



# SOUTHERN GATEWAY

AT I-15

15260 Las Vegas Boulevard, Las Vegas, NV 89044

**BLDG A**  
80,000 SF

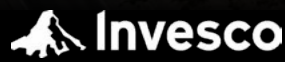
**BLDG B**  
130,000 SF

**BLDG C**  
210,000 SF



## CLOSER. FASTER. CONNECTED.

±40K SF to ±210,000 SF for Lease



# THE POWER OF EFFICIENCY



**3 building**  
industrial park



Units ranging from  
**40K SF - 210K SF**



**One day turnaround** from  
Southern California (including  
the Ports of LA and Long Beach)



**Signage opportunities**



**Excellent visibility** from I-15



**Delivering Q1 2024**

## The Gateway to Las Vegas

Southern Gateway at I-15 is the missing link in your supply chain: a hyper-connected distribution and logistics park strategically positioned to maximize efficiency and save time. Its location at the southern tip of the greater Las Vegas metropolitan area can be reached in a **one-day turnaround from Southern California**, and other major southwest markets are also easily accessible. Take advantage of brand-new, state-of-the-art warehouse and distribution space while avoiding congestion and saving money.



**Avoid congestion and get here faster -  
including to and from Southern California  
within a duty period.**

# MODERN FACILITIES TO KEEP BUSINESS MOVING



Streamline your operations in state-of-the-art warehouse & distribution space.



**TOTAL PROJECT SIZE**  
420,000 SF



**PROPERTY ZONING**  
MD Designed Manufacturing



**BUILDING INTERIOR**  
White-box Interior



**WAREHOUSE COOLING**  
EVAP Coolers



**LOADING EQUIPMENT**  
35,000 lb Hydraulic Levelers



**SOUTHERN  
GATEWAY**  
ATI-15



# BUILDING A

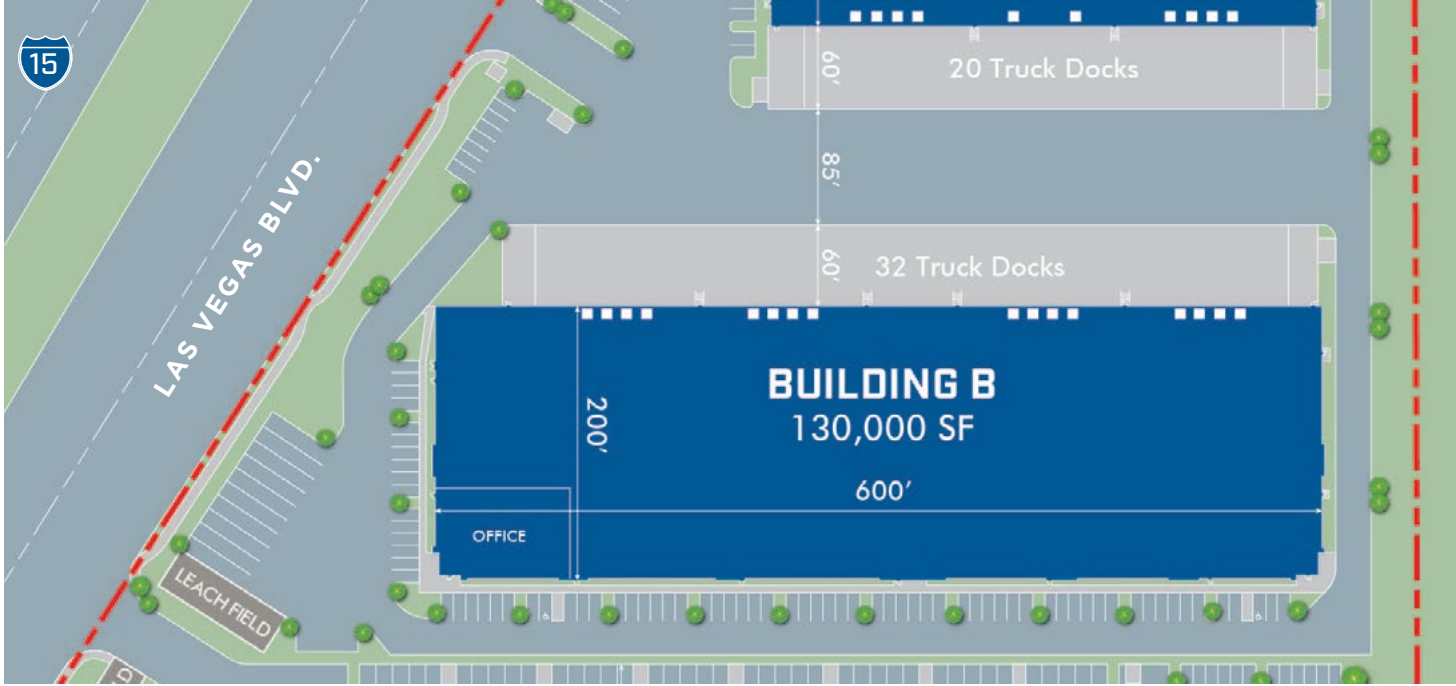


BUILDING SIZE:	80,000 SF
LOT SIZE:	5.27 Acres
CLEAR HEIGHT:	32'
SPEC OFFICE:	1,490 SF (Expandable)
AUTO PARKING:	79 Stalls
DOCK DOORS:	20 Doors
GRADE LEVEL DOORS:	2 Doors

TRAILER PARKING:	3 Stalls
POWER:	1,600A UPS with 600A Tenant Meter
SPRINKLERS:	ESFR
DIMENSIONS:	200' x 400'
COLUMN SPACING:	50' x 50'
TRUCK COURT:	205'
WAREHOUSE LIGHTING:	LED on 8' Whips



# BUILDING B

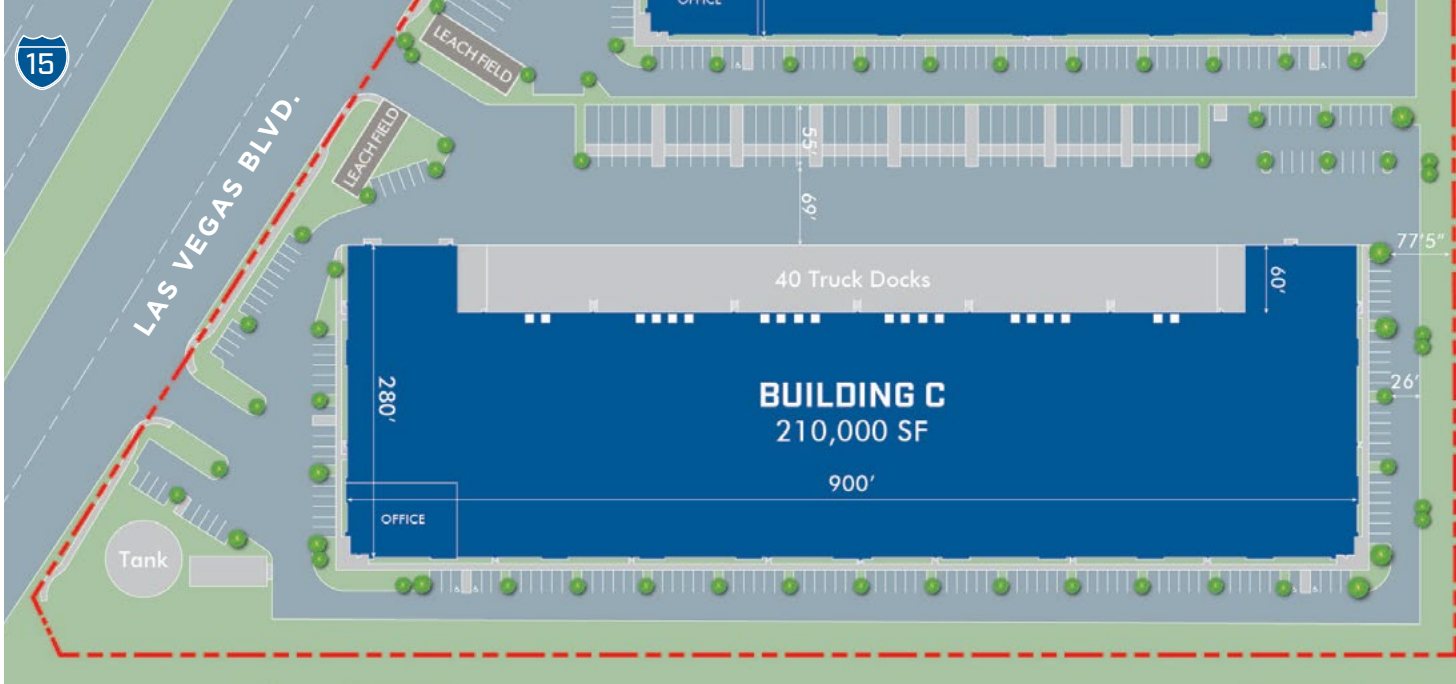


BUILDING SIZE:	130,000 SF
LOT SIZE:	8.57 Acres
CLEAR HEIGHT:	32'
SPEC OFFICE:	2,560 SF(Expandable)
AUTO PARKING:	87 Stalls
DOCK DOORS:	32 Doors
GRADE LEVEL DOORS:	2 Doors

TRAILER PARKING:	10 Stalls
POWER:	2,000A UPS with 1,000A Tenant Meter
SPRINKLERS:	ESFR
DIMENSIONS:	200' x 650'
COLUMN SPACING:	50' x 50'
TRUCK COURT:	205'
WAREHOUSE LIGHTING:	LED on 8' Whips



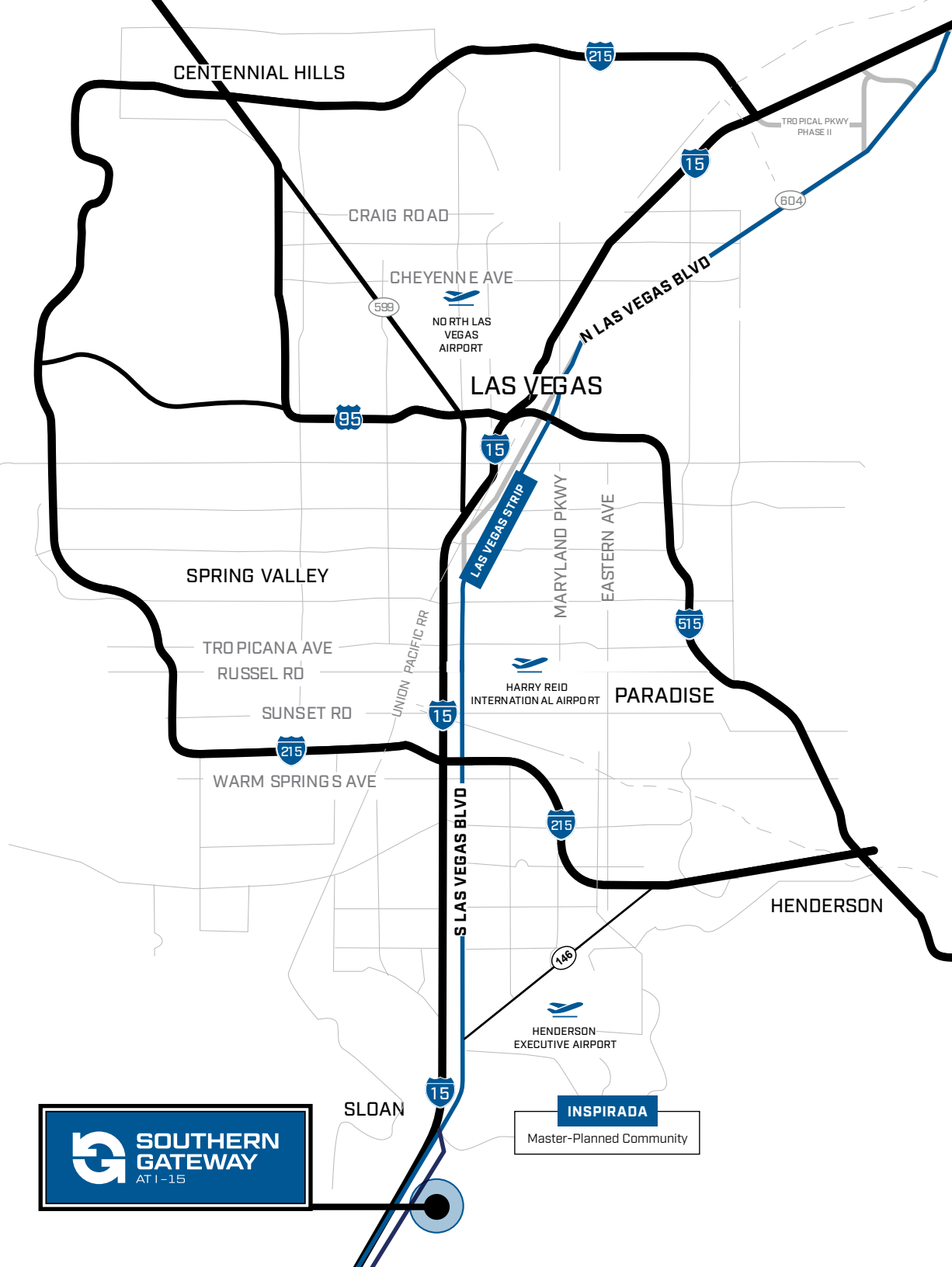
# BUILDING C



<b>BUILDING SIZE:</b>	210,000 SF
<b>LOT SIZE:</b>	13.85 Acres
<b>CLEAR HEIGHT:</b>	36'
<b>SPEC OFFICE:</b>	2,560 SF(Expandable)
<b>AUTO PARKING:</b>	169 Stalls
<b>DOCK DOORS:</b>	40 Doors
<b>GRADE LEVEL DOORS:</b>	2 Doors

<b>TRAILER PARKING:</b>	48 Stalls
<b>POWER:</b>	3,000A UPS with 2,000A Tenant Meter
<b>SPRINKLERS:</b>	ESFR
<b>DIMENSIONS:</b>	220' x 900'
<b>COLUMN SPACING:</b>	50' x 50'
<b>TRUCK COURT:</b>	185'
<b>WAREHOUSE LIGHTING:</b>	LED on 8' Whips





## Location Details

- Conveniently located off of Interstate 15, just 5 minutes to the St. Rose Parkway exit.
- Favorably positioned as a regional southwest logistics, e-commerce, distribution, and manufacturing site.
- Closest available industrial development offering seamless distribution within a 4 hour drive to the LA/Long Beach ports.
- Prime I-15 Frontage with immediate access off of Las Vegas Boulevard.
- Within 5 minutes of an abundance of amenities including eateries, shopping, and rooftops.
- Neighboring the 1,940-acre master-planned Inspirada community, M Resort & Casino, the Las Vegas Raiders Headquarters & Practice Facility, and Henderson Executive Airport.
- Pro-business environment with favorable tax structures and an abundance of labor, with a population of 165,000+ within 15 minutes.
- Favorable business climate with no corporate or personal income tax and over 70,000 logistics & manufacturing employees



# ABUNDANCE OF AMENITIES



**SOUTHERN GATEWAY**  
AT I-15

**SOUTHERN GATEWAY**  
AT SLOAN







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