



RAINBOW
@ Blue Diamond Logistics Park

New Development For Lease or Sale

S. Rainbow Blvd & W. Richmar Ave. Las Vegas, NV 89139

CBRE



 **PENWOOD**
REAL ESTATE INVESTMENT MANAGEMENT, LLC

HIGHLIGHTS

Location

- Located in the highly desired Southwest Submarket with a plethora of nearby amenities along Blue Diamond Rd.
- Excellent connectivity with access to the I-15 freeway via Blue Diamond Rd. or Cactus Ave. and the I-215 freeway via Rainbow Blvd.
- Clark County Jurisdiction
- Zoning: M-D (Design Manufacturing) B-E (Business Employment)

Project

- Four (4) state-of-the-art distribution facilities totaling ±256,490 SF
- Buildings range from ±36,493 – 83,153 SF
- Rear and front loaded configurations
- Spec office being delivered in all buildings
- 28' - 32' minimum clear height
- ESFR Sprinkler System

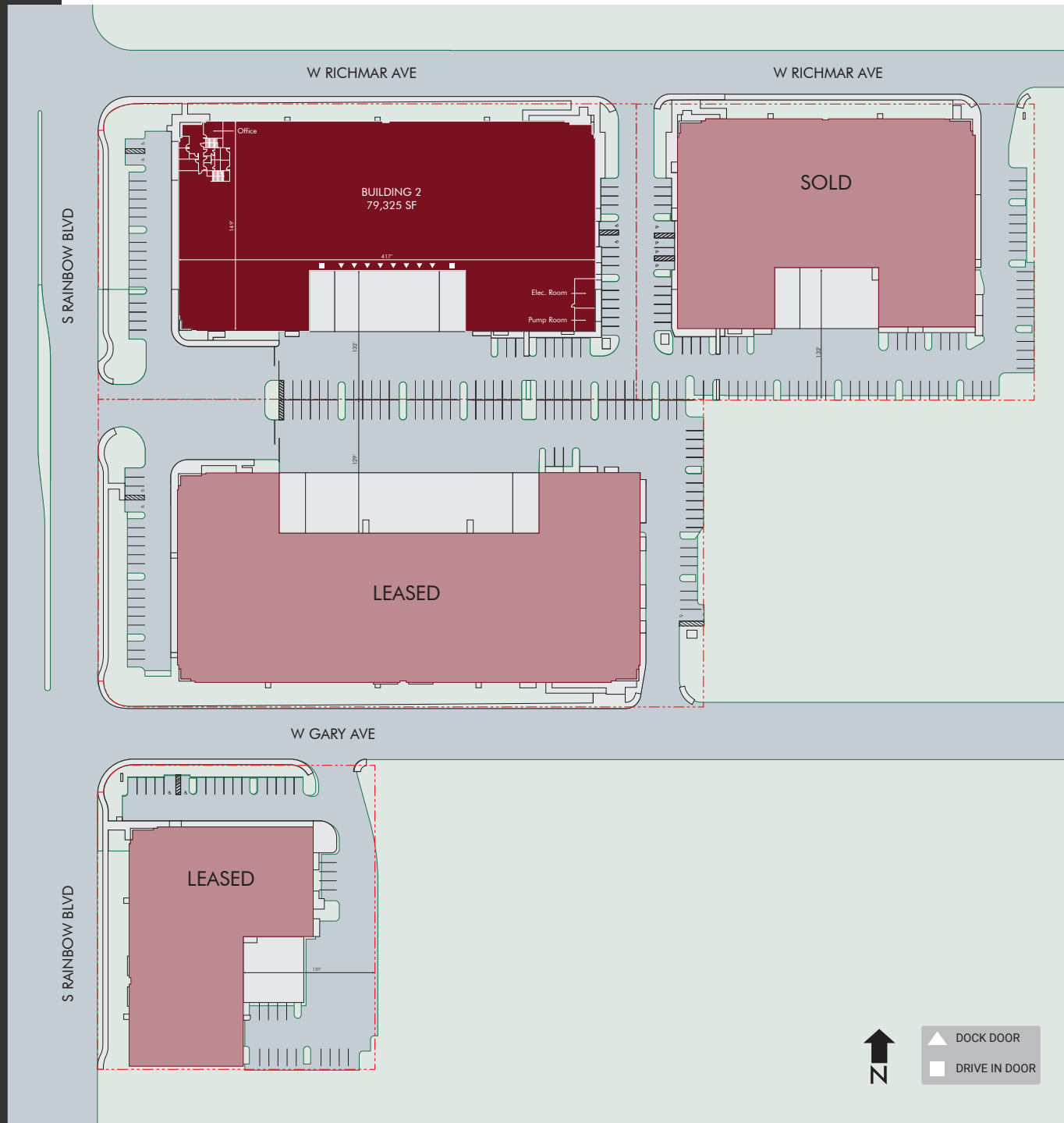


RAINBOW
@ Blue Diamond Logistics Park

PROJECT SITE PLAN

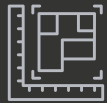
Landlord Spec Improvements

- Full site concrete paving, no asphalt used
- Reinforced concrete truck aprons
- Warehouses are evaporative cooled with 3 air exchanges per hour
- Warehouses are equipped with LED lighting measuring 20 foot-candles at 36" above finished warehouse floor
- Pre-installed conduit for future truck court motorized gates
- 35,000 lb mechanical dock levelers at every other dock-high door



BUILDING SPECIFICATIONS

BUILDING 2
9530 S RAINBOW BLVD



±79,325 SF
TOTAL SF

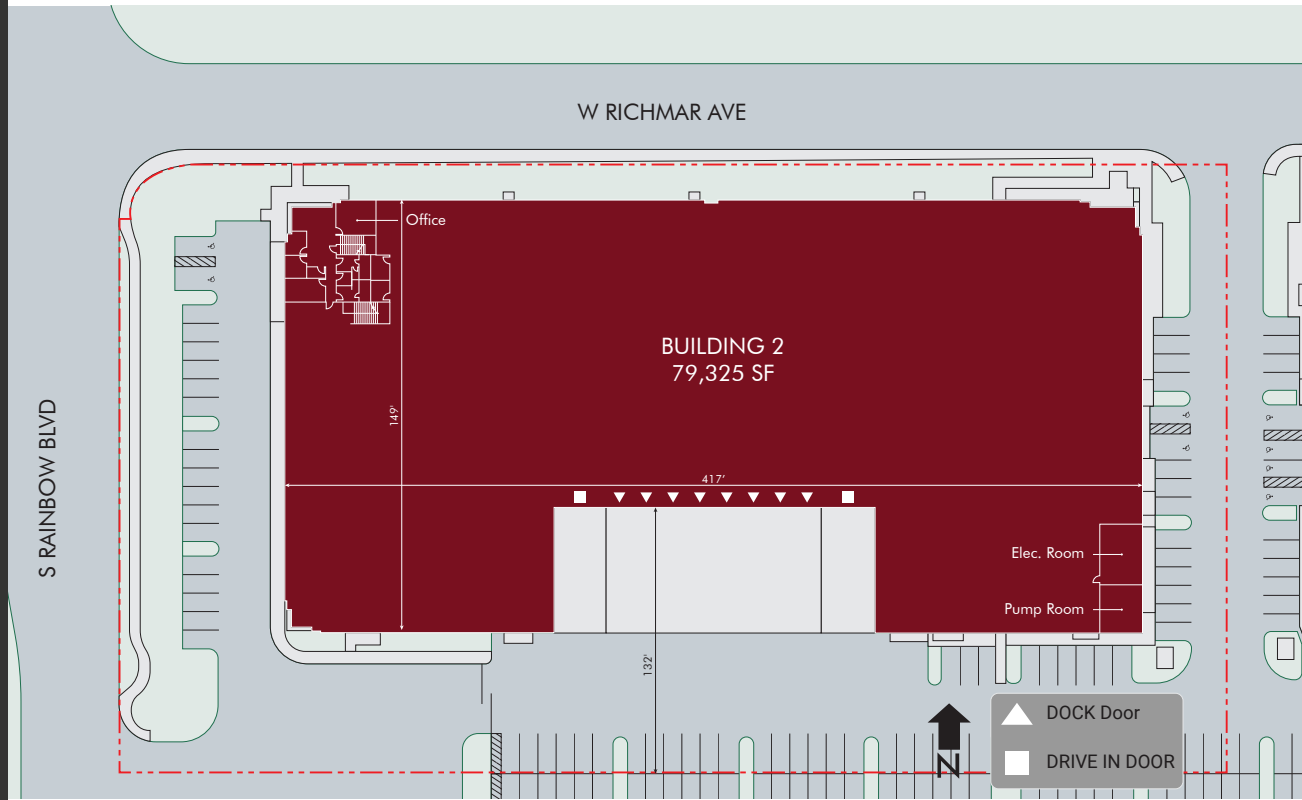


±2,352 SF
1ST STORY
OFFICE AREA

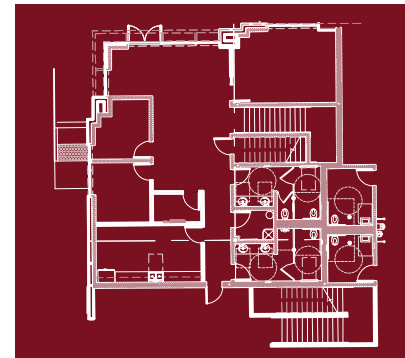
±1,783 SF
2ND STORY
OFFICE AREA

CLEAR HEIGHT	32' clear from first column
DOCK DOORS	8 (9'x10')
GRADE DOORS	2 (12'x14')
TRUCK COURT	±132' with 60' concrete apron
AUTO PARKING	79
COLUMN SPACING	50' x 52' with 60' speed bay
POWER	2,000 A, 277/480 V, 3-Phase (expandable)
SPRINKLER	ESFR
ROOFING	60 mil TPO
ROOF INSULATION	R-19
FLOOR SLAB	6" concrete slab min

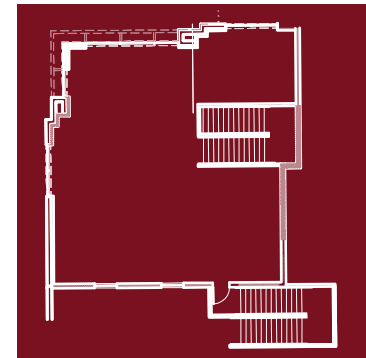
SITE PLAN



OFFICE PLAN



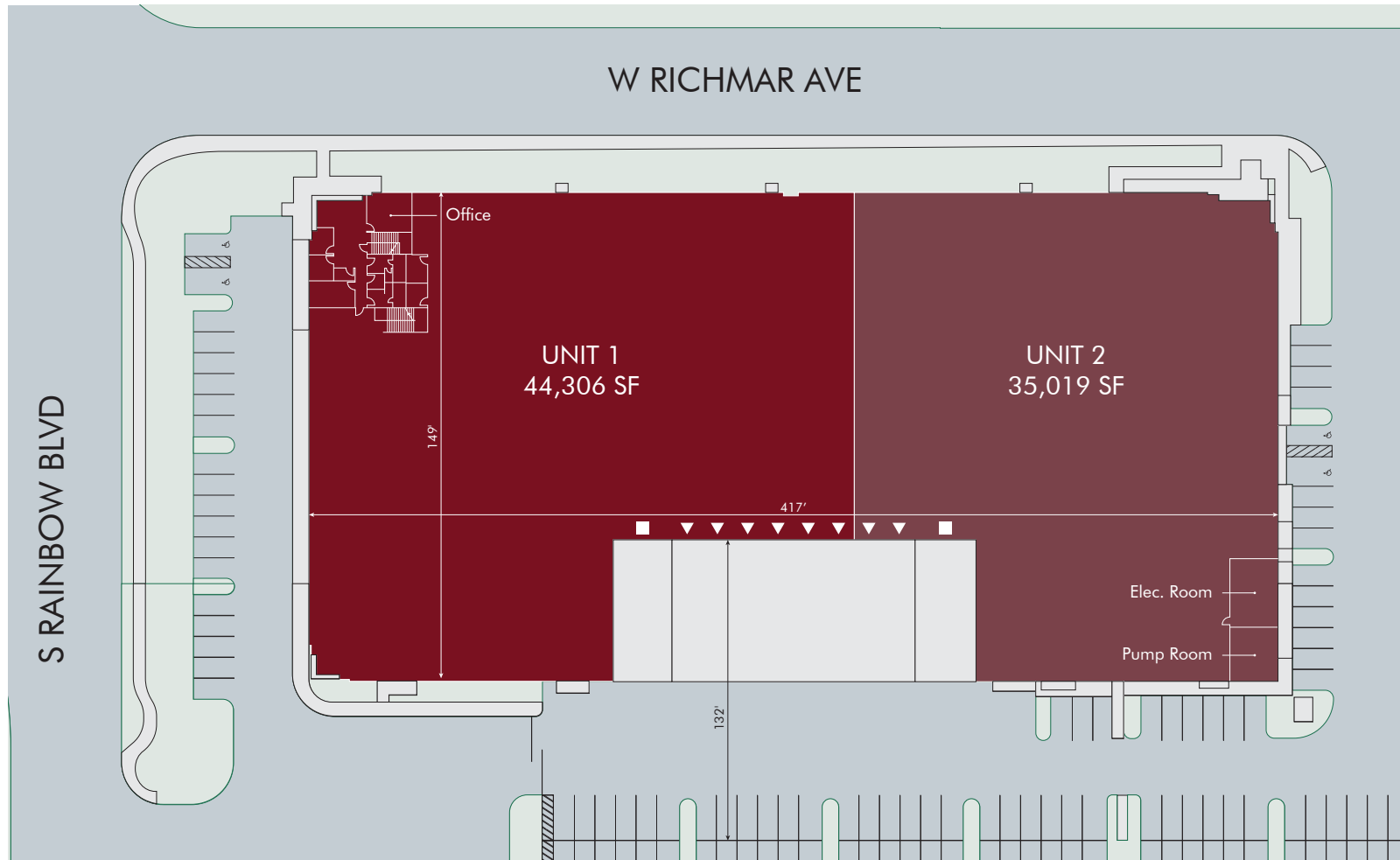
1ST STORY



2ND STORY

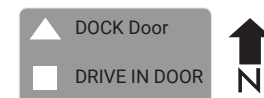
DEMISED PLAN

BUILDING 2
9530 S RAINBOW BLVD



UNIT 1	
TOTAL SF	44,306 SF
OFFICE SF	±4,135 SF
DOCK DOORS	6 (9'x10')
GRADE DOORS	1 (12'x14')

UNIT 2	
TOTAL SF	35,019 SF
OFFICE SF	Build to Suit
DOCK DOORS	2 (9'x10')
GRADE DOORS	1 (12'x14')



AERIAL MAP & NEARBY AMENITIES



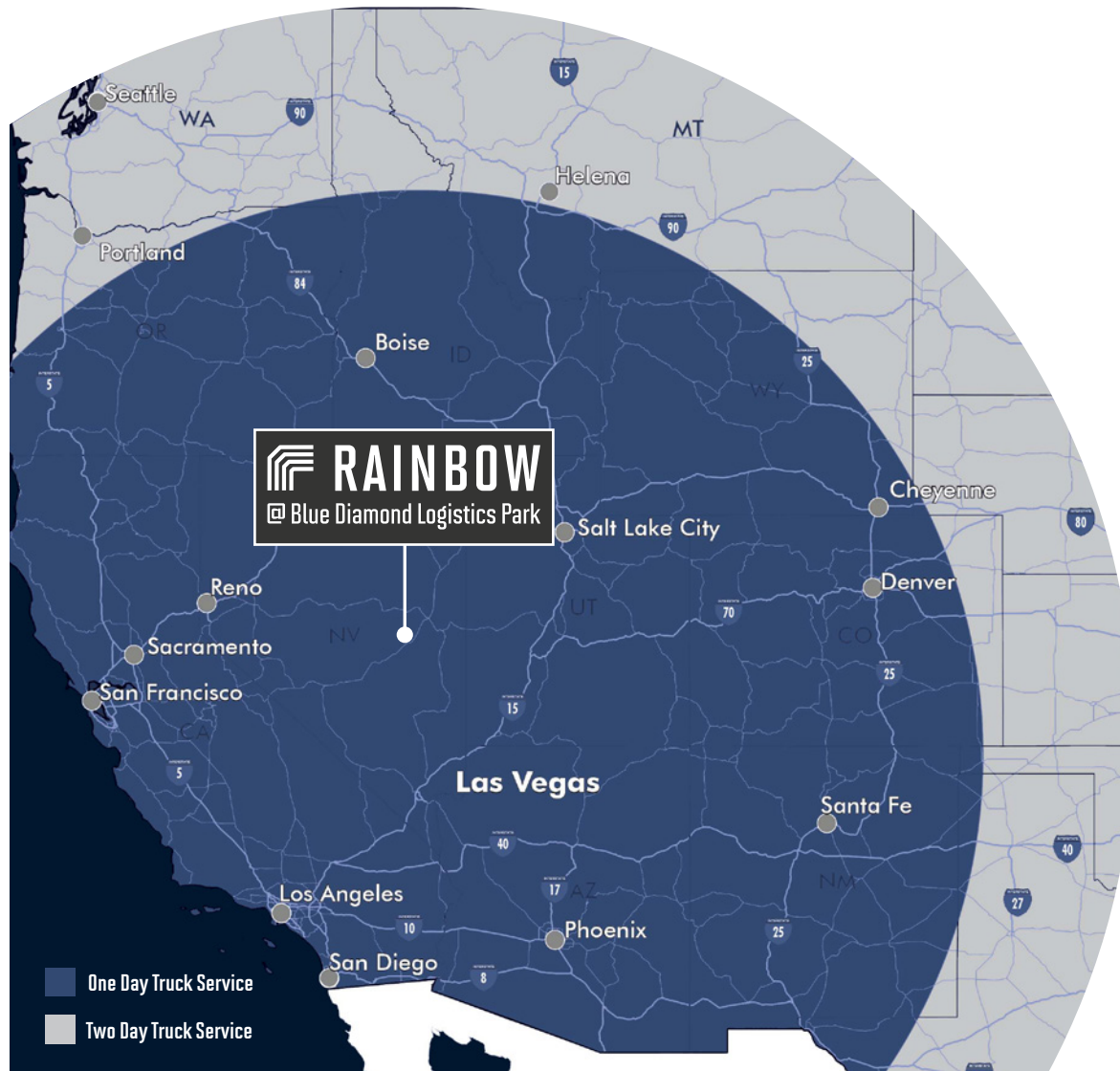
REGIONAL ADVANTAGE

Location & Transportation

- I-15 Interchange is ± 4.2 miles via Blue Diamond Rd. and ± 4.78 miles via Cactus Ave.
- I-215 Interchange is ± 3.44 miles
- Harry Reid Airport is ± 9.9 miles
- The Las Vegas Strip is ± 9.6 miles

Shipping & Mailing Services

- | | |
|------------------------------|------------|
| • FedEx Freight | 11.3 Miles |
| • FedEx Ship Center | 3.2 Miles |
| • FedEx Air Cargo | 11.3 Miles |
| • FedEx Ground | 3.3 Miles |
| • UPS Freight Service Center | 7.4 Miles |
| • UPS Customer Center | 7.4 Miles |
| • UPS Air Cargo | 7.2 Miles |
| • US Post Office | 2.4 Miles |



Transit Analysis From Las Vegas, NV

	Distance (mi.)	Time (est.)		Distance (mi.)	Time (est.)
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

LAS VEGAS BUSINESS FACTS



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



LABOR OVERVIEW

- 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





RAINBOW

@ Blue Diamond Logistics Park

SEAN ZAHER, SIOR

Senior Vice President
+1 702 369 4863
sean.zaher@cbre.com
Lic. S.0175473

GARRETT TOFT, SIOR

Vice Chairman
+1 702 369 4868
garrett.toft@cbre.com
Lic. BS.0061824

CBRE LAS VEGAS

8548 Rozita Lee Ave. Suite 200
Las Vegas, NV 89113
www.cbre.us/lasvegas

CBRE



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

 **PENWOOD**
REAL ESTATE INVESTMENT MANAGEMENT, LLC