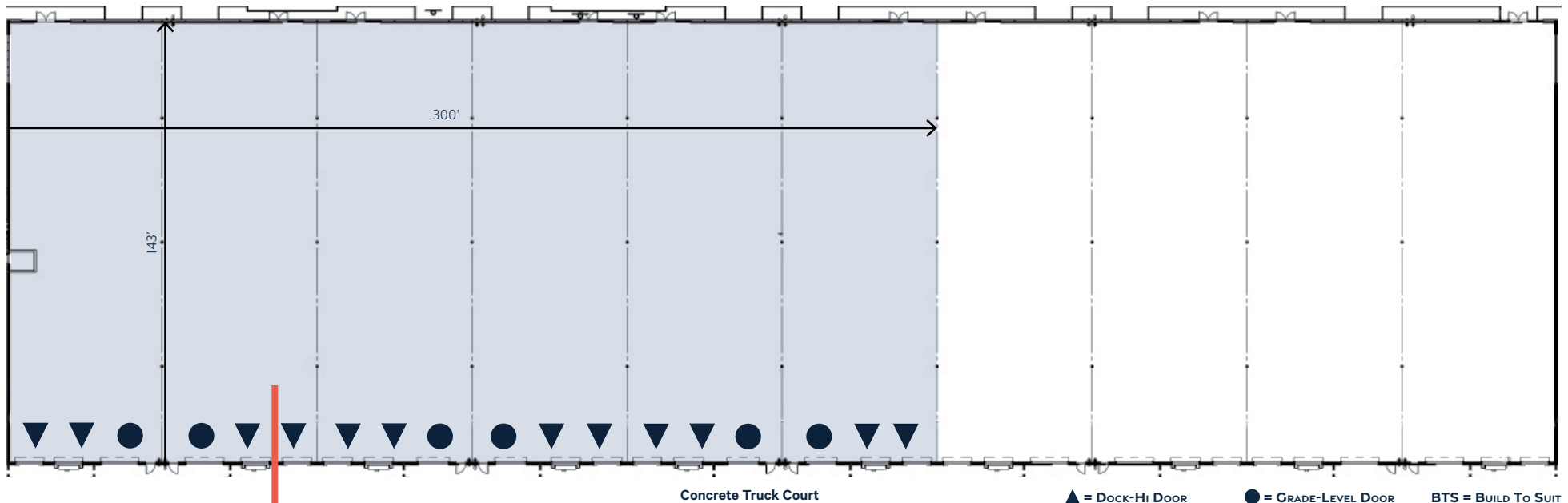
- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate controlled warehouse
- 50' x 40' column spacing (average)
- 1,000 amps 277/480v, 3-phase power
- (5) 12' x 14' grade level loading doors
- (10) 9' x 10' dock-hi loading doors with 1 edge of dock delivered on every other door
- **Tenant Improvement Allowance: \$26/SF**
- **Pricing: CALL FOR PRICING**

POTENTIAL DIVISIBILITY PLANS

BUILDING 7

7215 W. PATRICK LANE
LAS VEGAS, NV 89113

42,900 SF



HIGHLIGHTS

BTS

OFFICE

6G

GRADE LEVEL LOADING

12D

DOCK HI LOADING

65

PARKING SPACES

- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate controlled warehouse
- 50' x 40' column spacing (average)
- 1,200 amps 277/480v, 3-phase power

- (6) 12' x 14' grade level loading doors
- (12) 9' x 10' dock-hi loading doors with 1 edge of dock delivered on every other door
- **Tenant Improvement Allowance: \$26/SF**
- **Pricing: CALL FOR PRICING**



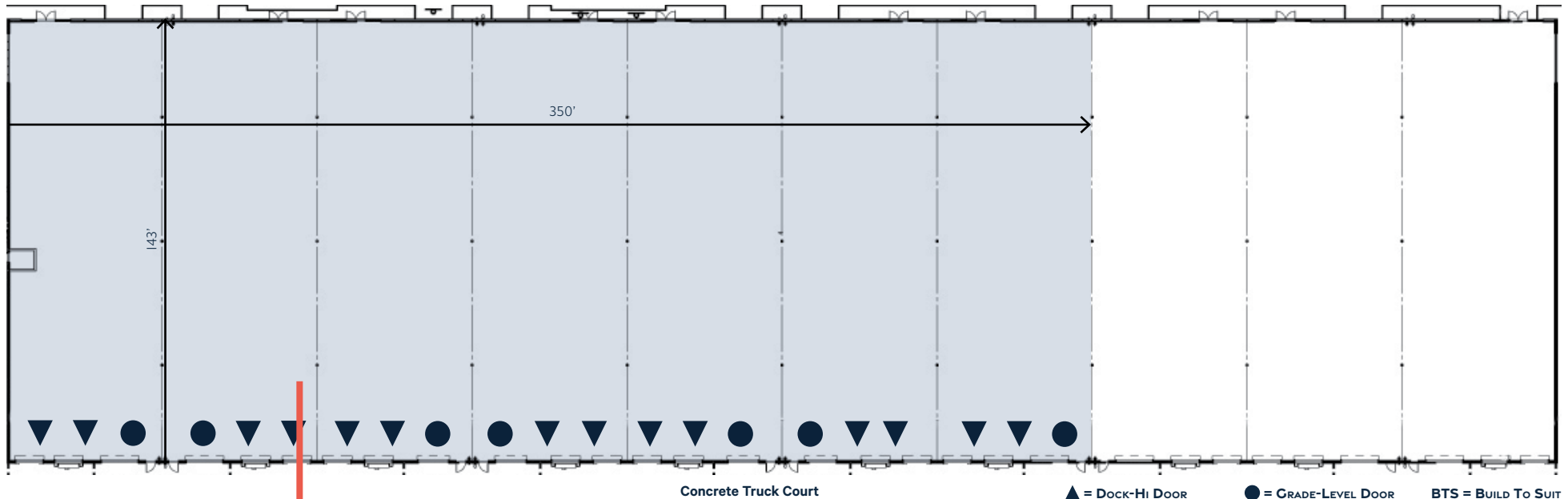
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POTENTIAL DIVISIBILITY PLANS

BUILDING 7

7215 W. PATRICK LANE
LAS VEGAS, NV 89113

50,050 SF



HIGHLIGHTS

BTS

OFFICE

7G

GRADE LEVEL LOADING

14D

DOCK HI LOADING

76

PARKING SPACES

- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate controlled warehouse
- 50' x 40' column spacing (average)
- 1,400 amps 277/480v, 3-phase power

- (7) 12' x 14' grade level loading doors
- (14) 9' x 10' dock-hi loading doors with 1 edge of dock delivered on every other door
- **Tenant Improvement Allowance: \$26/SF**
- **Pricing: CALL FOR PRICING**

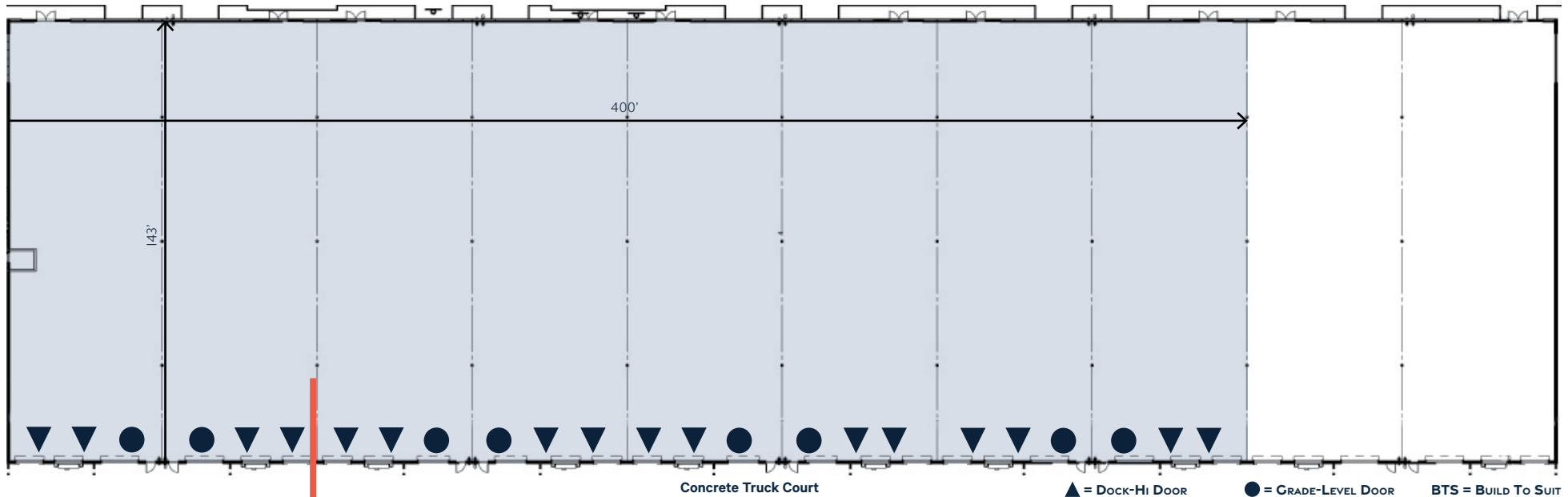
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POTENTIAL DIVISIBILITY PLANS

BUILDING 7

7215 W. PATRICK LANE
LAS VEGAS, NV 89113

57,200 SF



HIGHLIGHTS

BTS

OFFICE

8G

GRADE LEVEL LOADING

16D

DOCK HI LOADING

86

PARKING SPACES

- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate controlled warehouse
- 50' x 40' column spacing (average)
- 1,600 amps 277/480v, 3-phase power

- (8) 12' x 14' grade level loading doors
- (16) 9' x 10' dock-hi loading doors with 1 edge of dock delivered on every other door
- **Tenant Improvement Allowance: \$26/SF**
- **Pricing: CALL FOR PRICING**



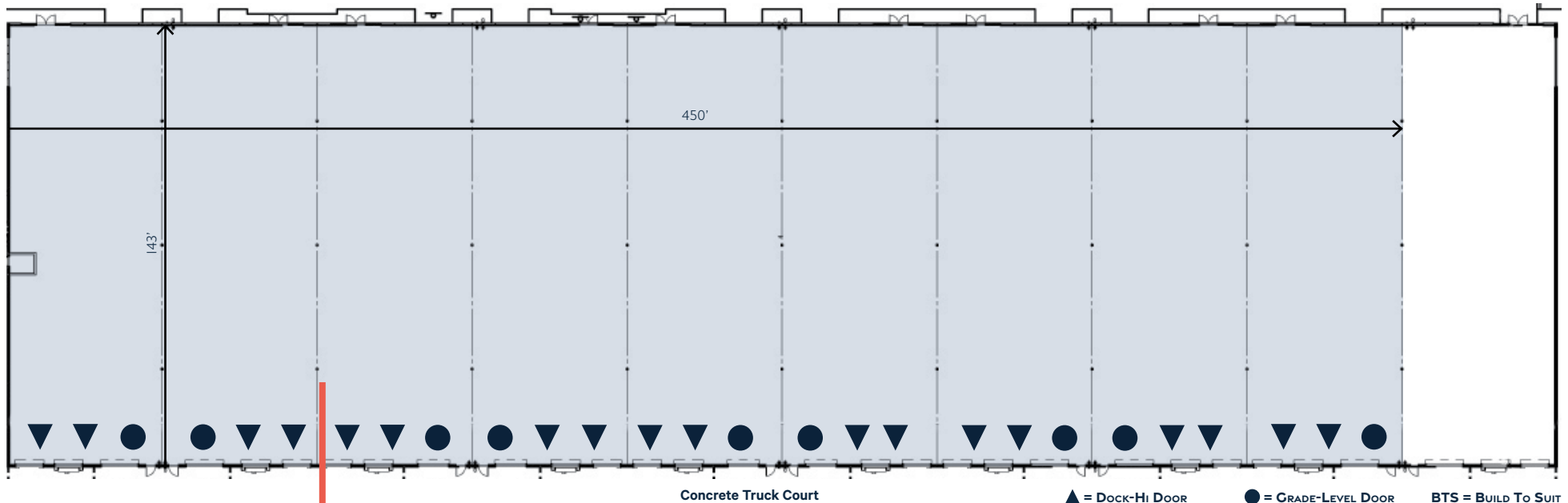
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POTENTIAL DIVISIBILITY PLANS

BUILDING 7

7215 W. PATRICK LANE
LAS VEGAS, NV 89113

64,350 SF



HIGHLIGHTS

BTS

OFFICE

9G

GRADE LEVEL LOADING

18D

DOCK HI LOADING

97

PARKING SPACES

- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate controlled warehouse
- 50' x 40' column spacing (average)
- 1,800 amps 277/480v, 3-phase power

- (9) 12' x 14' grade level loading doors
- (18) 9' x 10' dock-hi loading doors with 1 edge of dock delivered on every other door
- **Tenant Improvement Allowance: \$26/SF**
- **Pricing: CALL FOR PRICING**



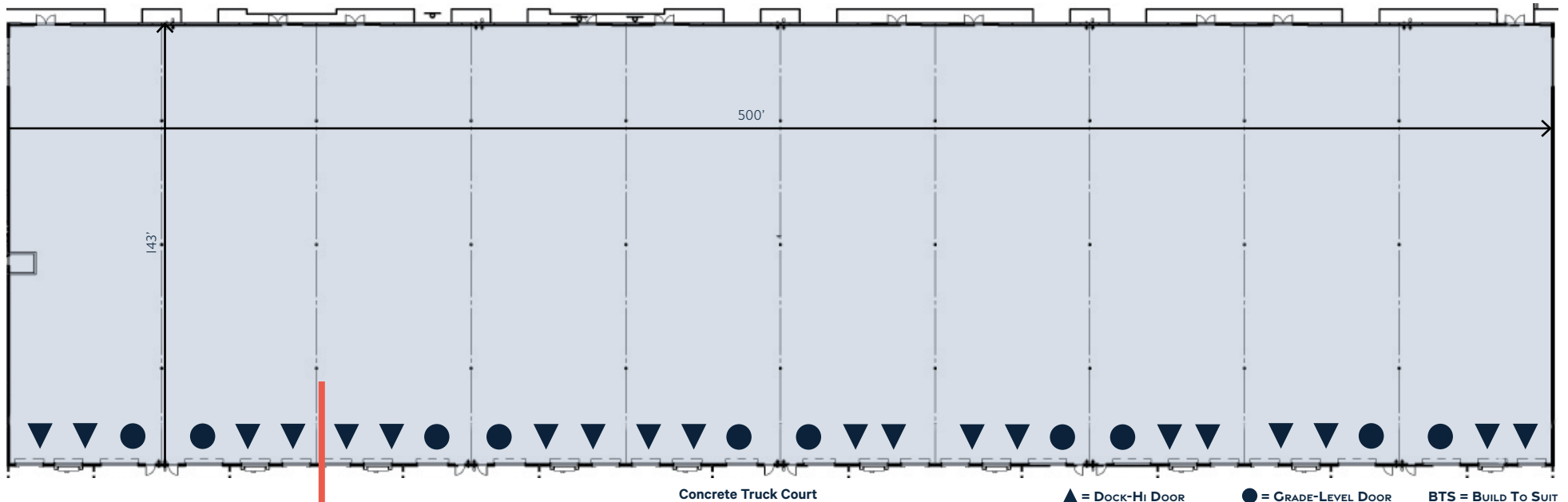
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POTENTIAL DIVISIBILITY PLANS

BUILDING 7

7215 W. PATRICK LANE
LAS VEGAS, NV 89113

71,500 SF



HIGHLIGHTS

BTS

OFFICE

10G

GRADE LEVEL LOADING

20D

DOCK HI LOADING

108

PARKING SPACES

- 30'-32' minimum clearance
- ESFR fire suppression system
- R-38 insulation under the roof deck
- Potential for 100% climate controlled warehouse
- 50' x 40' column spacing (average)
- 2,000 amps 277/480v, 3-phase power

- (10) 12' x 14' grade level loading doors
- (20) 9' x 10' dock-hi loading doors with 1 edge of dock delivered on every other door
- **Tenant Improvement Allowance: \$26/SF**
- **Pricing: CALL FOR PRICING**



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FLOOR PLAN

BUILDING

8

7135 W. PATRICK LANE

110,304 SF

226'-0"

464'-0"



▲ = DOCK-HI DOOR
● = GRADE-LEVEL DOOR
BTS = BUILD TO SUIT

110,304 SF

BTS

OFFICE

4G

GRADE LEVEL LOADING

16D

DOCK HI LOADING

166

PARKING SPACES

HIGHLIGHTS

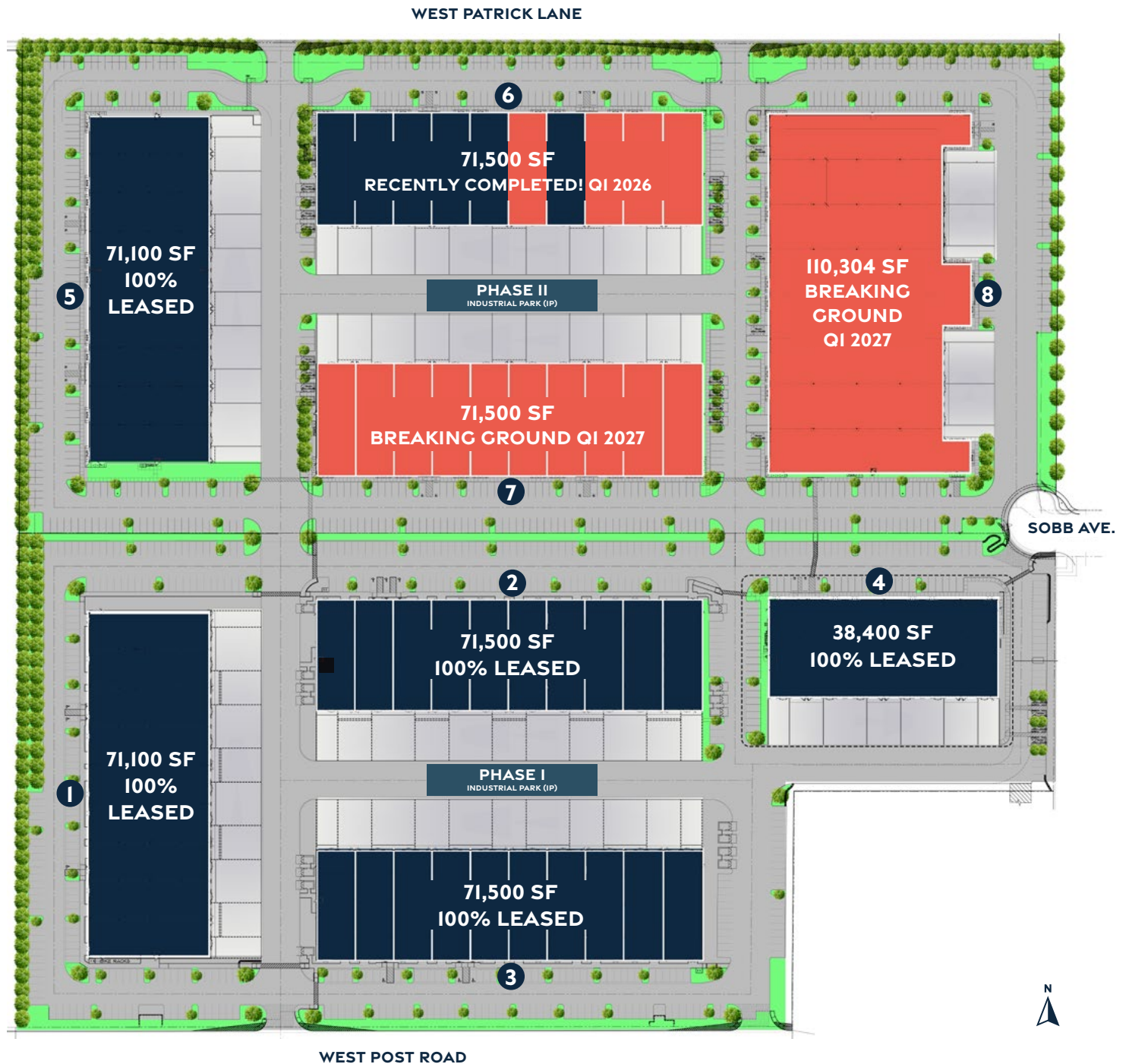
- 56' x 58' column spacing
- Single tenant, free-stand opportunity
- BTS office space
- 30'-32' clearance
- (16) 9' x 10' dock high loading doors
- (4) 12' x 14' grade level loading doors
- Potential to add (4) additional grade level doors
- Edge of dock leveler delivered at every other dock-hi door
- Potential for 100% climate controlled warehouse
- **Tenant Improvement Allowance: \$26/SF**
- **Pricing: CALL FOR PRICING**

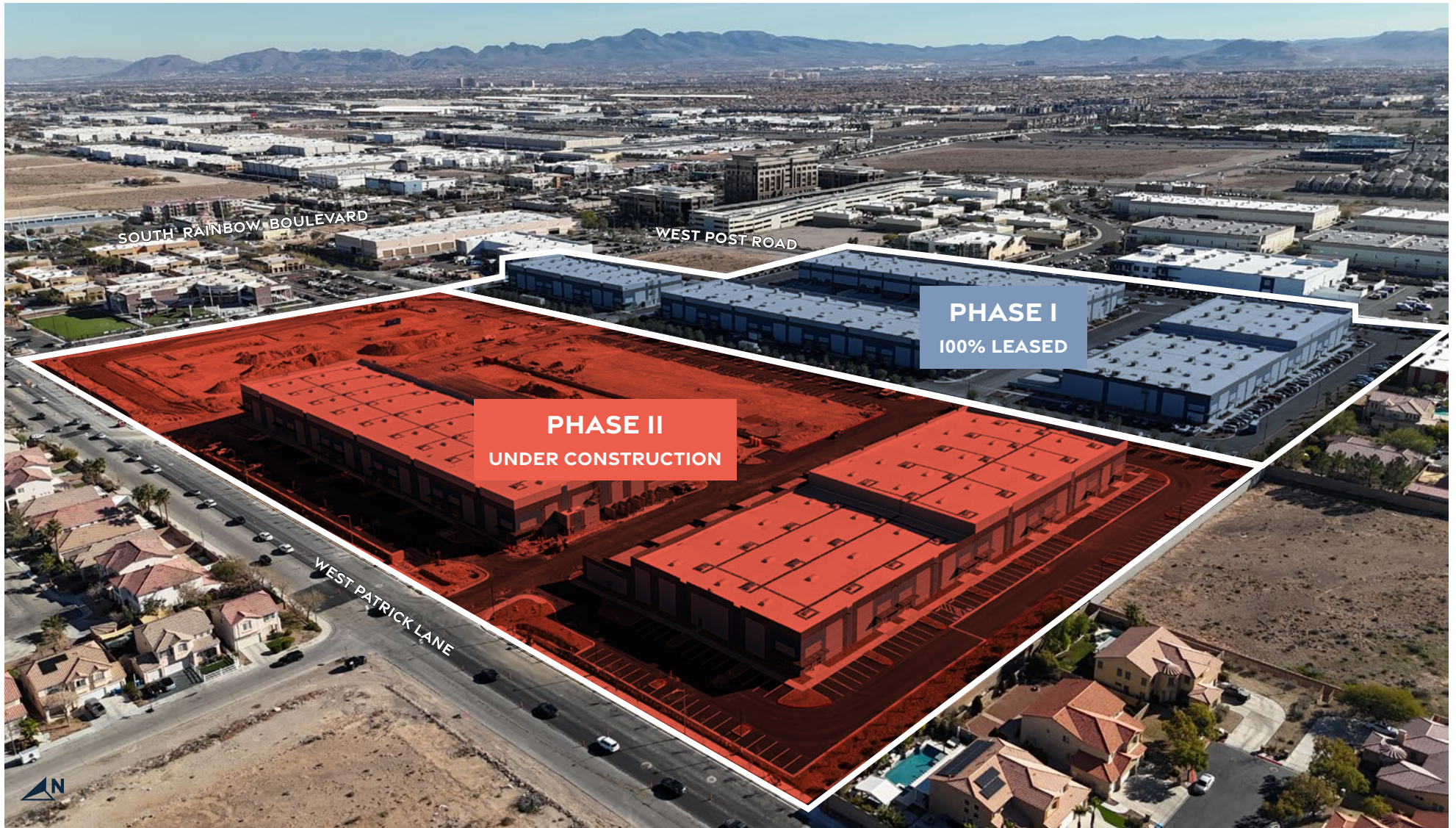
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MASTER SITE PLAN

- = AVAILABLE
- = LEASED
- = PLANNED





WHY LAS VEGAS?



NEVADA RANKS AS ONE OF THE NATION'S MOST TAX-FRIENDLY STATES



NO CORPORATE INCOME TAX



NO INHERITANCE OR GIFT TAX



NO PERSONAL INCOME TAX



NO ESTATE TAX



NO FRANCISE TAX ON INCOME



NO UNITARY TAX



NO INVENTORY TAX

LAS VEGAS FAST FACTS



3M

POPULATION



1.6M

LABOR FORCE



5.1%

UNEMPLOYMENT RATE



\$65K

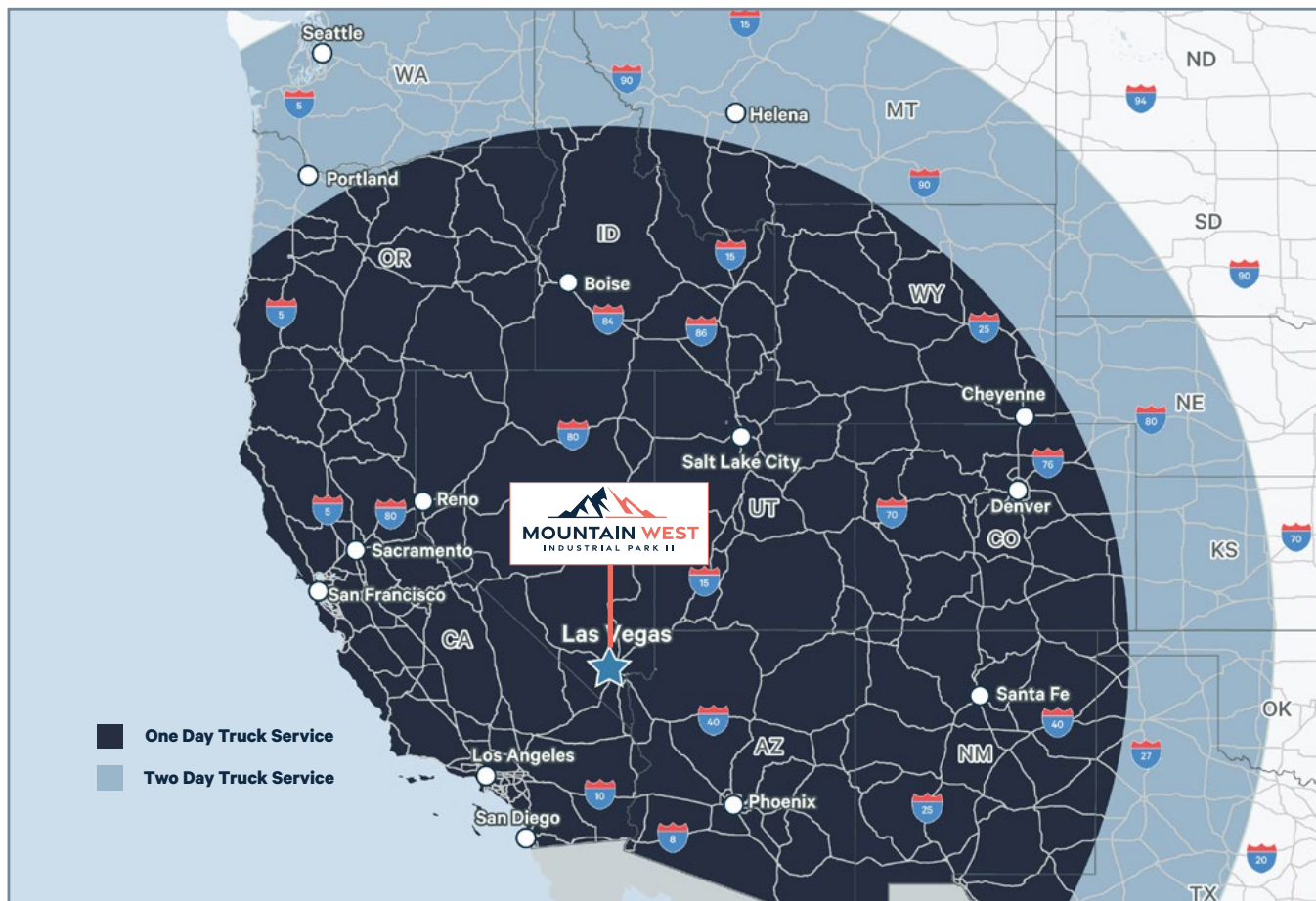
AVERAGE
INCOME



52M

VISITORS

TRANSIT ANALYSIS FROM LAS VEGAS



	Distance (mi.)	Time (est.)
Los Angeles, CA	262	4 hrs, 1 min
Phoenix, AZ	335	5 hrs, 25 min
San Diego, CA	323	4 hrs, 58 min
Salt Lake City, UT	433	6 hrs, 19 min
Reno, NV	447	7 hrs, 4 min
San Francisco, CA	561	8 hrs, 35 min
Sacramento, CA	564	8 hrs, 36 min

	Distance (mi.)	Time (est.)
Boise, ID	636	9 hrs, 49 min
Santa Fe, NM	640	9 hrs, 8 min
Denver, CO	761	11 hrs, 14 min
Cheyenne, WY	846	12 hrs, 44 min
Helena, MT	914	13 hrs, 11 min
Portland, OR	975	15 hrs, 50 min
Seattle, WA	1,126	17 hrs, 14 min



LOCATION & TRANSPORTATION

- I-215 Freeway:..... 1.2 Miles
- 1-15 Freeway:5.3 Miles
- The Las Vegas Strip:.....7.2 Miles
- Harry Reid Int'l Airport:7.8 Miles



SHIPPING & MAILING SERVICES

- FedEx Freight.....3.3 Miles
- FedEx Ship Center..... 0.2 Miles
- FedEx Air Cargo11.3 Miles
- FedEx Ground3.3 Miles
- UPS Freight Service Center7.4 Miles
- UPS Customer Center1.8 Miles
- UPS Air Cargo.....11.3 Miles
- US Post Office..... 2.8 Miles

INTERESTED IN LEARNING MORE ABOUT THE PROPERTY?

MOUNTAIN WEST
INDUSTRIAL PARK II

7135, 7215, 7175, & 7255 W. PATRICK LANE | LAS VEGAS, NV 89113
NEAR I-215 AND RAINBOW BLVD



CONTACT:

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