

FOR LEASE

GOLDEN TRIANGLE LOGISTICS CENTER

2815 E. WASHBURN ROAD

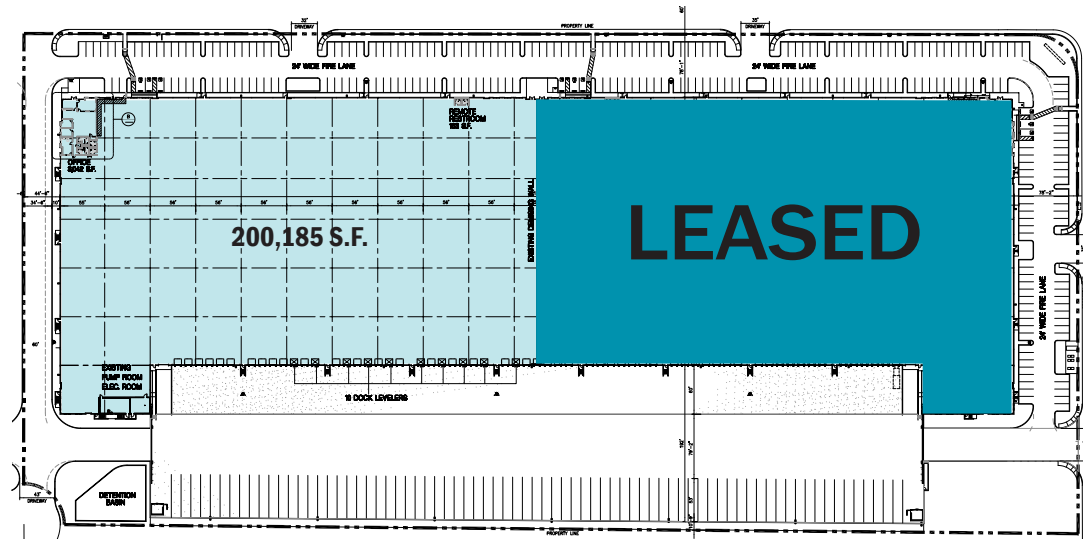


North Las Vegas, NV 89081
200,185 SF Available



CBRE

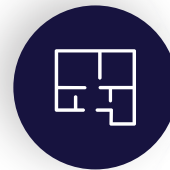
SITE PLAN



NOT TO SCALE
All measurements
are approximate

UNIT SPECS

- Site area: 18.1 acres
- Loading: Rear Load
- Column Spacing: 356' x 360'
- Sprinklers: ESFR
- (10) 40,000 lb mechanical pit levelers
- 100 car parking spaces (0.88 per 1,000 SF)
- 39 trailer parking spaces
- LED lighting with 30' candles in warehouse
- Evaporated coolers in warehouse
- Building depth: 330'
- 187' all concrete truck court
- Single ply, white 60 mil, TPO roof
- Single ply, white foil insulation under roof structure



±200,185 SF
Rentable Area



±3,024 SF
Office Area



±36'
Clear Height



30
Dock High
Loading Doors



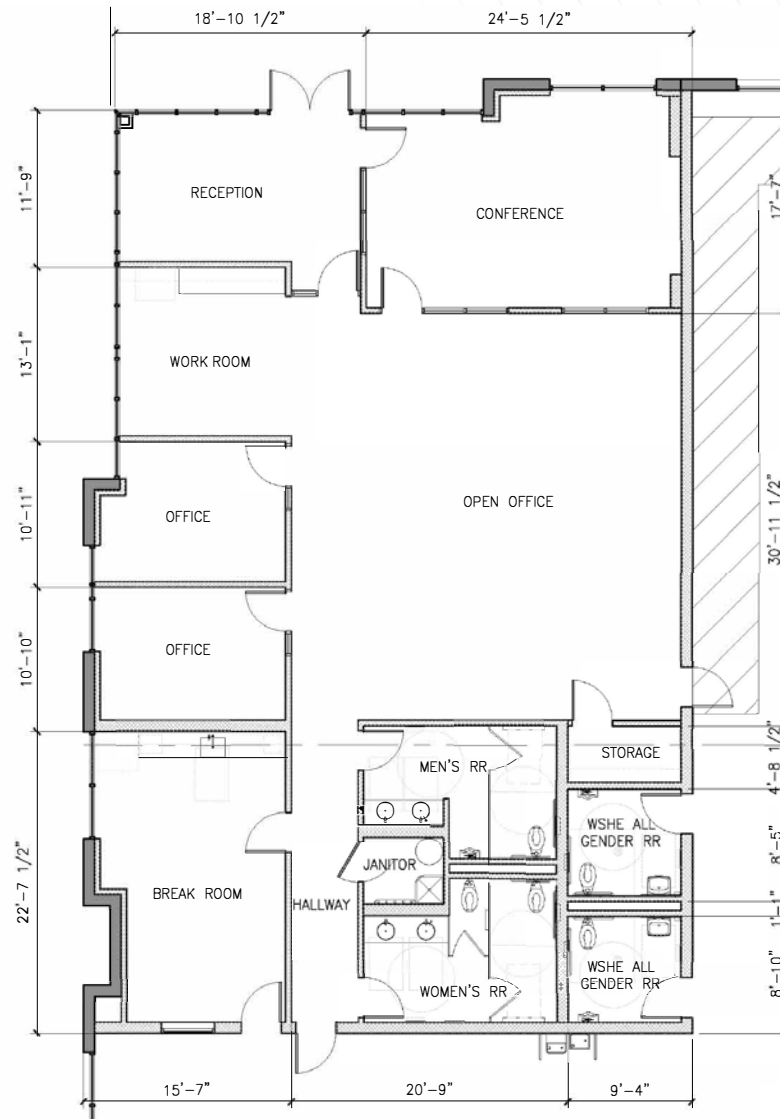
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Drive-In Door



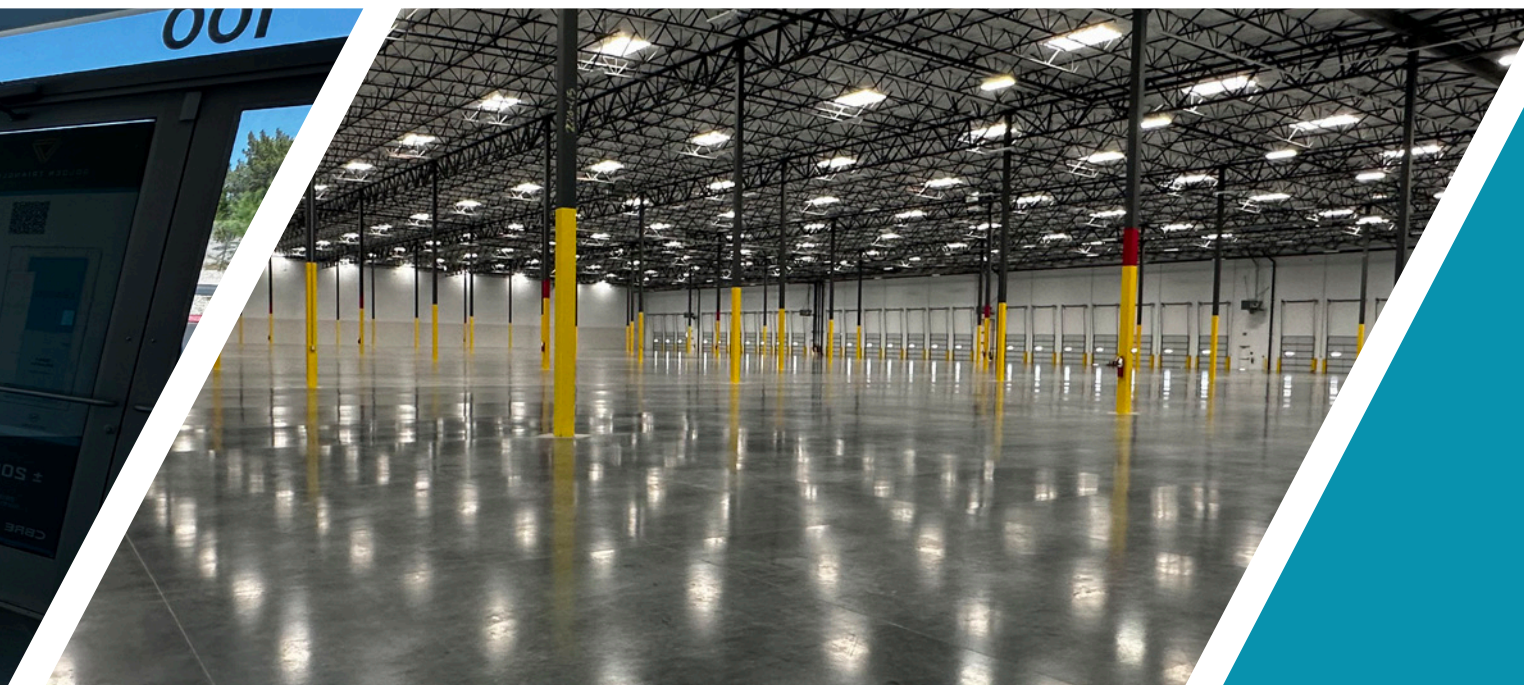
±2,800 Amps
277/480 Volts,
3-Phase Power

OFFICE PLAN

±3,024 SF



NOT TO SCALE
All measurements
are approximate



MOJAVE
HIGH SCHOOL

SITE

U.P.R.R. Rail

N LAMB BOULEVARD

WASHBURN ROAD

E LOAN MOUNTAIN ROAD

LOSEE ROAD

CRAIG
INTERCHANGE

CRAIG ROAD

N 5TH STREET

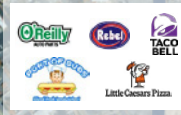
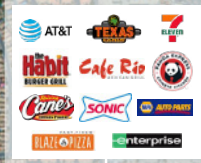
E ALEXANDER ROAD

GWENDOLYN
WOOLLEY
ELEMENTARY
SCHOOL

CLYDE
C. COX
ELEMENTARY
SCHOOL

AMENITY RICH LOCATION

- Conveniently located in the heart of the North Las Vegas submarket with easy access to I-15 via Craig Road and Lamb Boulevard Interchanges
- Close to an abundance of restaurants, shopping venues, and industrial owner/users and manufacturing/distribution facilities
- City of North Las Vegas Jurisdiction



CORPORATE NEIGHBORS



HIGHWAY ACCESS

Route 1
2 miles
4 minutes drive

Route 2
2.5 miles
5 minutes drive

Route 3
3.2 miles
6 minutes drive



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