

# West Craig Distribution Center



70  
W CRAIG RD



74  
W CRAIG RD

**±48,122 - 75,454 SF For Lease**

70 & 74 W CRAIG RD, NORTH LAS VEGAS, NV 89032

Lincoln CBRE



## Location Highlights

- Conveniently located in the North Las Vegas submarket, with connectivity to the I-15 via Craig Rd Interchange.
  - $\pm 2.23$  miles to I-15 Freeway via Craig Rd.
  - $\pm 5.65$  miles to I-215 Freeway
  - $\pm 7.83$  miles to US-95 Freeway
  - $\pm 11.1$  miles from Las Vegas Strip
  - $\pm 17.4$  miles from Harry Reid International Airport
- Close proximity to an abundance of amenities.
- North Las Vegas Jurisdiction.
- Current Zoning: M-1 (City of North Las Vegas)

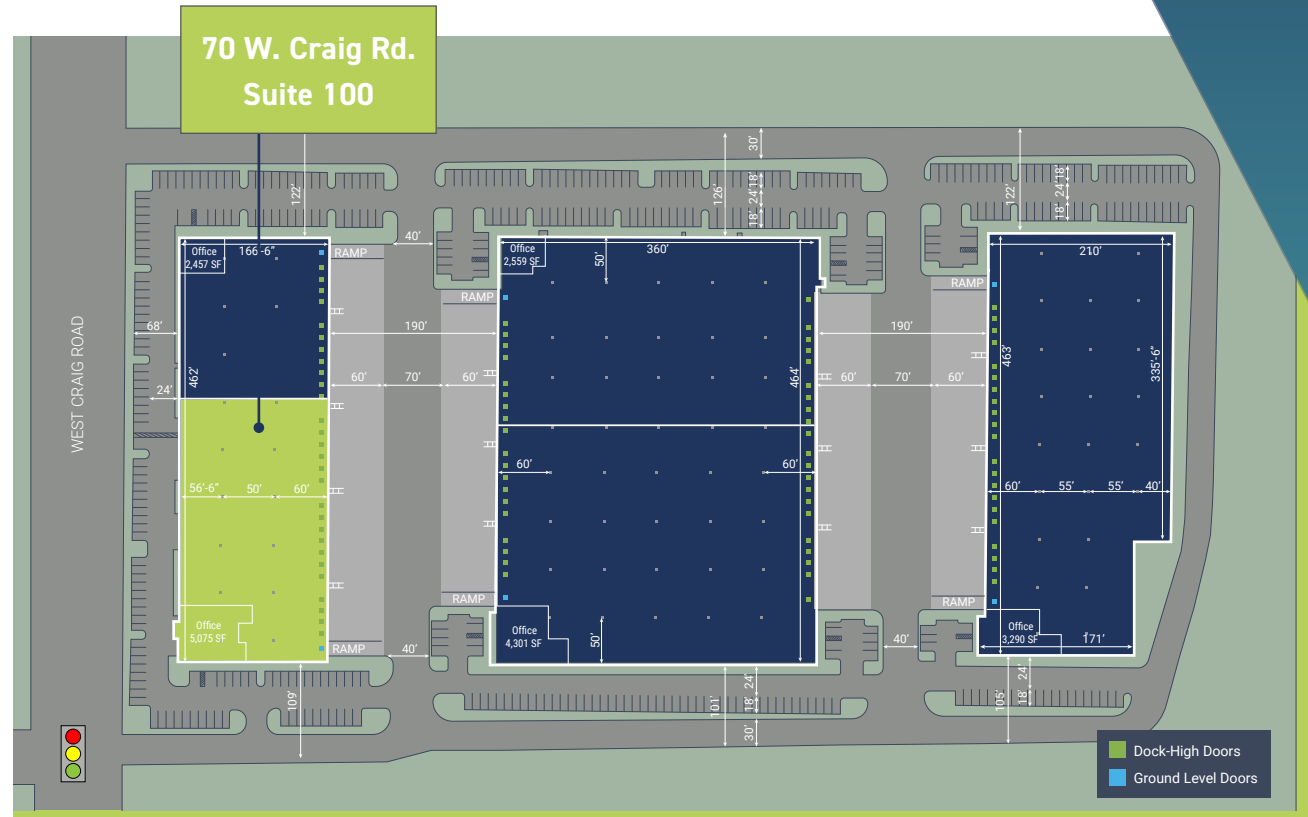
## Building Highlights

- State-of-the-art industrial cross dock & rear loaded units
- $\pm 2,554 - 5,075$  SF existing office
- 30' - 32' minimum clear height
- ESFR Sprinkler System

# 70 W. Craig Rd., Suite 100

## Building Specifications

Total SF:	48,122 SF
Office Area:	5,075 SF
Clear Height:	30'
Dock Doors:	17 (9'x10')
Grade Doors:	1 (12'x14')
Cooling	EVAP coolers in warehouse
Column Spacing:	50' x 52' with 60' speed bay
Power:	277/480 V, 3-phase
Sprinkler:	ESFR
Roof Insulation:	R-19
Floor Slab:	7" concrete slab
CAM:	\$0.20 PSF/Mo/NNN
Available:	March/April 2025



# 70 W. Craig Rd., Suite 100

## Office Plan

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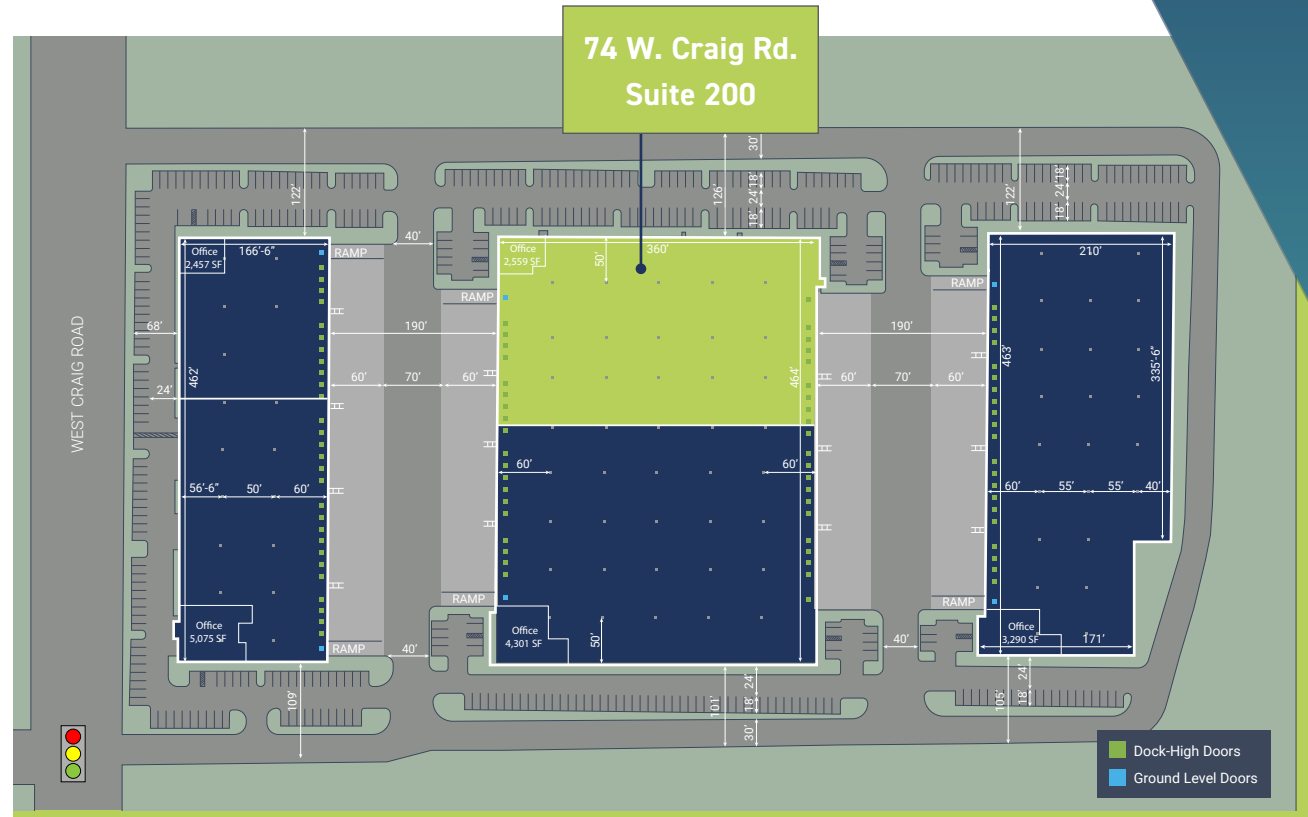
±5,075 SF

Office Plan  
to Follow

# 74 W. Craig Rd., Suite 200

## Building Specifications

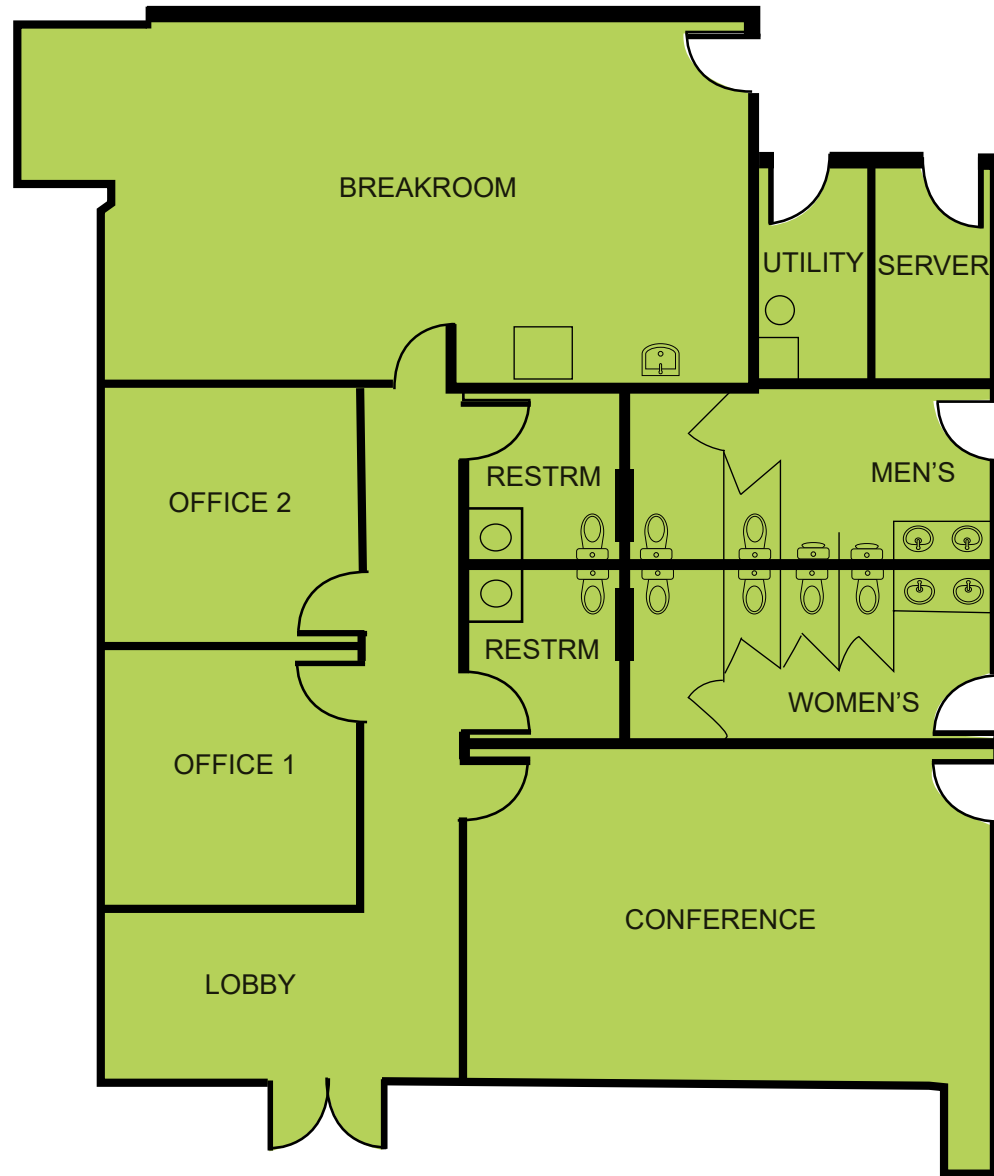
Total SF:	75,454 SF
Office Area:	2,559 SF
Clear Height:	32'
Dock Doors:	17 (9'x10')
Grade Doors:	1 (12'x14')
12 doors with 35k mechanical pit levelers	
Truck Court:	190' with 60' concrete apron
Column Spacing:	50' x 60' with 60' speed bay
Power:	277/480 V, 3-phase
Sprinkler:	ESFR
Roof Insulation:	R-19
Floor Slab:	7" concrete slab
CAM:	\$0.20 PSF/Mo/NNN



# 74 W. Craig Rd., Suite 200

## Office Plan

±2,559 SF





# Aerial Map & Nearby Amenities





# Las Vegas Truck Transit Analysis

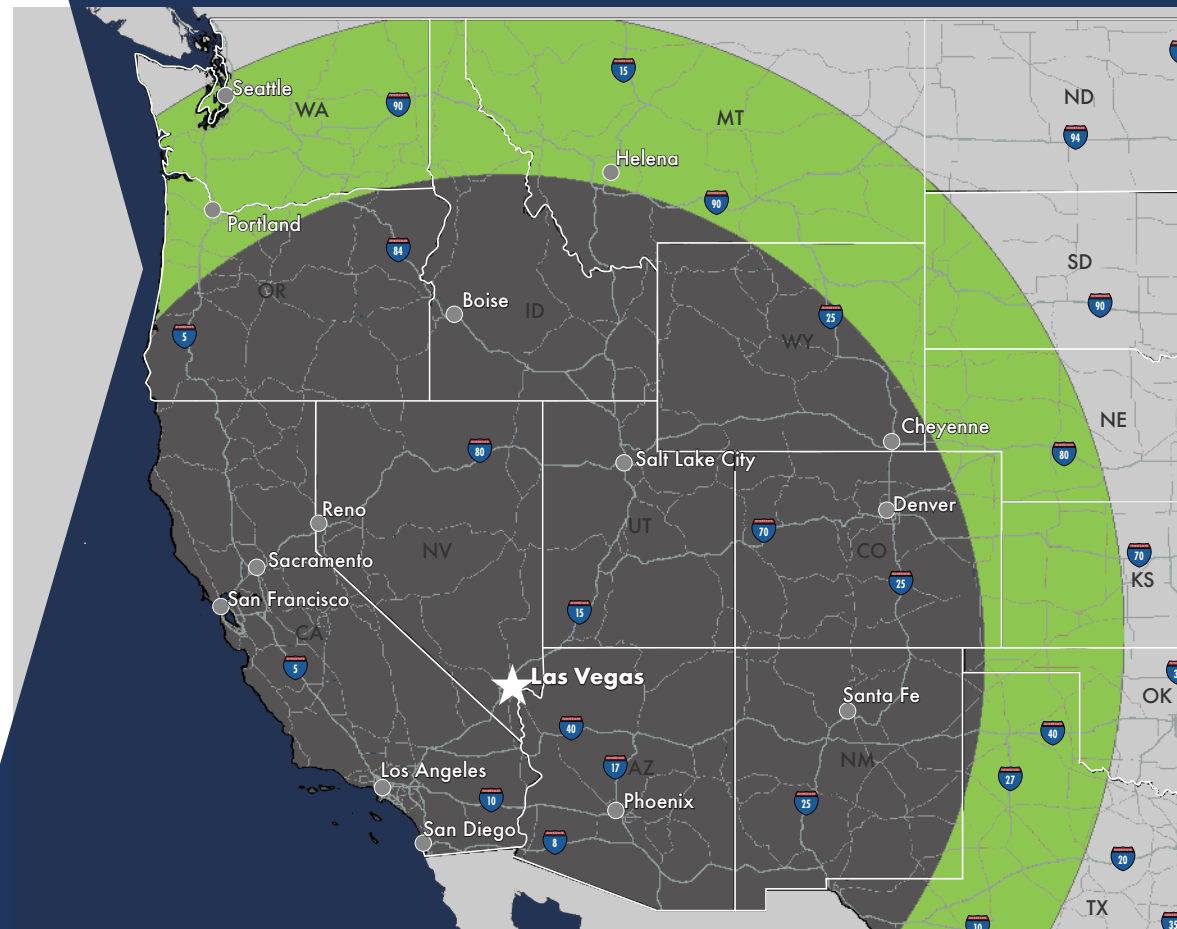
## PROXIMITY TO DISTRIBUTION HUBS

- FedEx Freight - 3.9 Miles
- FedEx Ship Center - 3.0 Miles
- FedEx Air Cargo - 20.0 Miles
- FedEx Ground - 7.0 Miles
- UPS Freight Service Center - 9.0 Miles
- UPS Customer Center - 9.0 Miles
- UPS Air Cargo - 19.0 Miles
- US Post Office - 8.0 Miles

■ ONE DAY TRUCK SERVICE ■ TWO DAY TRUCK SERVICE

## TRANSIT ANALYSIS FROM LAS VEGAS, NV

	Distance (mi.)	Time (est.)		Distance (mi.)	Time (est.)
Los Angeles, CA	265	3 hrs, 54 min	Boise, ID	634	9 hrs, 31 min
Phoenix, AZ	300	4 hrs, 39 min	Santa Fe, NM	634	9 hrs, 8 min
San Diego, CA	327	4 hrs, 46 min	Denver, CO	752	10 hrs, 45 min
Salt Lake City, UT	424	5 hrs, 50 min	Cheyenne, WY	837	11 hrs, 52 min
Reno, NV	452	6 hrs, 55 min	Helena, MT	907	12 hrs, 31 min
San Francisco, CA	562	8 hrs, 20 min	Portland, OR	982	15 hrs, 44 min
Sacramento, CA	565	8 hrs, 14 min	Seattle, WA	1,129	16 hrs, 52 min





# Las Vegas Business Facts

An aerial photograph of Las Vegas, Nevada, taken during the "golden hour" of sunset. The sky is a mix of orange, yellow, and soft purple. The city's skyline is visible in the background with various skyscrapers. In the foreground, the New Vegas Strip is prominent, featuring the Flamingo Las Vegas with its iconic neon signs and the New York-New York Hotel & Casino, which includes replicas of the New York City skyline like the Eiffel Tower and the Big Apple. A large, ornate fountain with multiple tiers is in the center, surrounded by landscaped gardens and walkways. The overall scene is vibrant and captures the essence of the city's nightlife and tourism.

## LABOR

- Nevada has one of the lowest labor costs in the region
- The metro Las Vegas area has more than 100,600 workers in the distribution/transportation/warehousing and manufacturing industries
- Nearly 60,700 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- According to CBRE-EA, over the next five years, manufacturing jobs are expected to grow by 0.8% and transportation and warehousing are expected to grow by 0.6%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages
- Year-to-date employment growth in Southern Nevada is 4.2% compared to the National Average of 2.9%

## 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 Incentive

## 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









## BROKER CONTACT INFORMATION

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