



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

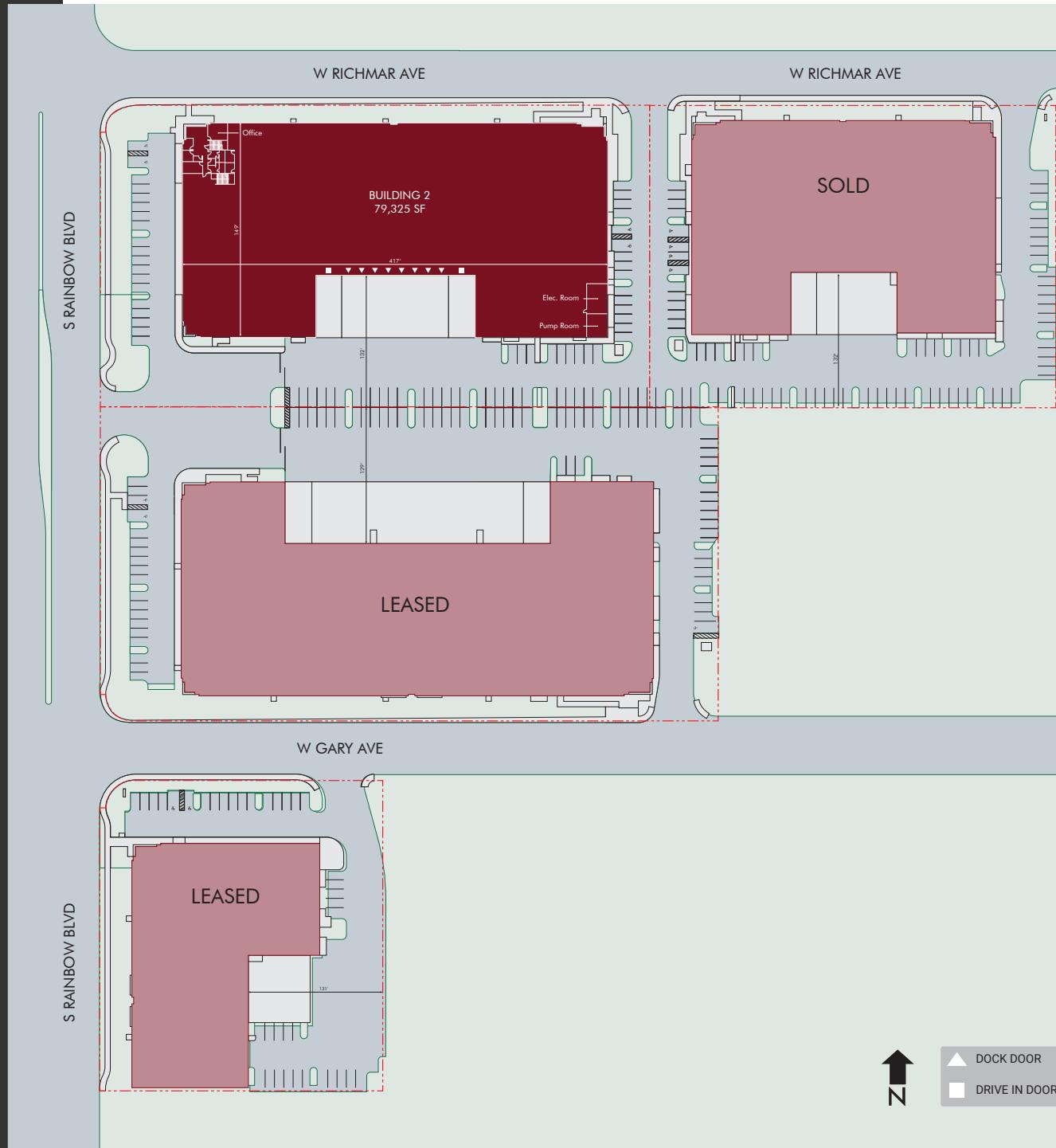
- Four (4) state-of-the-art distribution facilities totaling $\pm 256,490$ SF
- Buildings range from $\pm 36,493 - 83,153$ SF
- Rear and front loaded configurations
- Spec office being delivered in all buildings
- 28' - 32' minimum clear height
- ESFR Sprinkler System



PROJECT SITE PLAN

Landlord Spec Improvements

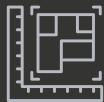
- Full site concrete paving, no asphalt used
- Reinforced concrete truck aprons
- Warehouses are evaporative cooled with 3 air exchanges per hour
- Warehouses are equipped with LED lighting measuring 20 foot-candles at 36" above finished warehouse floor
- Pre-installed conduit for future truck court 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)

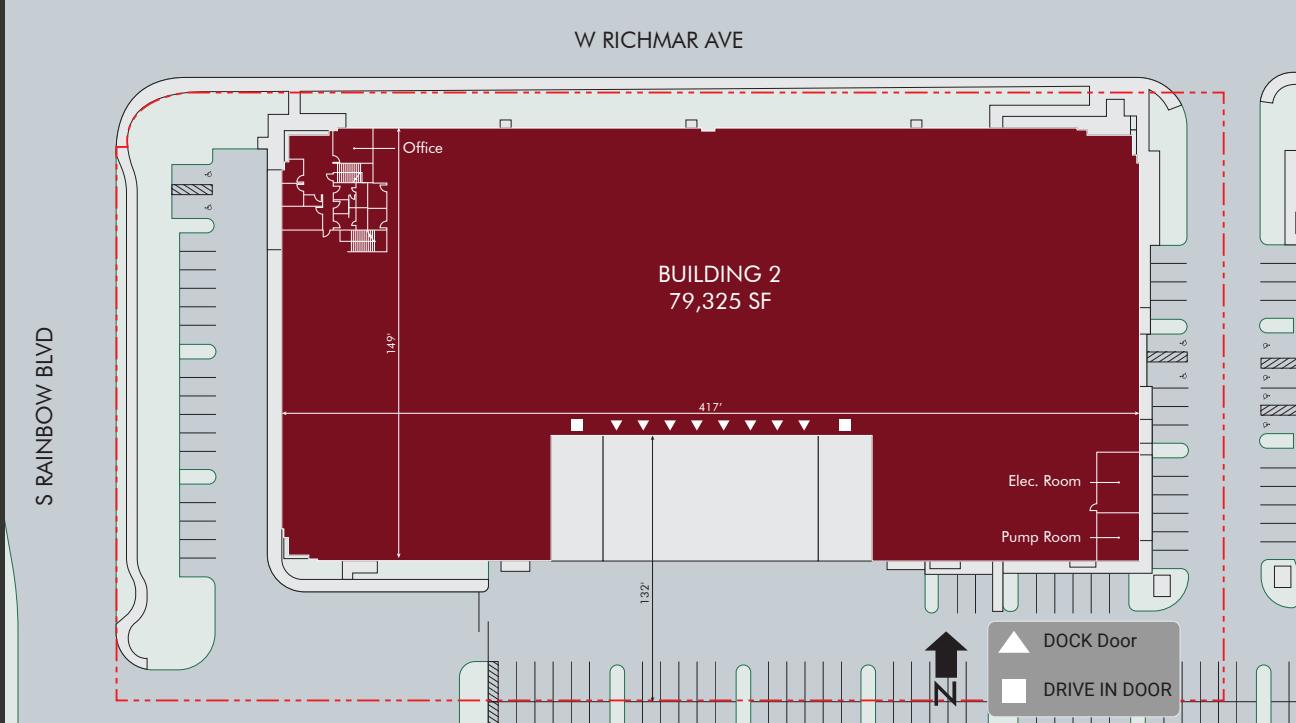
SPRINKLER ESFR

ROOFING 60 mil TPO

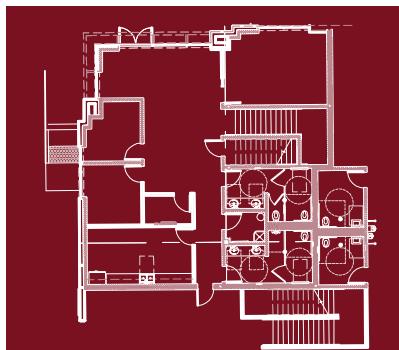
ROOF INSULATION R-19

FLOOR SLAB 6" concrete slab min

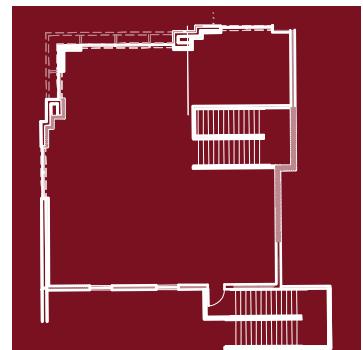
SITE PLAN



OFFICE PLAN



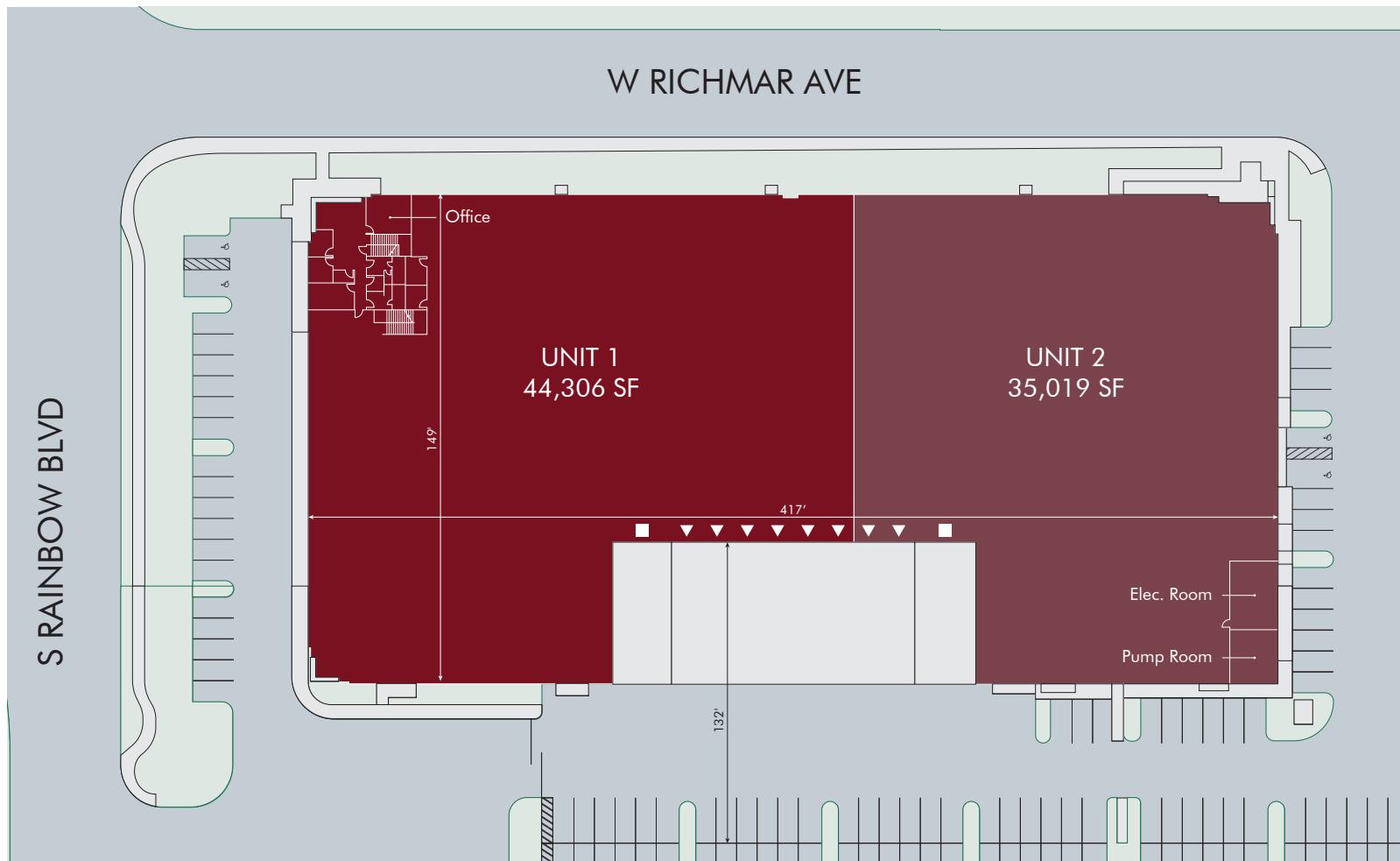
1ST STORY



2ND STORY

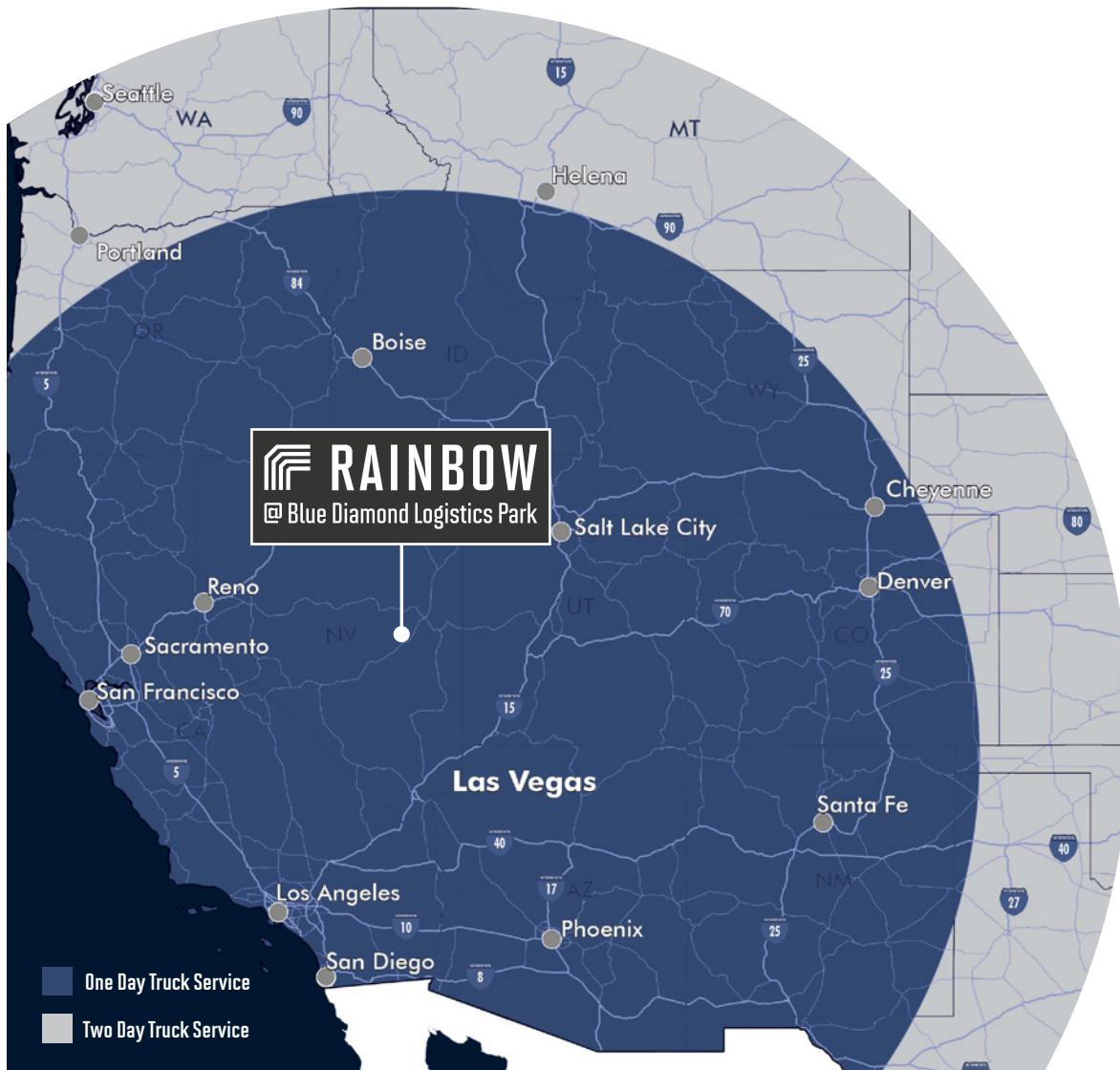
DEMISED PLAN

BUILDING 2
9530 S RAINBOW BLVD



AERIAL MAP & NEARBY AMENITIES





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

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

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

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