

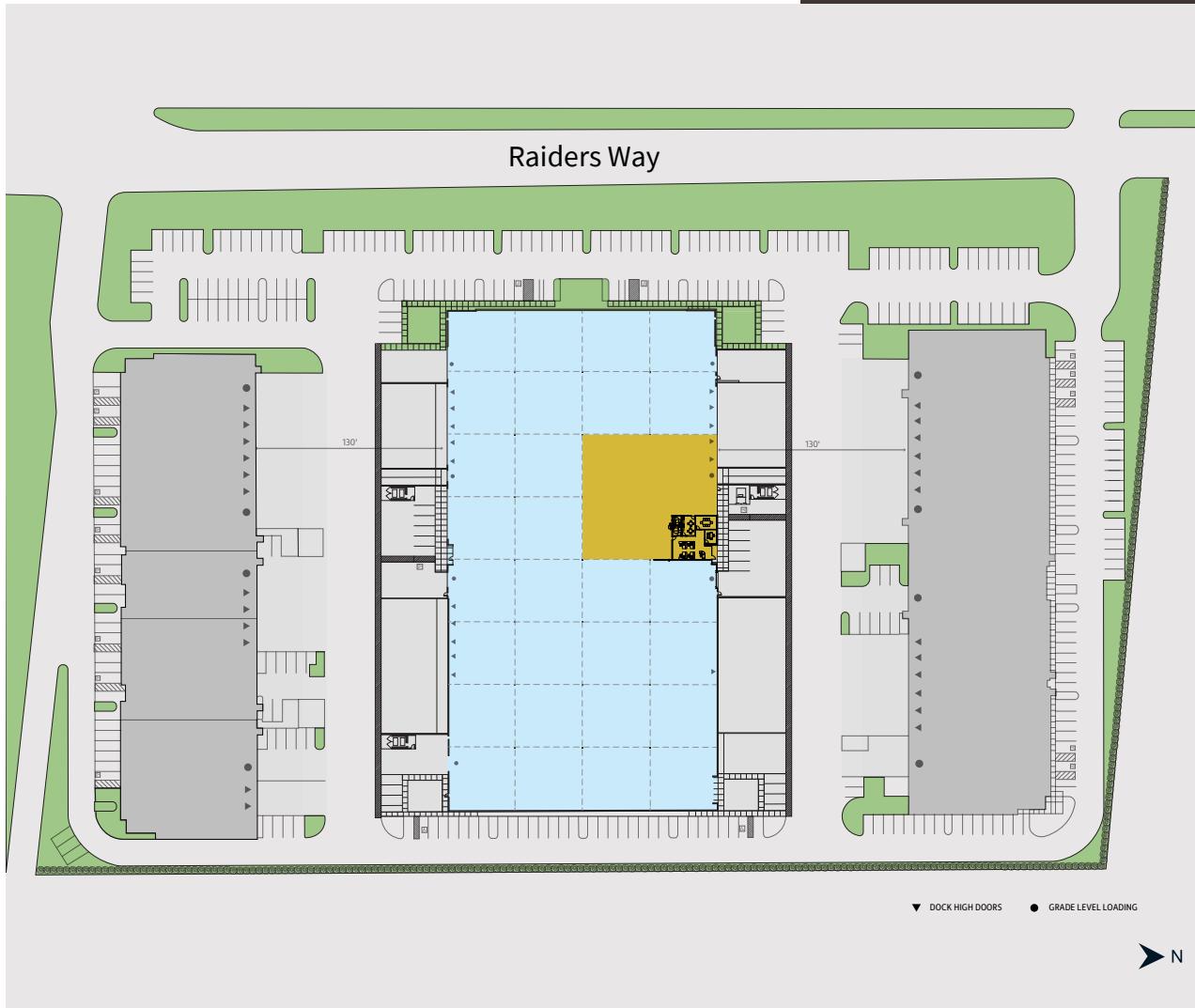
Turnkey Modern Industrial Space in Prime West Henderson Sub-Market

HENDERSON DISTRIBUTION CENTER SOUTH



1550 RAIDERS WAY, HENDERSON NV 89052

SITE PLAN



**TOTAL PROJECT SIZE
±106,680 SF**

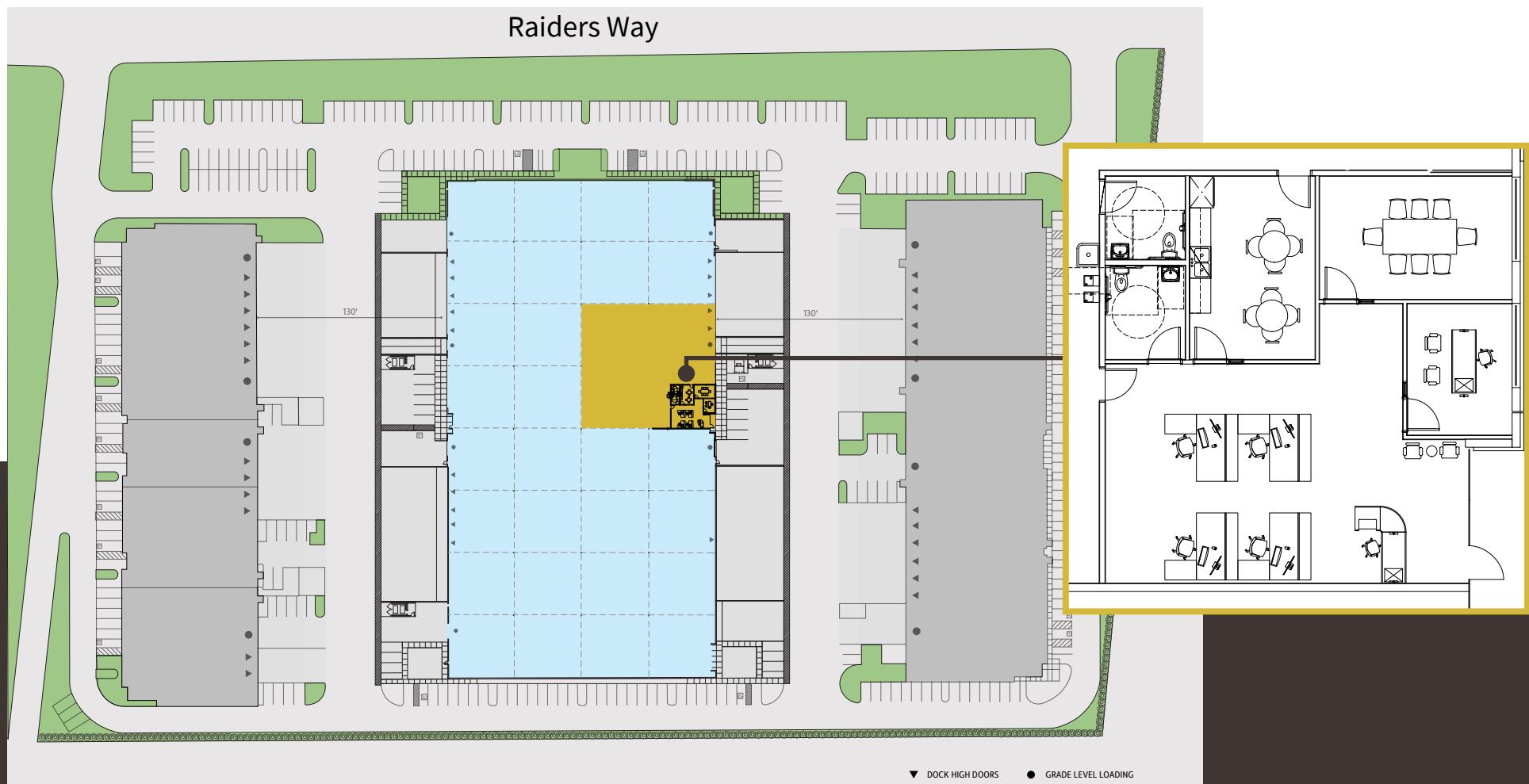
- 130' Shared Truck Court
- 26 Dock High Doors
- 8 Drive-In Doors

Located within the West Henderson sub-market, the project is adjacent to the Raiders practice facility & Henderson Executive Airport. Conveniently positioned south of St. Rose Pkwy, which provides immediate I-15 access and within a short drive to I-215, I-11, the Las Vegas "Strip" and Harry Reid International Airport.

SUITE 130 HIGHLIGHTS

SPACE HIGHLIGHTS

- 13,335 SF Available
- $\pm 1,527$ SF office
- 2 Dock-High Doors (8'x10')
- 1 Drive-In Door (10'x14')
- 200 Amps, 277/480V, 3-phase power
- Clear Height $\pm 28'$
- Rate: Call Broker for Pricing
- Available August 1, 2025



EASY ACCESS

LEADING COMPANIES IN WEST HENDERSON



LAS VEGAS BUSINESS FACTS



2.4 Million residents

29th

Largest metropolitan area in the U.S.



Population projected to grow almost 12.7% by 2028

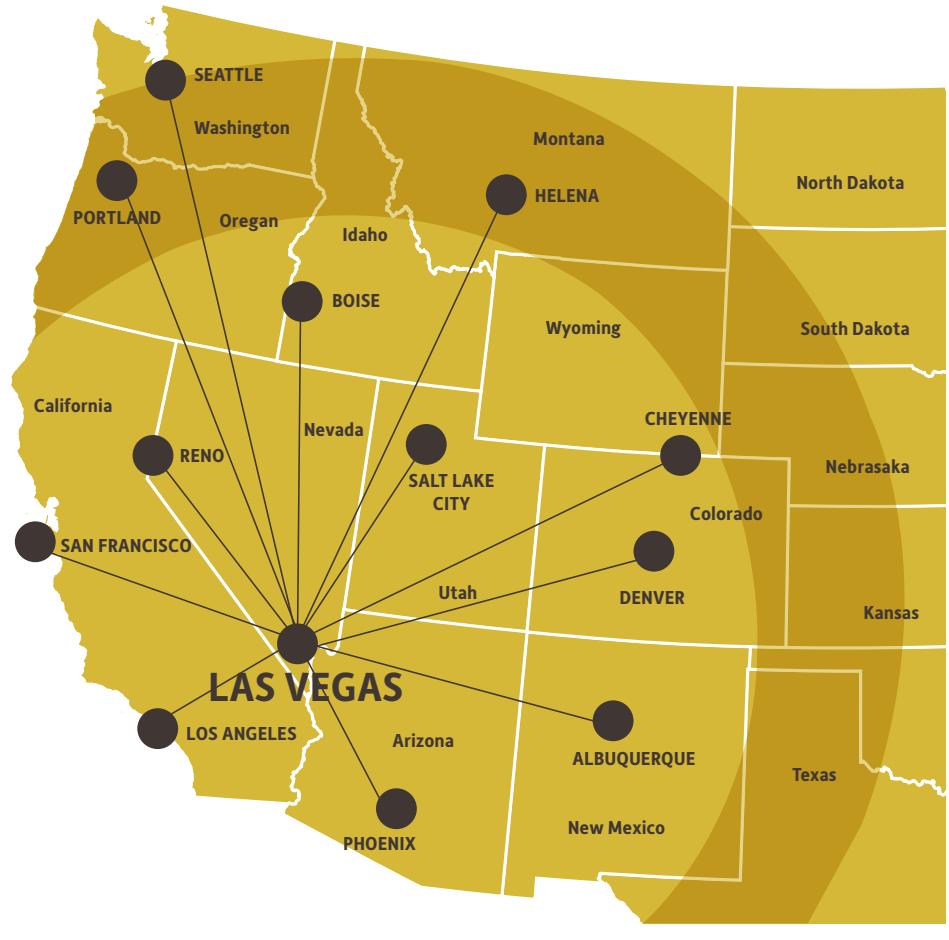
LABOR

- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 121,000 workers in the logistics and manufacturing industries

ASSISTANCE PROGRAMS

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement

Transit Analysis
from Las Vegas



ONE DAY TRUCK SERVICE
19.4% OF US POPULATION

TWO DAY TRUCK SERVICE
23.3% OF US POPULATION

	DISTANCE	TRAVEL TIME		DISTANCE	TRAVEL TIME
LOS ANGELES	270 MI	4 HRS	BOISE	630 MI	9 HRS, 32 MIN
PHOENIX	298 MI	4 HRS, 38 MIN	DENVER	748 MI	10 HRS, 50 MIN
SALT LAKE CITY	421 MI	5 HRS, 51 MIN	CHEYENNE	833 MI	12 HRS, 8 MIN
RENO	448 MI	7 HRS, 1 MIN	HELENA	901 MI	12 HRS, 35 MIN
ALBUQUERQUE	574 MI	8 HRS, 20 MIN	PORTLAND	974 MI	15 HRS, 29 MIN
SAN FRANCISCO	568 MI	8 HRS, 29 MIN	SEATTLE	1,125 MI	15 HRS, 29 MIN

Dalfen Industrial is one of the nation's largest buyers of industrial real estate and is a leader in the last-mile property sector. Dalfen's strategy places a special emphasis on last-mile facilities critical to e-commerce fulfillment. As hands-on operators, Dalfen's experienced team of real estate experts acquires, develops and manages millions of square feet of premier commercial properties out of their nine offices.

Singular Focus

Dalfen Industrial is one of the few real estate investment firms with a sole focus on industrial real estate. This specialization allows them to identify the properties that uniquely meet the needs of today's industrial tenants and the modern logistics supply chain.

Multidisciplinary Expertise

Dalfen offers a vertically integrated platform that includes development, acquisitions, asset management, property management, construction, legal and capital markets. The result is a robust and durable portfolio of in-demand assets, increased investor value and industry-leading tenant satisfaction.

SINGULAR FOCUS

Whether it be developing top tier properties in underserved submarkets or acquiring high quality assets that are undermanaged and/or distressed, Dalfen Industrial leverages the expertise of its asset management professionals to execute implement strategies that tailor its buildings to the demands of the market and cater to tenant needs.

QUALITY

The acquisition and development of institutional-quality assets is fundamental to Dalfen Industrial's real estate investment strategy. Experience has shown them that quality assets in metropolitan markets will weather the storm in difficult markets and outperform in strong economic times.

DISCIPLINE

Patience and prudence are paramount in Dalfen Industrial's investment strategy. We adhere to stringent underwriting procedures and in-depth understanding of every market in which they invest.

INTEGRITY

Dalfen holds themselves to the highest ethical standards in all of their dealings.

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1550 RAIDERS WAY, HENDERSON NV 89052



DANNY LEANOS

SENIOR ASSOCIATE

+1 702 522 5008

DANNY.LEANOS@JLL.COM

NV LIC. #S.0191773

ROB LUJAN, SIOR, CCIM

EXECUTIVE MANAGING DIRECTOR

+1 702 522 5002

ROB.LUJAN@JLL.COM

NV LIC. # S.0051018

JASON SIMON, SIOR

EXECUTIVE MANAGING DIRECTOR

+1 702 522 5001

JASON.SIMON@JLL.COM

NV LIC. # S.0045593



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