



BLUE DIAMOND BUSINESS CENTER



Building Features



- ±6,500 to ±287,500 Square Feet
- ±24' - 30' Clear Height
- MD Zoning (Clark County)
- Minimum ±135' Truck Court
- 277/480 Volt, 3-Phase Power
- Skylights, Evaporative Coolers
- Metal Halide Lighting
- Grade Level & Dock High Loading
- Cross Dock Facility
- Attractive rental rates
- Outside Storage Available
- Build To Suit Opportunities

Blue Diamond Business Center is a 110- acre master-planned business park encompassing over 1.5 million square feet of existing and planned industrial office/warehouse space. In addition, the center will be neighbored by Blue Diamond Crossing, a retail power center consisting of 650,000 square feet and anchored by a Target store.

Blue Diamond Business Center provides beautifully landscaped common areas and functionally designed concrete tilt-up buildings offering space ranging from ±6,500 square feet to ±287,500 square feet as well as build-to-suit opportunities.

The park is strategically located in the southwest industrial submarket near Interstate 15 and Blue Diamond Road.

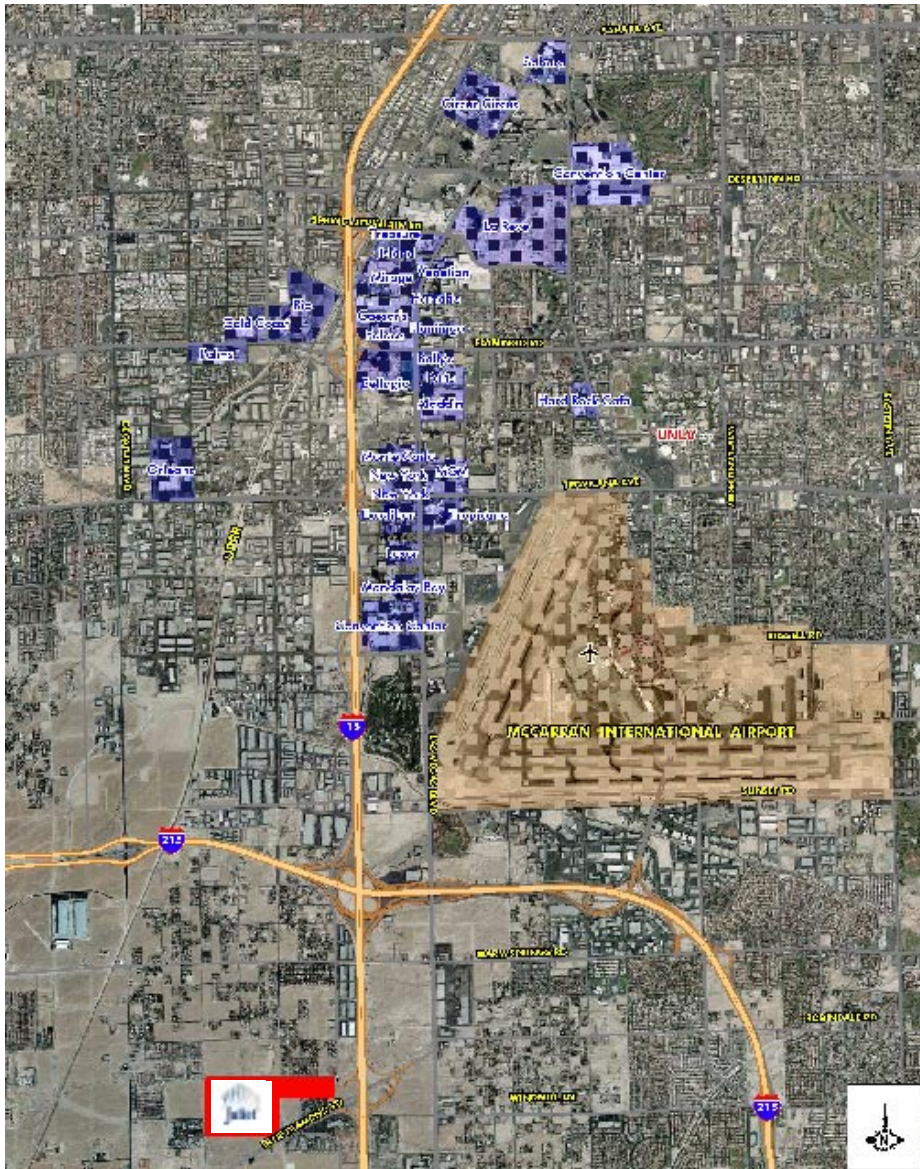
Overall Siteplan



**+/-25 ACRES FOR
BUILD TO SUITS
IN PLACE OF
BUILDINGS 13 - 20**

PHASE I	Existing
Building 1	68,750 SF
Enterprise Rent-A-Care Built-To-Suite	30,000 SF
PHASE II	Mid-2005
Building 2	70,000 SF
Building 5	287,500 SF
PHASE III	Coming Soon
Flex Buildings	
Mid-Bay Buildings	
Distribution Buildings	
Built-To-Suits	
BLUE DIAMOND CROSSING RETAIL CENTER	3rd. Qtr. 2006

Location Maps



FOR MORE INFORMATION ON THIS PROPERTY VISIT:

WWW.CBRE.COM/BDBC

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