

COMING SOON

BTS Opportunities  
also available!

 **GALLERIA**  
LOGISTICS PARK  
@ BOULDER HIGHWAY

CBRE



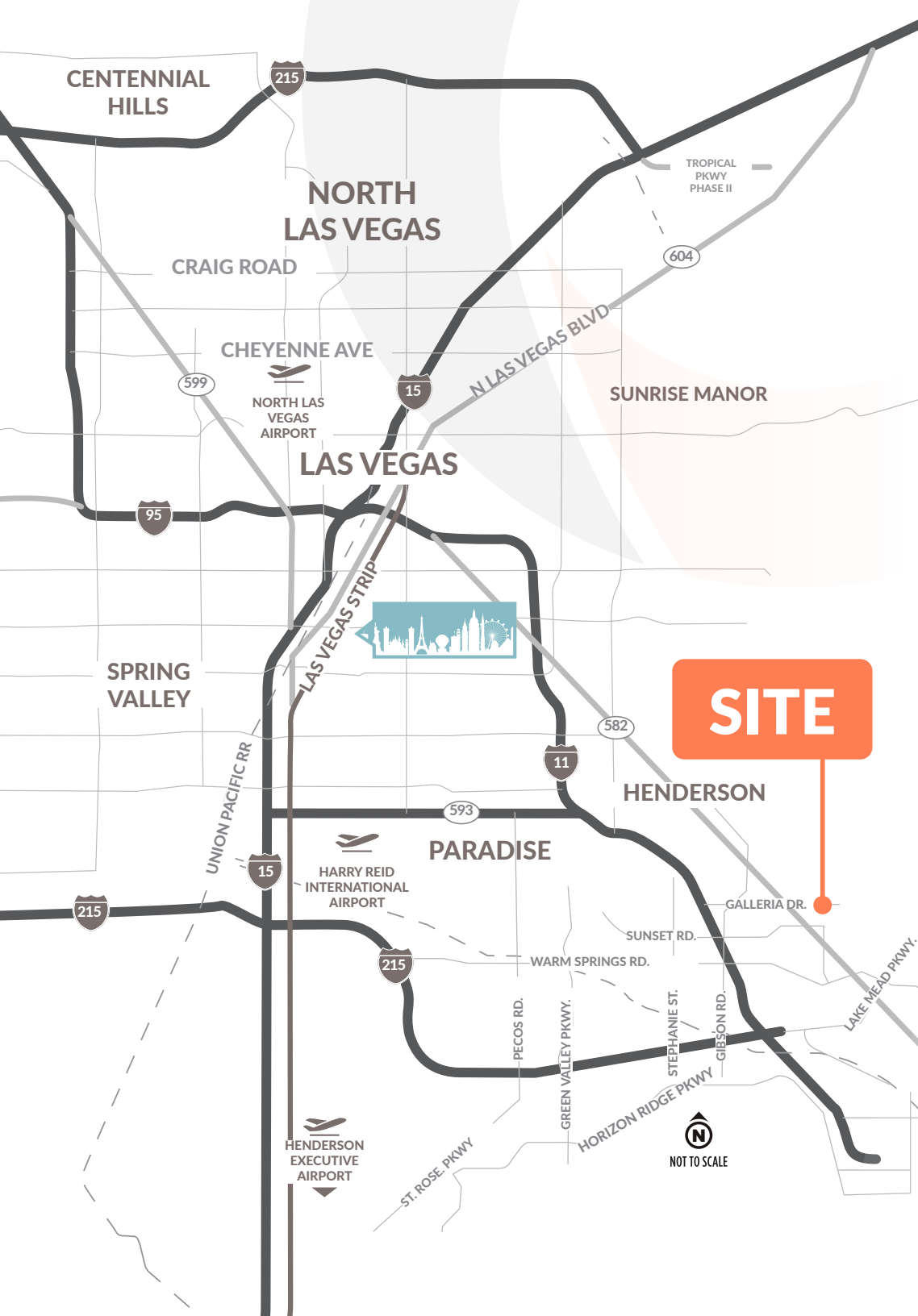
JOHNSON  
DEVELOPMENT  
ASSOCIATES, INC.  
Part of The Johnson Group

Two State-of-the-Art  
Rear Loaded Buildings

BLDG. A: ±149,233 SF  
BLDG. B: ±156,655 SF

200 & 210 GALLERIA DR.  
HENDERSON, NV 89011





# Location Highlights

- Located in the highly desired Henderson submarket
- 1.0 mi to Boulder Hwy via E Sunset Rd.
- 1.6 mi to I-11 via W Galleria Dr.
- 4.6 mi to I-215 via Lake Mead Pkwy.
- 7.6 mi to Harry Reid International Airport
- City of Henderson Jurisdiction
- IG Zoning (General Industrial)

# Project Highlights

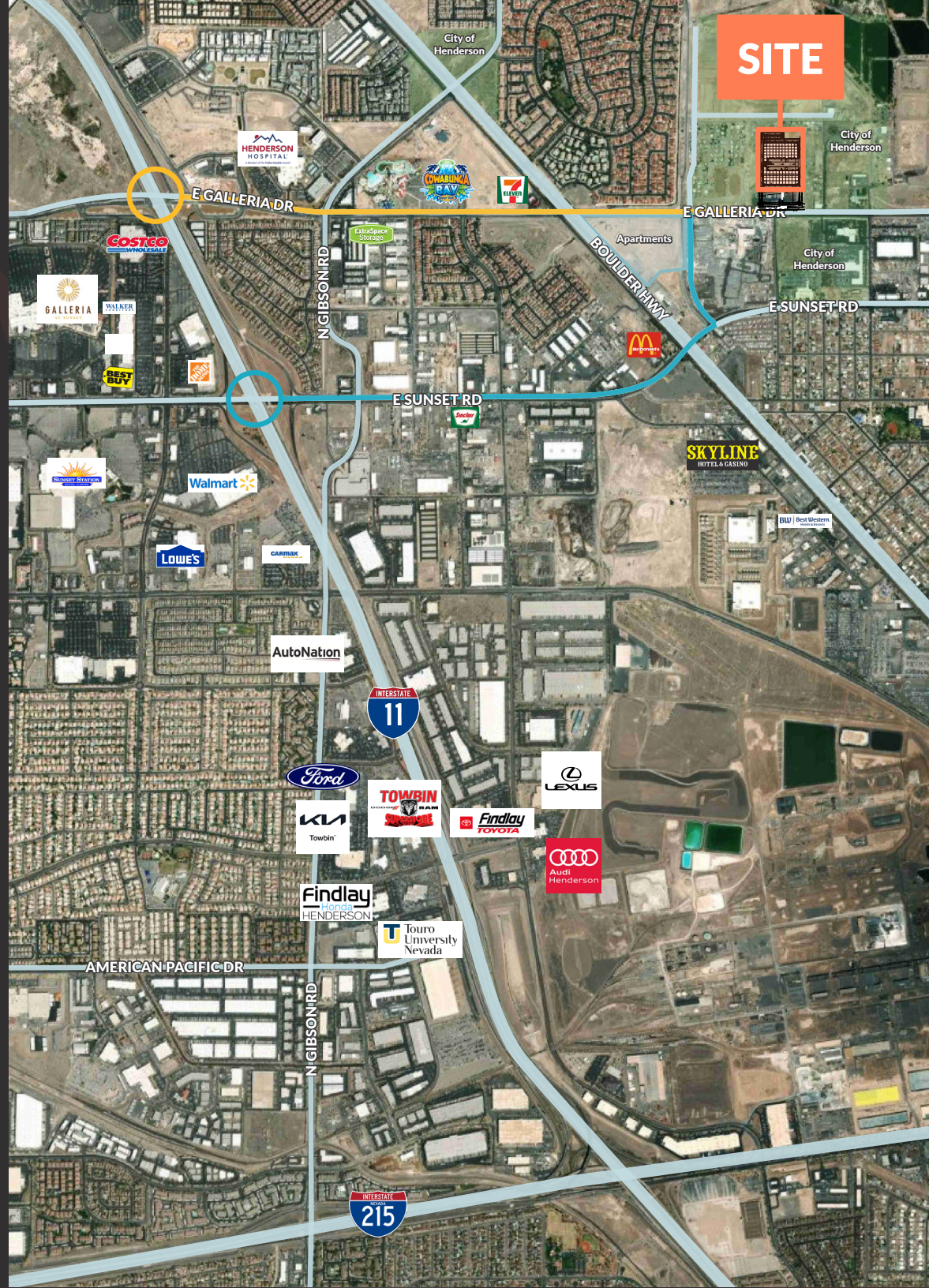
- 2 state-of-the-art rear-loaded facilities totaling  $\pm 305,880$  SF
- R-38 Insulation
- 32' minimum clear height
- ESFR sprinklers
- Potential for build-to-suit options
- Potential for divisibility on both buildings
- Fully entitled and permitted



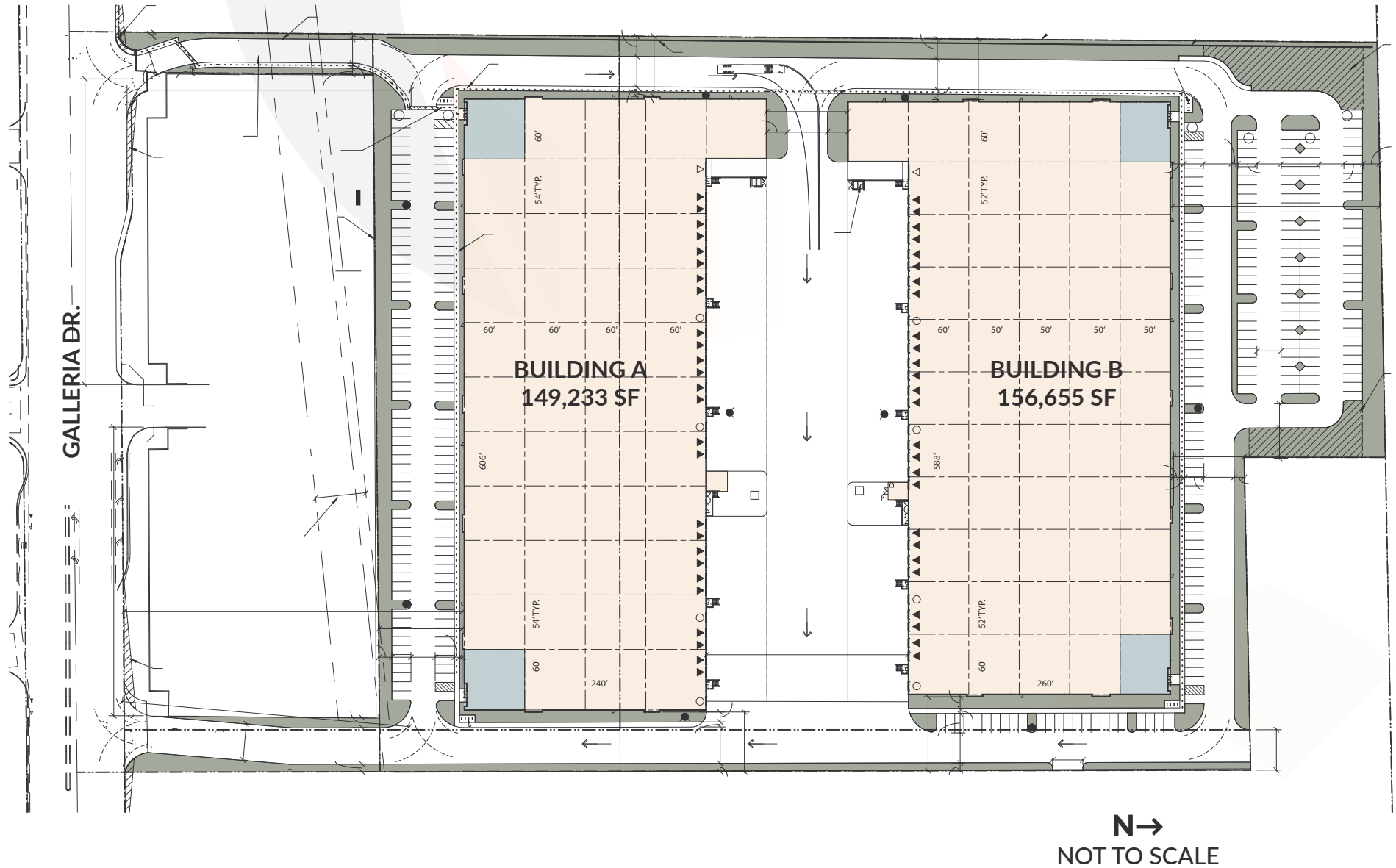
# Access & Nearby Amenities

±1.6mi (4 minutes) to I-11 interchange via Galleria Dr.

±1.6mi (5 minutes) to I-11 interchange via Sunset Rd.



# Project Site Plan



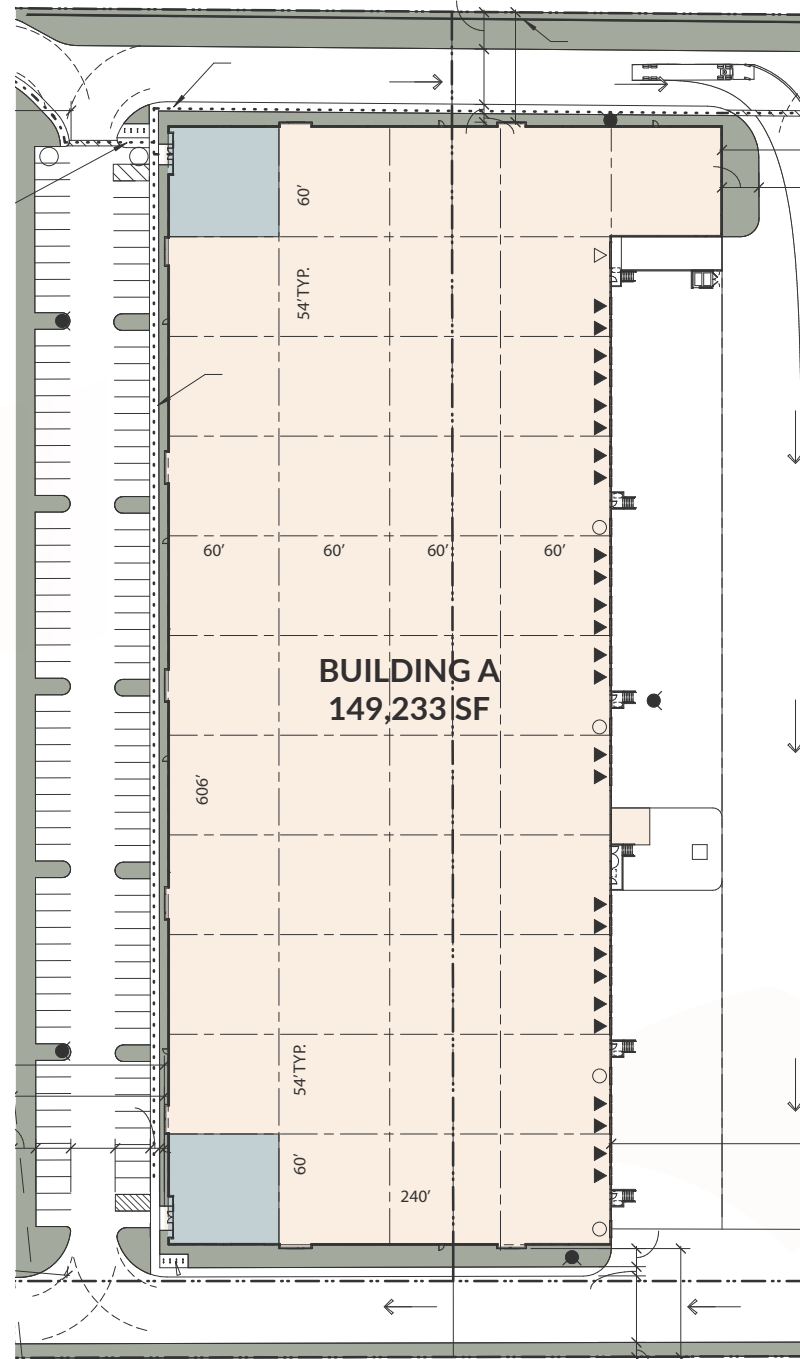


# Building A: 200 Galleria Dr.

Total SF	149,233
Clear Height	32'
Loading	Rear-loaded
Dock Doors*	32 (9' x 10')
Grade Doors	1 (14' x 16')
Speed Bays	60' x 54'
Interior Bays	60' x 54'
Sprinklers	ESFR
Car Parking	118 spaces
Truck Court	200' (shared)
Roof Insulation	R-38 underdeck batt insulation
Roof Membrane	60 mil TPO
Floor Slab	6" slab reinforced with #3 bars
Power	480/277 V, 3-phase, 4 wire electrical service to building, sized to accommodate an initial load of 3,000 A

\*4 dock doors include knock-outs for additional  
14' x 16' drive-in doors

N→  
NOT TO SCALE

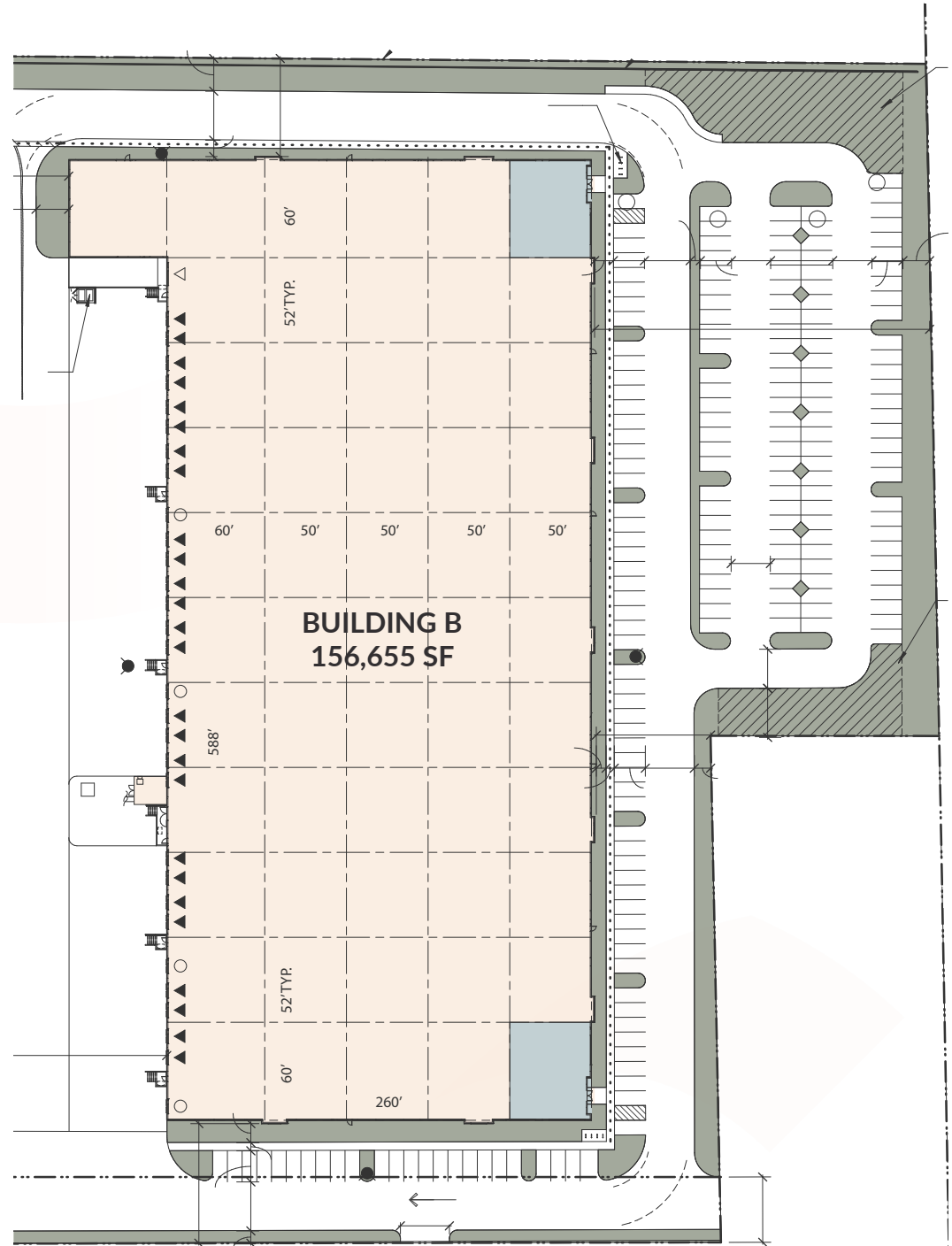


# Building B: 210 Galleria Dr.

Total SF	156,655
Clear Height	32'
Loading	Rear-loaded
Dock Doors	30 (9' x 10')
Grade Doors	1 (14' x 16')
Speed Bays	60' x 52'
Interior Bays	50' x 52'
Sprinklers	ESFR
Car Parking	196 spaces
Truck Court	200' (shared)
Roof Insulation	R-38 underdeck batt insulation
Roof Membrane	60 mil TPO
Floor Slab	6" slab reinforced with #3 bars
Power	480/277 V, 3-phase, 4 wire electrical service to building, sized to accommodate an initial load of 3,000 A

\*4 dock doors include knock-outs for additional  
14' x 16' drive-in doors

N→  
NOT TO SCALE



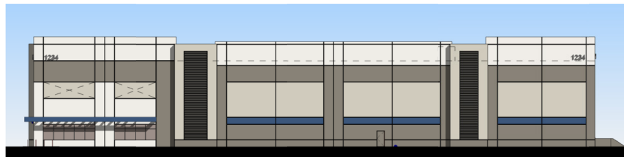
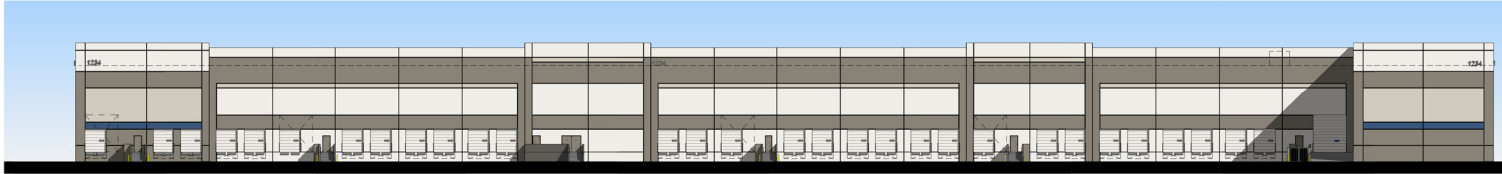


# Aerial Rendering

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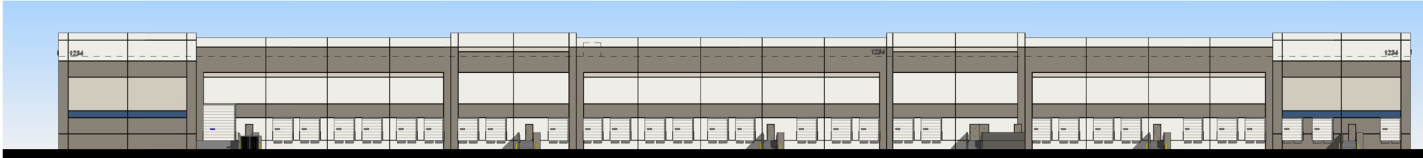
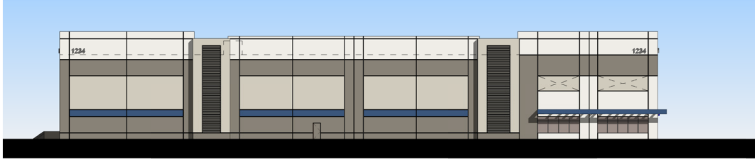


# Elevations - Building A





# Elevations - Building B



- US-93 Interchange is 1.6 miles via Galleria Dr. and 1.6 miles via Sunset Rd.
- Harry Reid Airport is  $\pm 7.3$  miles
- The Las Vegas Strip is  $\pm 10.7$  miles

- FedEx Freight 1.9 Miles
- FedEx Ship Center 4.0 Miles
- FedEx Air Cargo 13.2 Miles
- FedEx Ground 5.4 Miles
- UPS Freight Service Center 2.1 Miles
- UPS Customer Center 7.4 Miles
- UPS Air Cargo 13.9 Miles
- US Post Office 5.4 Miles

Los Angeles, CA	262	4 hrs, 1 min	Boise, ID	636	9 hrs, 49 min
Phoenix, AZ	335	5 hrs, 25 min	Santa Fe, NM	640	9 hrs, 8 min
San Diego, CA	323	4 hrs, 58 min	Denver, CO	761	11 hrs, 14 min
Salt Lake City, UT	433	6 hrs, 19 min	Cheyenne, WY	846	12 hrs, 44 min
Reno, NV	447	7 hrs, 4 min	Helena, MT	914	13 hrs, 11 min
San Francisco, CA	561	8 hrs, 35 min	Portland, OR	975	15 hrs, 50 min
Sacramento, CA	564	8 hrs, 36 min	Seattle, WA	1,126	17 hrs, 14 min





# Why Las Vegas?

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## 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 Estate Tax

## Labor

- + Nevada has one of the lowest labor costs in the region
- + According to the U.S. Bureau of Labor Statistics, the metro Las Vegas area has more than 198,300 workers in the distribution, transportation, manufacturing, warehousing, and construction industries
- + Over 61,800 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- + According to CBRE-EA, over the next 5 years, manufacturing jobs are expected to grow by 1.3%, transportation and warehousing by 0.8%, and construction by 1.9%
- + All industrial employment sectors in Las Vegas are expected to grow faster than the national averages



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