

LISTED BY:



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**±44,174 Total SF**

**FOR LEASE**

# **WEST AB**

## **BUSINESS CENTER**

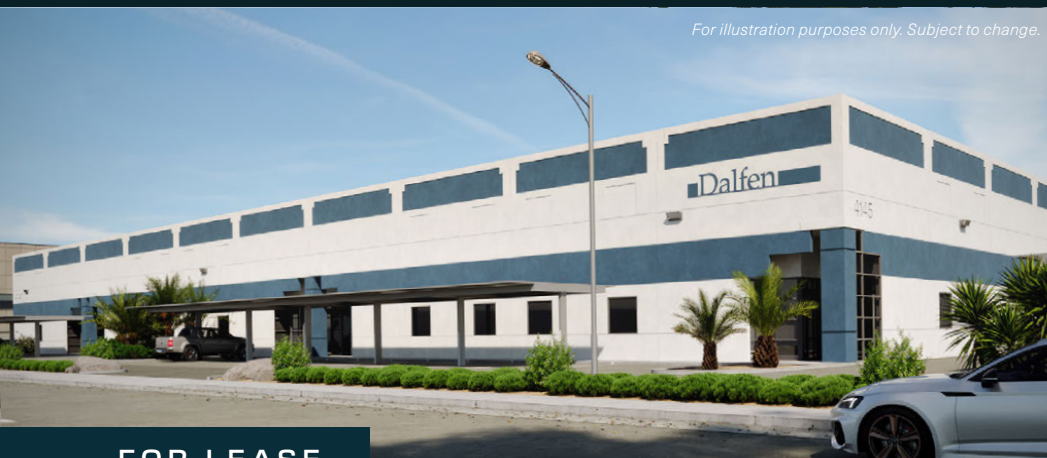
4145 WEST ALI BABA LANE, LAS VEGAS, NV 89118

UNDER NEW OWNERSHIP:

**Dalfen**  
INDUSTRIAL

# WEST AB

## BUSINESS CENTER



### ±44,174 SF INDUSTRIAL WAREHOUSE WITH A FENCED YARD

- Two spaces available from ±17,790 SF to ±26,384 SF
- Dock High Loading
- ±24' Clear Height
- ±2.06 Acre Corner Lot
- Located within the Stadium District
- Tilt-up Construction

OFFERING PRICE: CALL FOR LEASE RATE

### PROPERTY DETAILS

Property Address	4145 W. Ali Baba Lane, Las Vegas, NV 89118
Total SF	±44,174 SF
Parcel Size	±2.06 Acres
Zoning	M-1 Industrial
Submarket	Southwest
Construction Type	Tilt-up
Year Built	1998
Renovated	2015
Dock High Doors	Five (5) Dock High Doors
Grade Level doors	Five (5) Grade Level Doors
Clear Height	±24' Clear Height
Fire Sprinklers	Fire Sprinklered

# WEST AB

BUSINESS CENTER

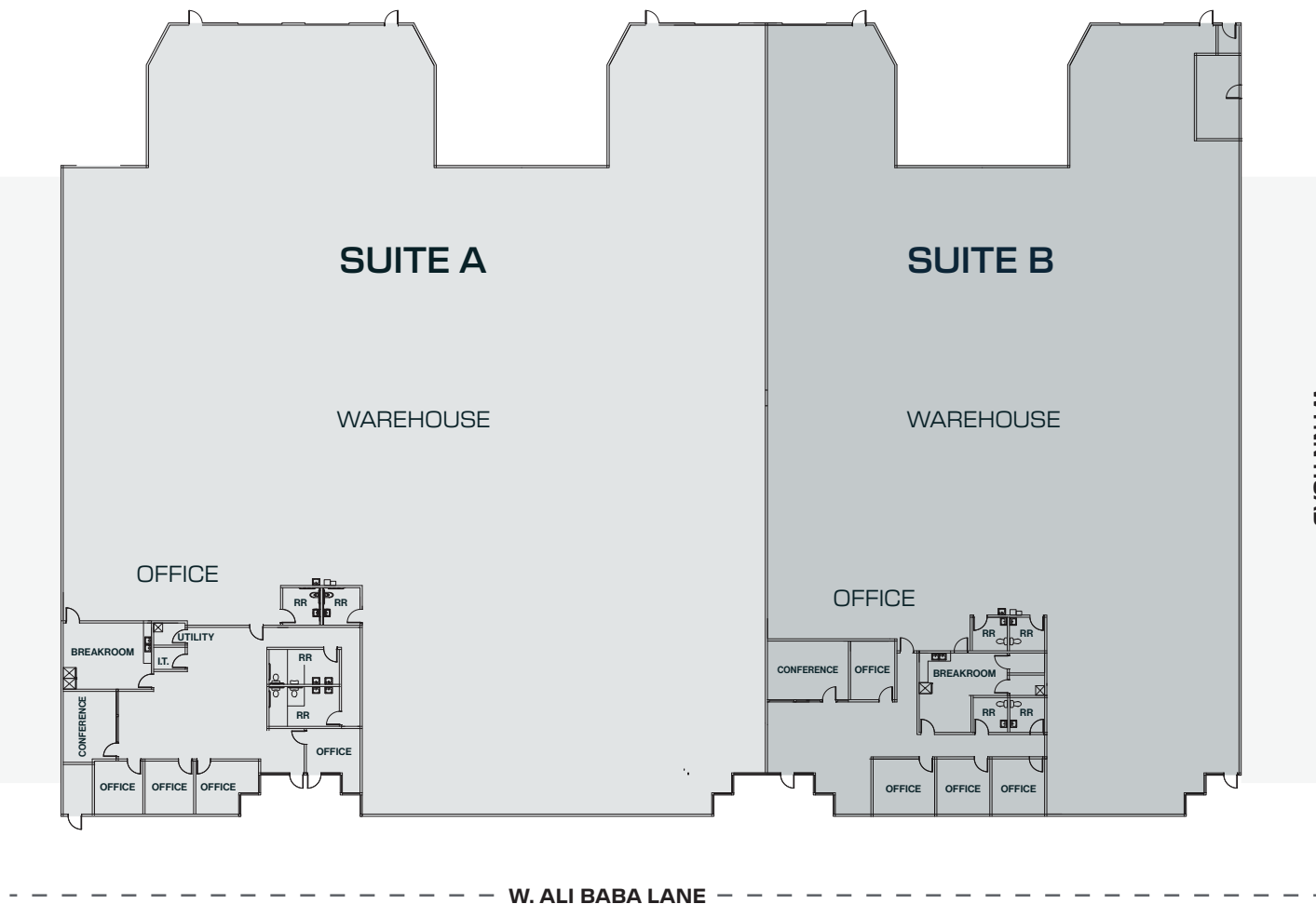


±44,174 Total SF

Not To Scale. For Illustration Purposes Only.



## SITE PLAN



# WEST AB

## BUSINESS CENTER

**Located in the Southwest  
Submarket with excellent access  
to the US-15 at Tropicana Avenue**

Southwest is part of a larger unincorporated stretch of Las Vegas that's tried to maintain its rural character.

Distances to:

- 1 Tropicana & I-15.....±1.2 Miles
- 2 The Strip.....±2.8 Miles
- 3 Harry Reid International Airport.....±3.5 Miles
- 4 I-215 & I-15.....±2.9 Miles
- 5 I-15 & US-95.....±9.3 Miles





# WEST AB

## BUSINESS CENTER

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Located in the heart of the Southwest submarket of Las Vegas. The property is centrally located and considered the premiere area of Las Vegas due to its close proximity to the resort corridor, the master-planned communities in Summerlin and Henderson, Harry Reid International Airport and both Interstate 215 & Interstate 15. Neighbors include: IGT, IKEA, Pepsi, UFC, Freeman Company, Ainsworth, Switch, Eye-Fi, Blueprint Studios and more.



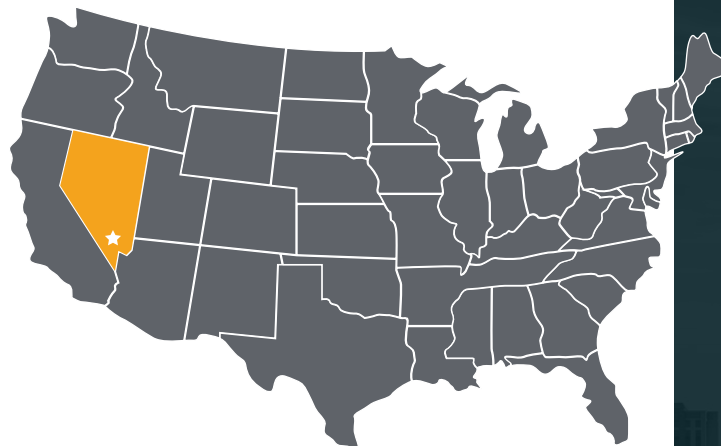


## MARKET OVERVIEW

# LAS VEGAS

#1 TRADE SHOW DESTINATION  
FOR 25 CONSECUTIVE YEARS

Trade Show News Network



## CONVENTION CENTERS

While Las Vegas has historically been known as a gaming destination, the city's diverse non-gaming allure continues to strengthen and has far surpassed gambling demand. One such demand driver is the unparalleled convention and meeting space capacity available throughout the city. In 2018, Las Vegas held over 22,300 conventions and hosted over 6.5 million convention delegates.

**Las Vegas also hosted 3 of the top 10 and 6 of the top fifteen largest conventions/trade shows held in the U.S.**



## BUSINESS FACTS

### LABOR

- Nevada has one of the lowest labor costs in the region
- The metro Las Vegas area has more than 55,000 workers in the transportation, logistics and manufacturing industries
- Nearly 65,000 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages

### BUSINESS ASSISTANCE PROGRAMS

- Sales And Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement For Recycling
- TRAIN employees now (TEN)
- Silver State Works Employee Hiring Incentives

### NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax

**WEST AB**  
BUSINESS CENTER

# LAS VEGAS MARKET OVERVIEW

Colliers

## 2.3M

Metro Population

## 4.7M

Average Monthly  
Harry Reid International  
Airport Passengers

## \$44.9B

Annual Tourism  
Revenue

## \$469K

New Home  
Median Price

## 31st

Most Populous  
State in the U.S.

## 72%

Nevada Residents  
Live In Las Vegas



### NHL Expansion

T-Mobile Arena hosts over 150 events per year and is the current home of the NHL Golden Knights



### 20,000 Seats

T-Mobile Arena, a multi-use indoor arena on the Las Vegas Strip opened in April 2016



### The Las Vegas Raiders

The relocation of the Oakland Raiders is anticipated to create a \$600+ million economic impact add 450,000+ incremental visitors and host 45+ events annually



### LVCC Expansion

Las Vegas Convention Center is currently undergoing a \$2.3 billion, 600,000 SF expansion to absorb excess demand



### Mandalay Bay Convention Center

Recently underwent a 350,000 SF expansion and is now one of the largest in North America



### Formula One Building and Las Vegas Grand Prix

Main building is four story, ±300,000 SF with 13 garages, cost \$240 million. The race will take place around the Las Vegas Strip



### New Las Vegas Stadium

The New Las Vegas Stadium is a planned retractable roof ballpark to be built on the site of the Tropicana Las Vegas



### Steady Growth

The University continues to grow with a total student headcount of 28,000 (2023)



### MSG Sphere at the Venetian

A revolutionary new 18,000-seat venue for concerts, sports and live entertainment that will be completed in 2023



Dalfen Industrial is one of the nation's largest buyers of industrial real estate and is a leader in the last-mile property sector. Dalfen's strategy places a special emphasis on last-mile facilities critical to e-commerce fulfillment. As hands-on operators, Dalfen's experienced team of real estate experts acquires, develops and manages millions of square feet of premier commercial properties out of their nine offices.

## SINGULAR FOCUS

Dalfen Industrial is one of the few real estate investment firms with a sole focus on industrial real estate. This specialization allows them to identify the properties that uniquely meet the needs of today's industrial tenants and the modern logistics supply chain.

## MULTIDISCIPLINARY EXPERTISE

Dalfen offers a vertically integrated platform that includes development, acquisitions, asset management, property management, construction, legal and capital markets. The result is a robust and durable portfolio of in-demand assets, increased investor value and industry-leading tenant satisfaction.

### SINGULAR FOCUS

Whether it be developing top tier properties in underserved submarkets or acquiring high quality assets that are undermanaged and/or distressed, Dalfen Industrial leverages the expertise of its asset management professionals to execute implement strategies that tailor its buildings to the demands of the market and cater to tenant needs.

### QUALITY

The acquisition and development of institutional-quality assets is fundamental to Dalfen Industrial's real estate investment strategy. Experience has shown them that quality assets in metropolitan markets will weather the storm in difficult markets and outperform in strong economic times.

### DISCIPLINE

Patience and prudence are paramount in Dalfen Industrial's investment strategy. We adhere to stringent underwriting procedures and in-depth understanding of every market in which they invest.

### INTEGRITY

Dalfen holds themselves to the highest ethical standards in all of their dealings.



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**SAM NEWMAN, SIOR**  
+1 702 836 3724  
sam.newman@colliers.com  
License # NV-S.0172845

**PAT MARSH, SIOR**  
+1 702 836 3741  
pat.marsh@colliers.com  
License # NV-S.0039553

**CHARLIE NEWMAN**  
+1 702 425 5537  
charlie.newman@colliers.com  
License # NV-S.196915

# WEST AB

## BUSINESS CENTER



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