

PARADISE

INDUSTRIAL DISTRIBUTION
CENTER

12550 PARADISE RD
HENDERSON, NV 89044

±84,425 SF
AVAILABLE



CBRE

Location Highlights

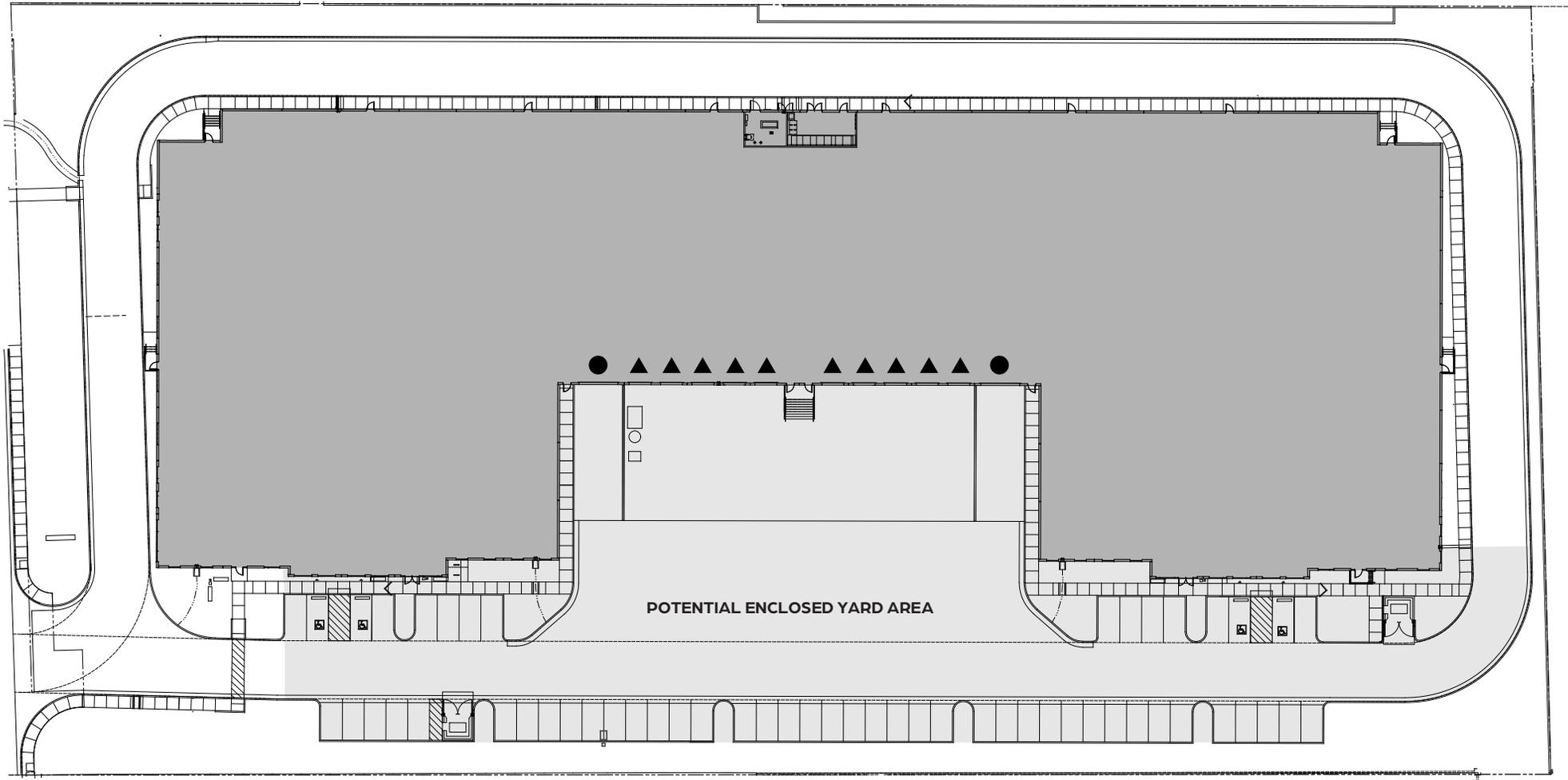
- Strategically located at the first I-15 interchange entering Las Vegas from Southern California
- ±1.5 miles to Henderson Executive Airport
- ±3.8 miles to I-15 freeway via Volunteer Blvd
- ±12.0 miles to Harry Reid International Airport
- ±13.0 miles to Las Vegas Strip

Project Highlights

- Recently completed state-of-the-art freestanding distribution building
- Build to Suit office
- Ready for tenant improvements



Building Specifications



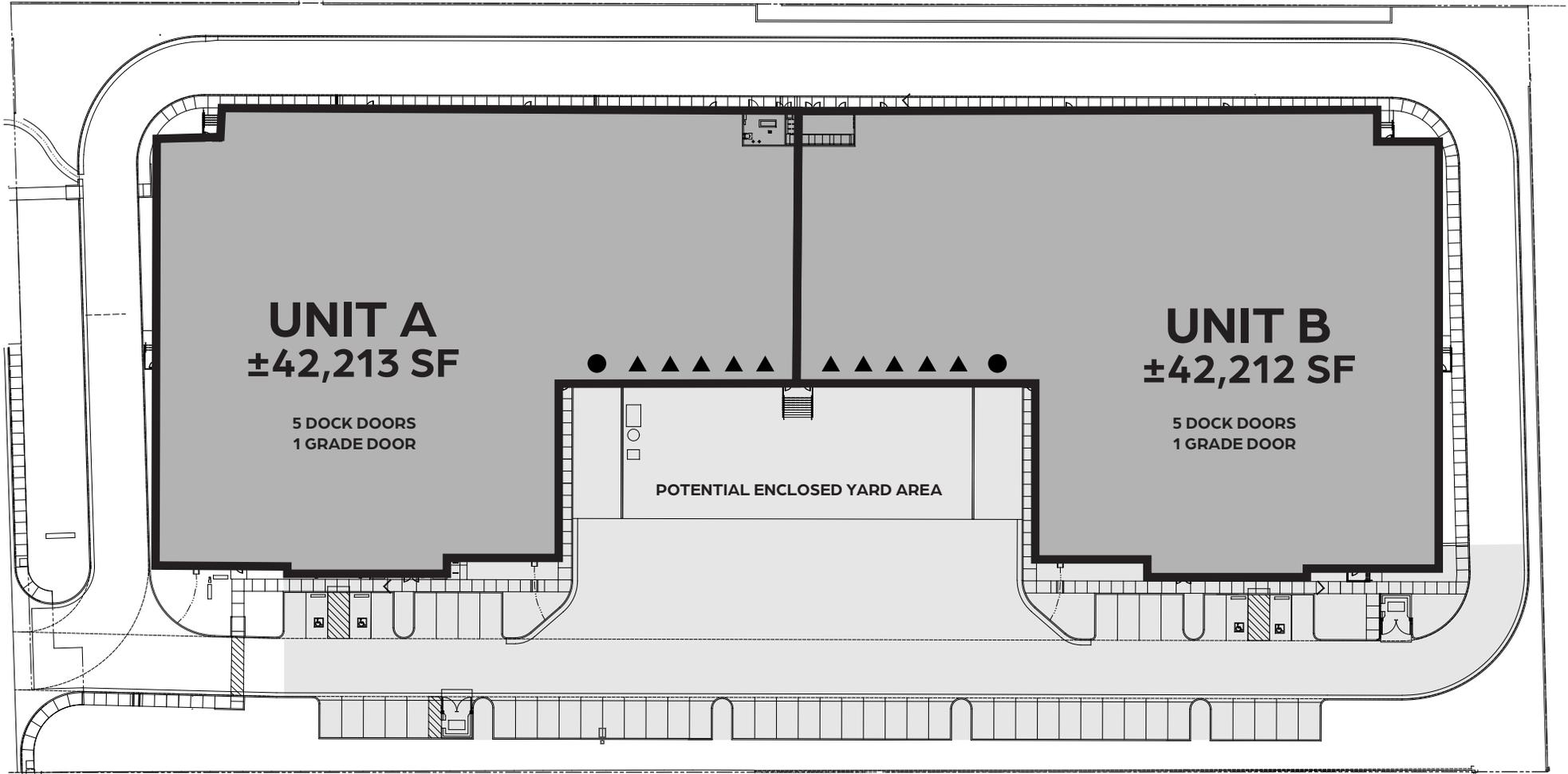
TOTAL SF	84,425 SF
DIVISIBILITY	42,212 SF
CLEAR HEIGHT	32'
POWER	3,000 A, 277/480 V, 3-Phase
DOCK DOORS	(10) 9' x 10' doors (5 per unit w/ dock packages)
GRADE DOORS	(2) 12' x 14' doors

COLUMN SPACING	50' x 50' typical
TRUCK APRON	56' depth
SPRINKLERS	ESFR
SLAB	6,500 PSF (PSI 6" depth)
ROOFING	60 mil TPO (20 year warranty)
PARKING	56 stalls

▲ DOCK DOOR
● GRADE DOOR

▲
NORTH

Potential Divisibility



▲ DOCK DOOR
● GRADE DOOR

▲
NORTH

Amenity Map



Regional Advantage



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	257	4 hrs, 1 min	Boise, ID	638	9 hrs, 49 min
Phoenix, AZ	299	5 hrs, 25 min	Santa Fe, NM	630	9 hrs, 8 min
San Diego, CA	318	4 hrs, 58 min	Denver, CO	762	11 hrs, 14 min
Salt Lake City, UT	433	6 hrs, 19 min	Cheyenne, WY	863	12 hrs, 44 min
Reno, NV	455	7 hrs, 4 min	Helena, MT	915	13 hrs, 11 min
San Francisco, CA	558	8 hrs, 35 min	Portland, OR	983	15 hrs, 50 min
Sacramento, CA	552	8 hrs, 36 min	Seattle, WA	1,138	17 hrs, 14 min

LOCATION AND TRANSPORTATION

- I-15 Interchange is ± 3.8 miles
- Harry Reid Airport is ± 12.0 miles
- The Las Vegas Strip is ± 13.0 miles

SHIPPING AND MAILING SERVICES

- FedEx Ground: 1.2 Miles
- FedEx Freight: 11.9 Miles
- FedEx Ship Center: 13.4 Miles
- FedEx Air Cargo: 14.2 Miles
- UPS Freight Service Center: 13.8 Miles
- UPS Customer Center: 13.8 Miles
- UPS Air Cargo: 14.3 Miles
- US Post Office: 3.8 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



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HABITAT

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