

# SERRANO 515 HENDERSON LOGISTICS CENTER

515 N. GIBSON RD. | HENDERSON, NV 89011

**I-515 FREEWAY FRONTAGE**

**ONLY ONE UNIT REMAINING!**

**7,972 SF**



**7,972 SF SPEC UNIT AVAILABLE!**



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**CBRE**



PROPERTY OVERVIEW

# SERRANO HENDERSON

## LOGISTICS CENTER 515

Conveniently located in the East Henderson submarket, this project provides excellent connectivity to US-95 and the I-515 via Sunset Road.

THIS PROJECT IS IN CLOSE PROXIMITY TO AN ABUNDANCE OF AMENITIES LOCATED IN THE EAST HENDERSON CORRIDOR and is approximately 45 miles from the California border and less than 26 miles from the Arizona border. The Project is zoned (General Industrial). This project is less than ±45 miles from the California border. Zoned IG (General Industrial).



±0.1 miles from I-515 Freeway via Sunset Rd.



±12.1 miles from Harry Reid International

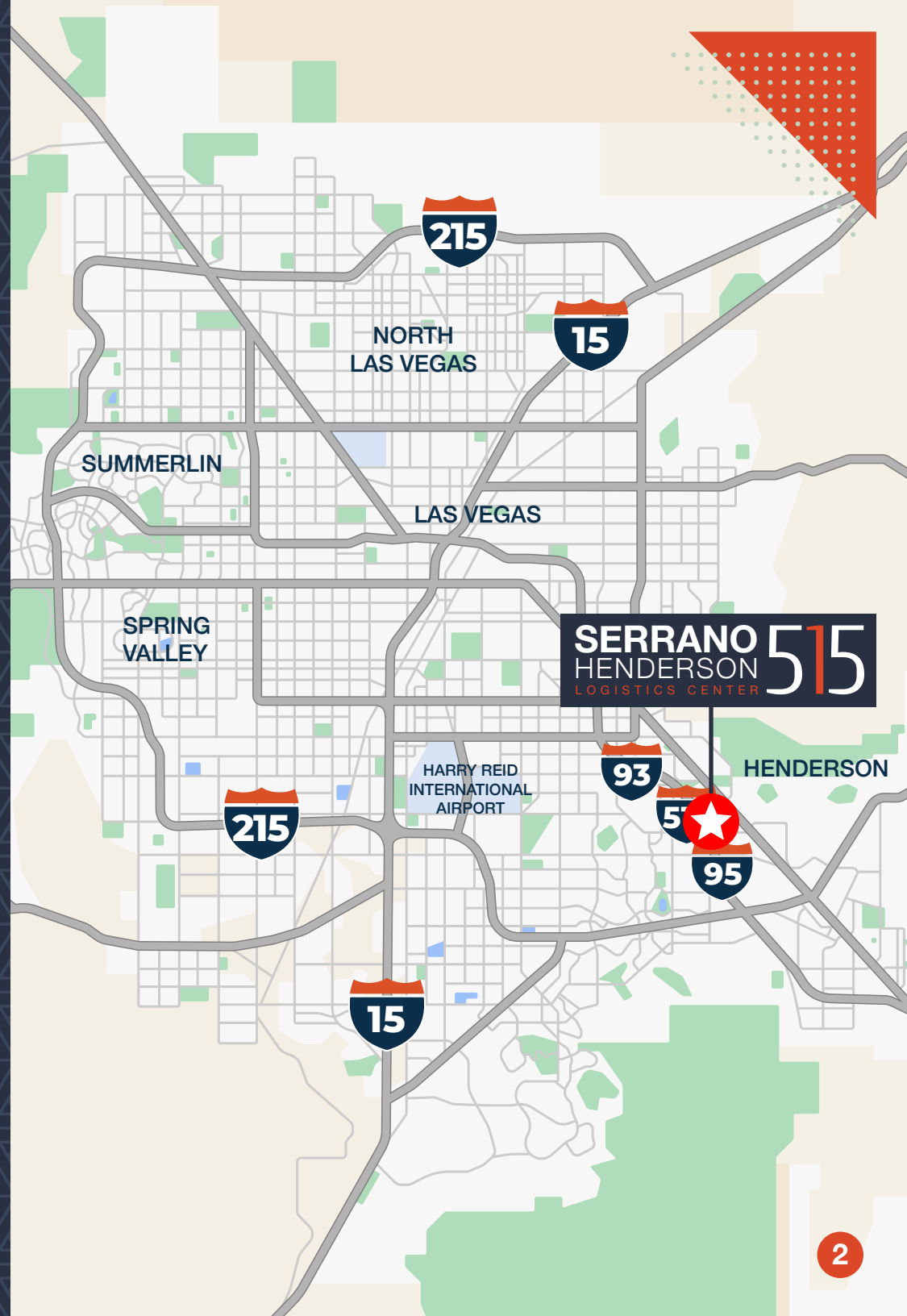


±13.5 miles from Las Vegas Strip



±262 miles from Los Angeles

515 N. GIBSON ROAD | HENDERSON, NV 89011



# Property Overview



**TOTAL SF**  
110,075 SF



**AVAILABLE SF**  
7,972 SF -LAST UNIT LEFT!



**DOCK HI DOORS**  
(8) 14' X 14' DOORS



**GRADE LEVEL DOORS**  
(10) 14' X 16' DOORS



**POWER**  
3,400 AMPS OF 277/480V,  
3-PHASE POWER



**COLUMN SPACING**  
52' X 60'



**CLEAR HEIGHT**  
32'



**SPRINKLER SYSTEM**  
ESFR



**INSULATION**  
SCRIM FACED BATT INSULATION



**GAS**  
NATURAL GAS AVAILABLE

# Potential Building Divisibility

**SERRANO HENDERSON 515**  
LOGISTICS CENTER

**SUITE 115**

**SPEC SUITE!**

**TOTAL SF:** 7,972 SF

**OFFICE AREA:** 820 SF SPEC OFFICE

**DOCK DOORS:** NONE

**GRADE DOOR:** (1) 14' x 16' GRADE LEVEL DOOR

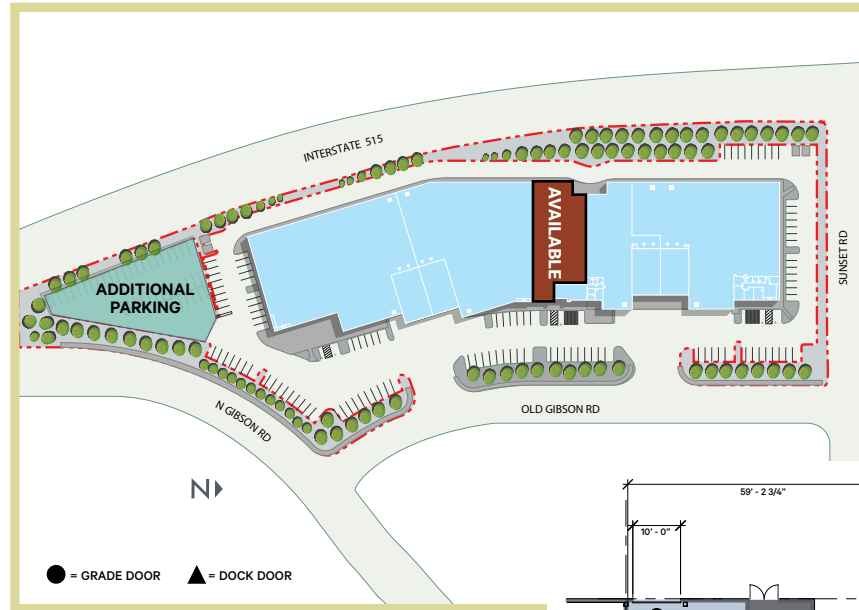
**BASE RENT:** \$1.57/SF (NNN)

**ESTIMATED NNN FEES:** \$0.175/SF

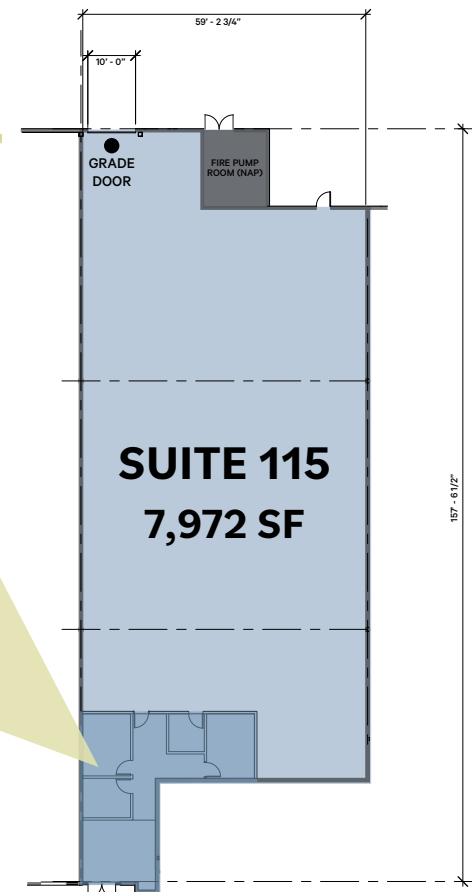
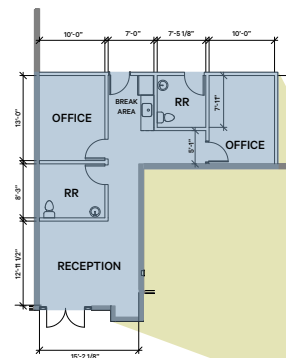
**MONTHLY FEES:** \$13,911.14

515 N. GIBSON ROAD | HENDERSON, NV 89011

**LAST UNIT REMAINING! ACT FAST!**



820 SF SPEC OFFICE



*\*not to scale*

*\*all measurements are approximate*



# Aerial Map





# Regional Advantage

## LOCATION & TRANSPORTATION

- I-15 Interchange is 9.2 miles via West Warm Springs Road
- I-215 Interchange is  $\pm 2.1$  miles via Gibson Road
- Harry Reid Int'l Airport is  $\pm 12.1$  miles
- The Las Vegas Strip is  $\pm 13.5$  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



# Why Southern Nevada?



#1 Best States for Transportation,  
U.S. News & World Report (2018)



Las Vegas Has One Of The Most  
Business Friendly Environments  
In The U.S.



#1 Best Job Creation Index in the  
United States (Gallup 2017)



Great Location For Logistics,  
Manufacturing And Exporting—Making  
Las Vegas An Essential Part Of Any Global  
Business Economic Plan.



One Of The Most Digitally  
Connected Cities In The World  
Thanks To Switch Communications  
—the region contains 7,453 miles of  
fiber optic cable.



Lower Cost Of Living And A Lower  
Cost Of Business Operation Than  
California While Having Easy Access  
To Its Markets And Ports.



## CURRENT STATE INCENTIVES

**50% Elimination** of payroll tax for 4 years

**50% elimination** of personal  
property taxes for 10 years

**Training Grants** \$1,000 to  
\$4,000 per employee

**6.1% Elimination Of Sales Tax** when purchasing capital  
equipment (you pay only 2% down from 8.1%)

**50% to 90% subsidy for up to 6 months**  
(State will give businesses 50-90% of the new  
employee's hourly wage for up to 6 months)

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# 515

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