

# CHEYENNE LOGISTICS CENTER



FOR LEASE

**±166,486 SF**

3360 N. LAMB BLVD.  
LAS VEGAS, NV 89115

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# PROPERTY FEATURES

**CHEYENNE**  
LOGISTICS CENTER



**±166,468**

SF, Divisible to  
±40,000 SF



**±2,521**

SF Spec Office



**32'**

Clear Height



**52' x 60'**

Typical Column Spacing  
60' Speed Bay



**Evaporative**

Cooled Warehouse



**130' Truck**

Court Depth  
Minimum



**39 Dock**

High Doors  
9' x 10'



**4 Drive-In**

Level Doors  
13' x 14' (2 ramped)



**165**

Auto Stalls



**ESFR**

Sprinkler System  
K-25.2 sprinkler heads



**8 Mechanical**

35 lb. Pit Levelers



**1%**

Skylights



**3,000 Amps**

277/480 Volt  
3-Phase Power

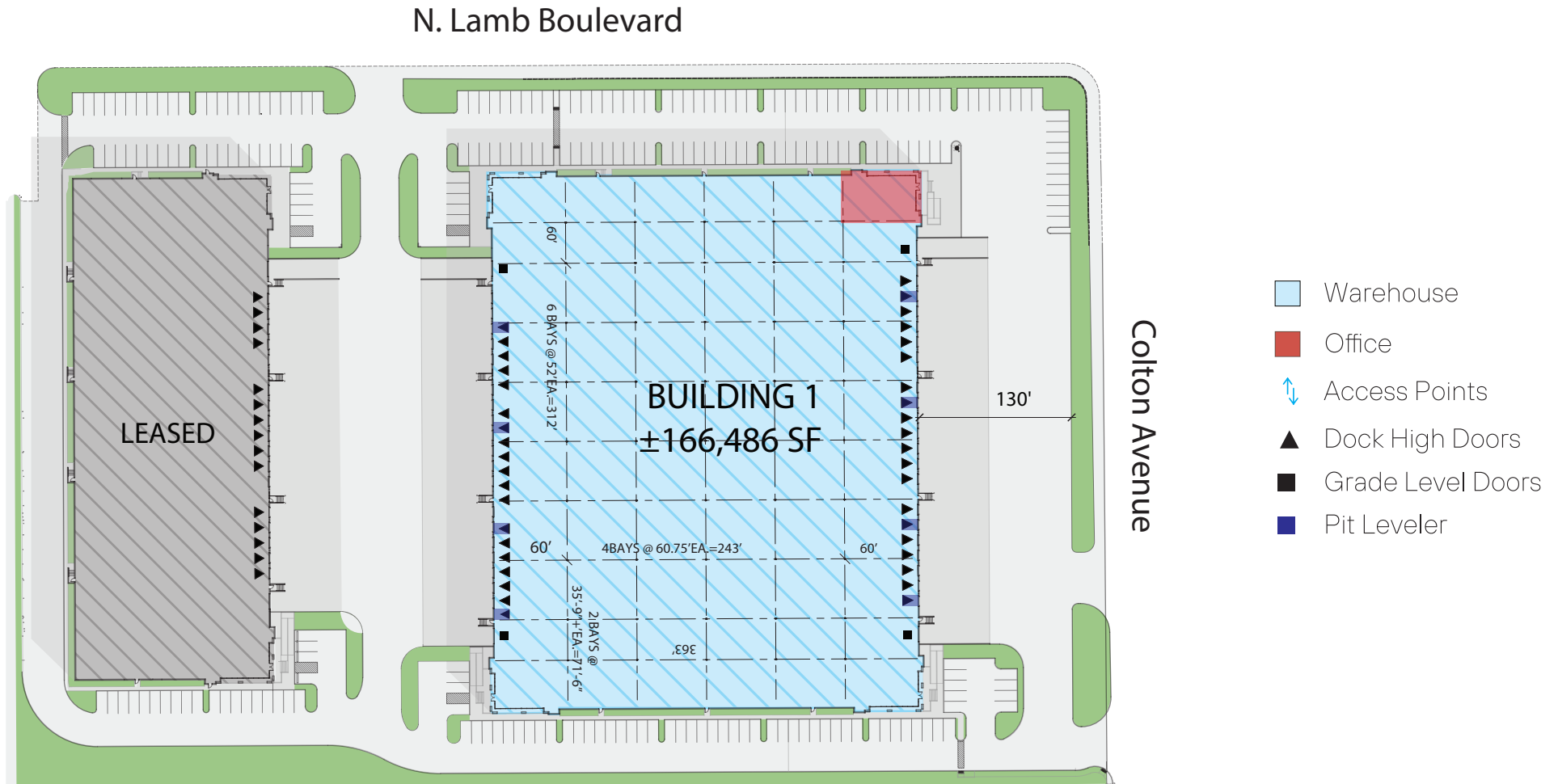


**R-19**

Roof Installation

# SITE PLAN

**CHEYENNE**  
LOGISTICS CENTER



## Facility Specs:

- .45 MIL TPO Membrane Roof
- 6" Steel Reinforced Concrete Slab Thickness Rated at 4000 PSI
- 60' Concrete apron with max. 2% declination
- LED Lighting in Warehouse

## Availability Summary

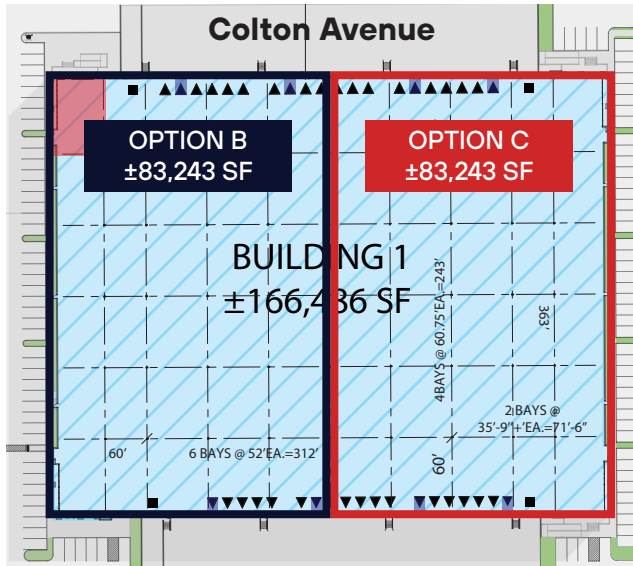
166,468 SF

\*option to demise to 83,243 SF or 41,621 SF



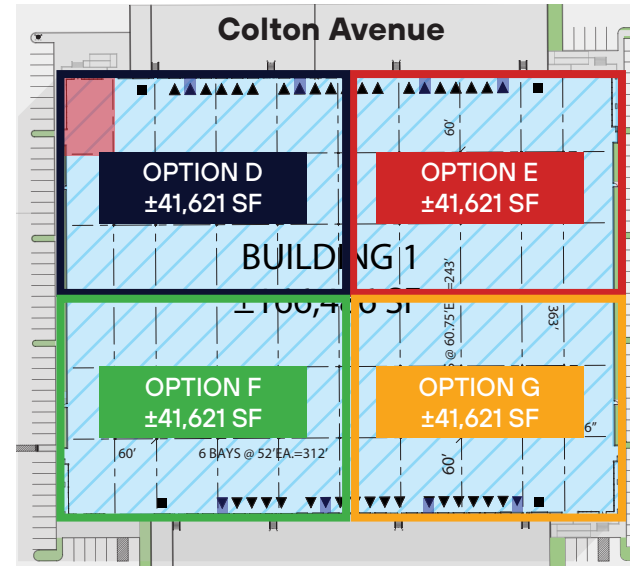
# DEMISING OPTIONS

**CHEYENNE**  
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OPTION B	
Total SF:	±83,243 SF
Office SF:	±2,521 SF
Dock Doors:	19 dock doors
Drive-In Doors:	2 drive-in doors

OPTION C	
Total SF:	±83,243 SF
Office SF:	BTS
Dock Doors:	20 dock doors
Drive-In Doors:	2 drive-in doors



OPTION D	
Total SF:	±41,621 SF
Office SF:	±2,521 SF
Dock Doors:	10 dock doors
Drive-In Doors:	1 drive-in door

OPTION E	
Total SF:	±41,621 SF
Office SF:	BTS
Dock Doors:	10 dock doors
Drive-In Doors:	1 drive-in door *with ramp

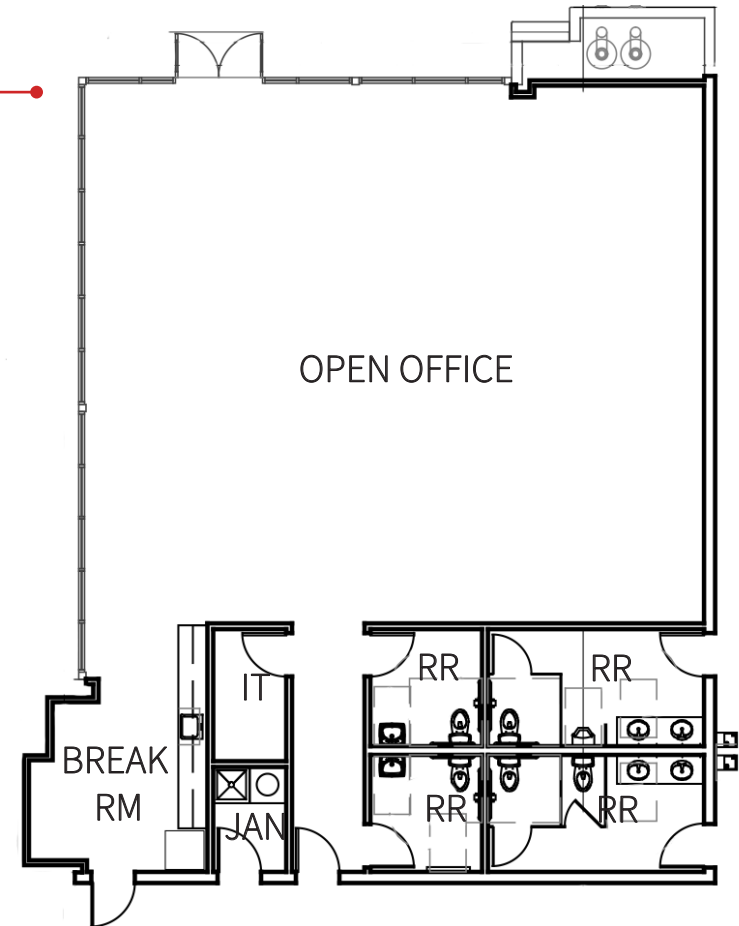
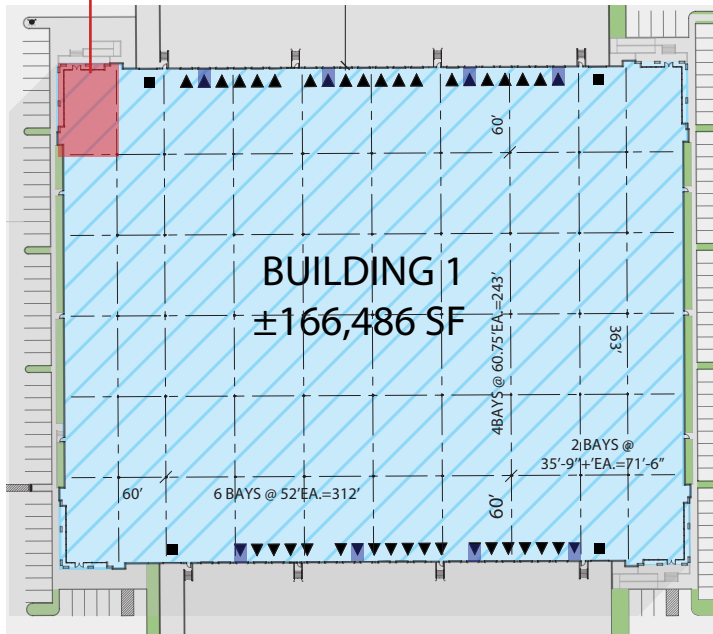
OPTION F	
Total SF:	±41,621 SF
Office SF:	BTS
Dock Doors:	9 dock doors
Drive-In Doors:	1 drive-in door

OPTION G	
Total SF:	±41,621 SF
Office SF:	BTS
Dock Doors:	10 dock doors
Drive-In Doors:	1 drive-in door *with ramp

# SPEC OFFICE PLAN

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Spec Office |  $\pm 2,521$  SF



## Office Features

- Open Office
- Break Room
- M/W restrooms for office
- Multi-stall M/W restrooms for warehouse

# LAS VEGAS BUSINESS FACTS

## CHEYENNE LOGISTICS CENTER



2.4 Million residents

**29<sup>th</sup>**

Largest metropolitan  
area in the U.S.



Population projected  
to grow almost 12.7%  
by 2028

### 0% TAX

- Personal Income Tax
- Corporate Income Tax
- Gift tax
- Franchise tax
- Estate tax
- Inventory tax
- Employer payroll tax

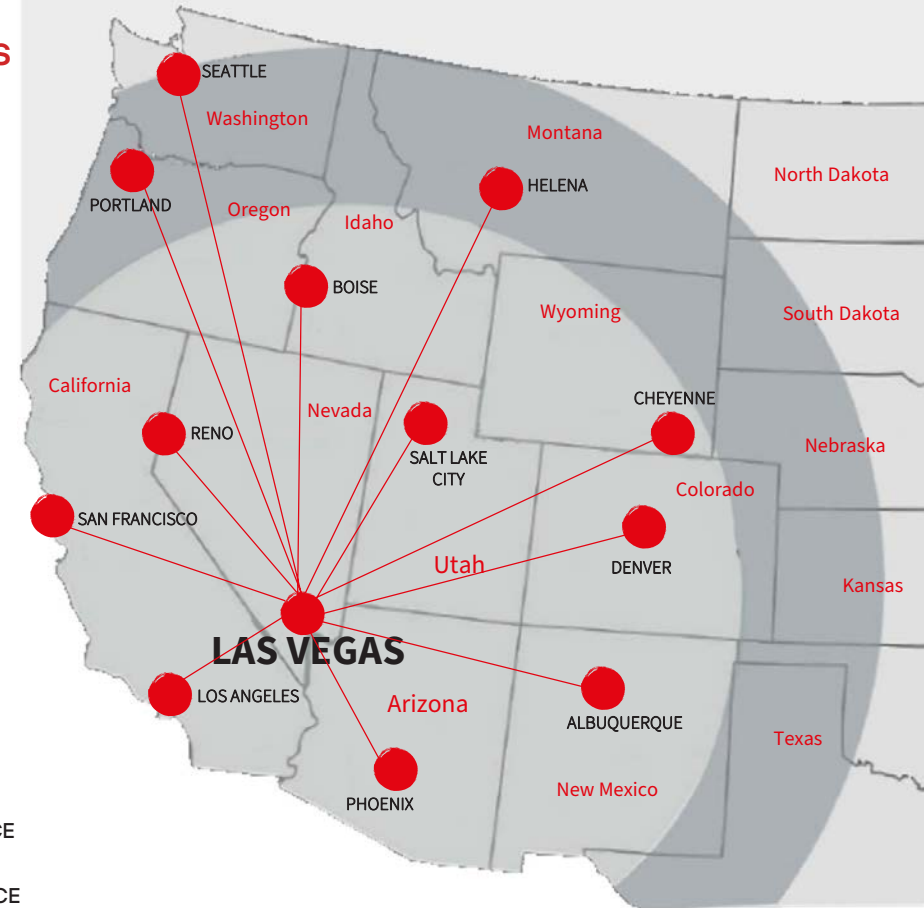
### LABOR

- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x thenational average
- The Las Vegas metro area employs over 55,000 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

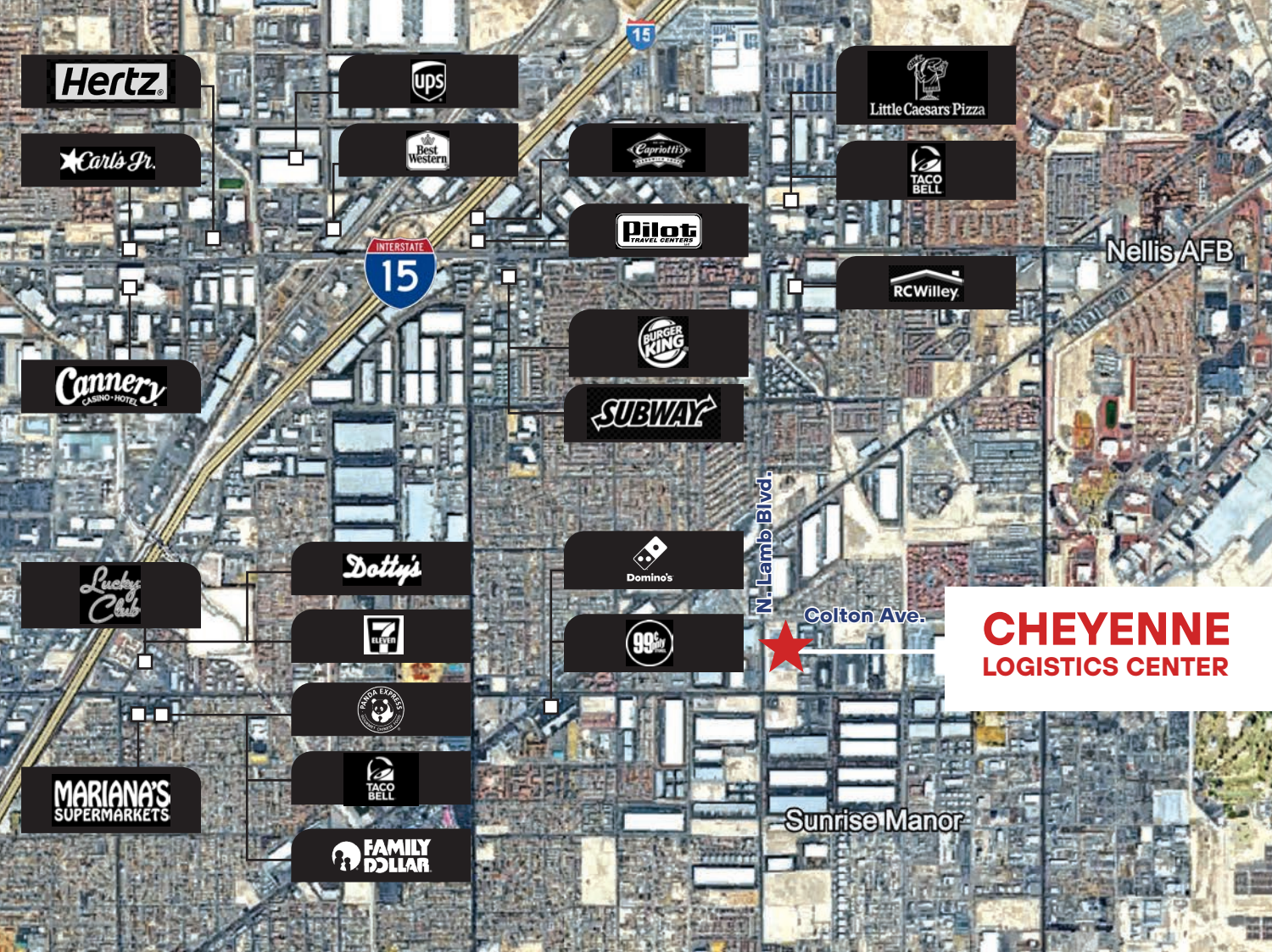
### Transit Analysis from Las Vegas



	DISTANCE	TRAVEL TIME
LOS ANGELES	270 MI	4 HRS
PHOENIX	298 MI	4 HRS, 38 MIN
SALT LAKE CITY	421 MI	5 HRS, 51 MIN
RENO	448 MI	7 HRS, 1 MIN
ALBUQUERQUE	574 MI	8 HRS, 20 MIN
SAN FRANCISCO	568 MI	8 HRS, 29 MIN

	DISTANCE	TRAVEL TIME
BOISE	630 MI	9 HRS, 32
DENVER	748 MI	10 HRS, 50 MIN
CHEYENNE	833 MI	12 HRS, 8 MIN
HELENA	901 MI	12 HRS, 35 MIN
PORTLAND	974 MI	15 HRS, 29 MIN
SEATTLE	1,125 MI	15 HRS, 29 MIN





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**CROW HOLDINGS**  
CAPITAL

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