

CHEYENNE LOGISTICS CENTER



FOR LEASE

±166,486 SF

3360 N. LAMB BLVD.
LAS VEGAS, NV 89115

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CROW HOLDINGS
CAPITAL

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

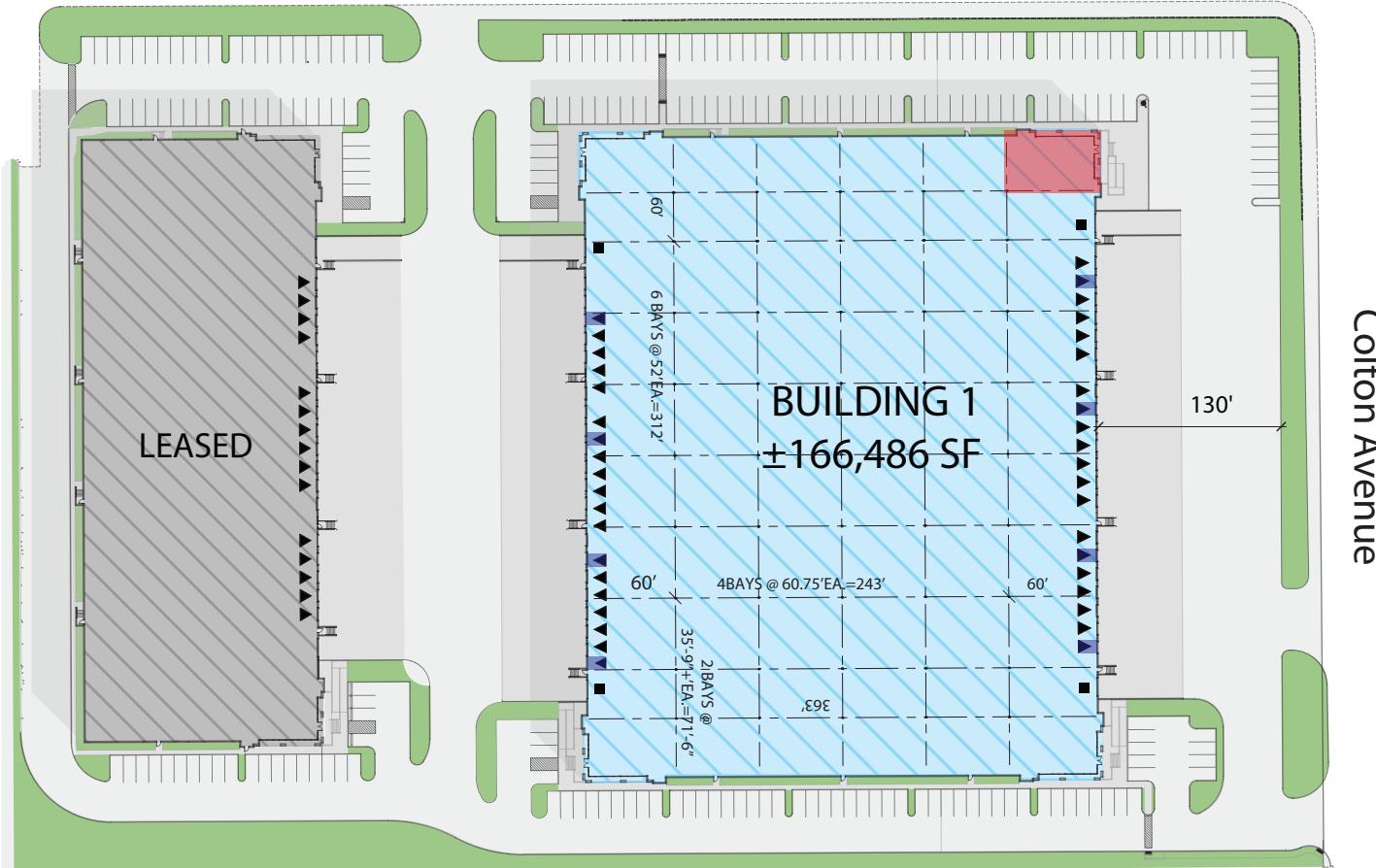


R-19
Roof Installation

SITE PLAN

CHEYENNE
LOGISTICS CENTER

N. Lamb Boulevard



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

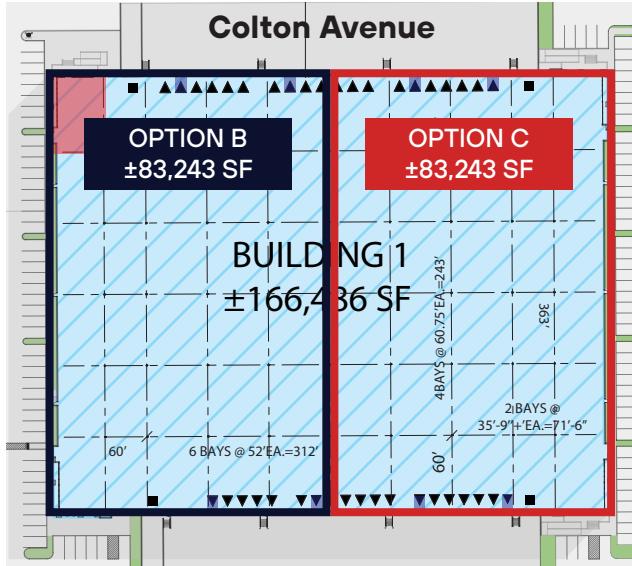
Availability Summary

166,468 SF

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

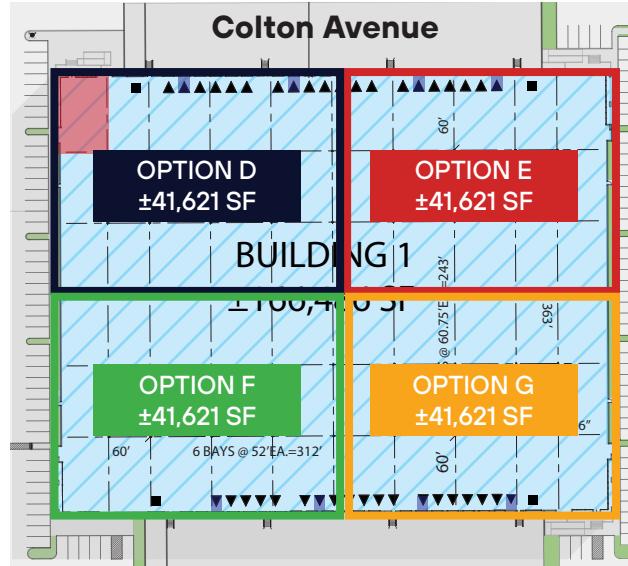
DEMISING OPTIONS

CHEYENNE
LOGISTICS CENTER



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

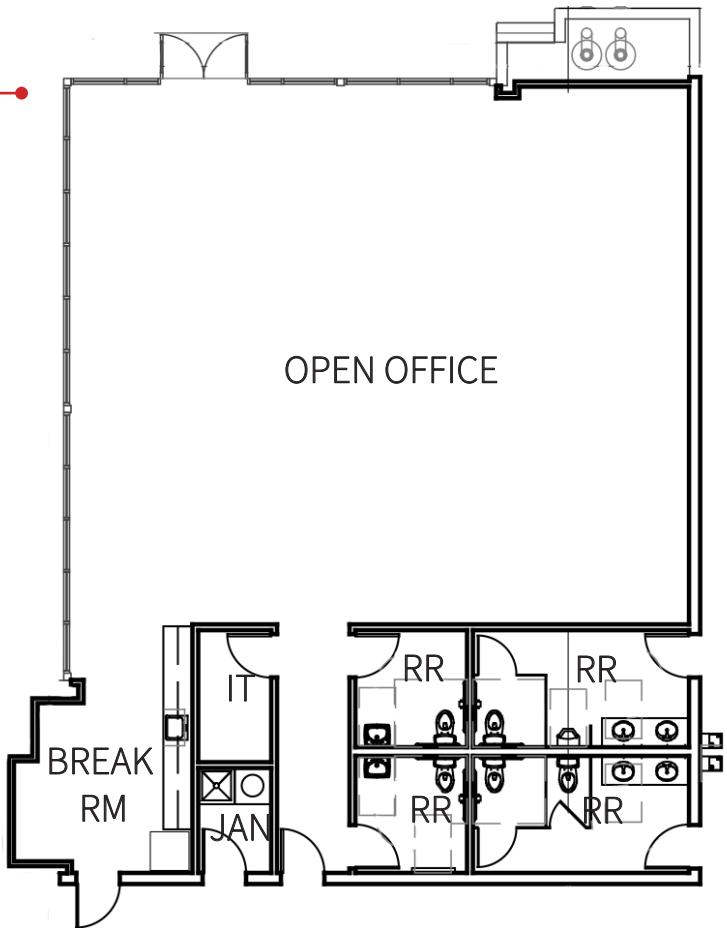
OPTION E	
Total SF:	±41,621 SF
Office SF:	BTS
Dock Doors:	10 dock doors
Drive-In Doors:	1 drive-in door *with ramp

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

CHEYENNE
LOGISTICS CENTER



LAS VEGAS BUSINESS FACTS

CHEYENNE
LOGISTICS CENTER



2.4 Million residents

29th

Largest metropolitan area in the U.S.

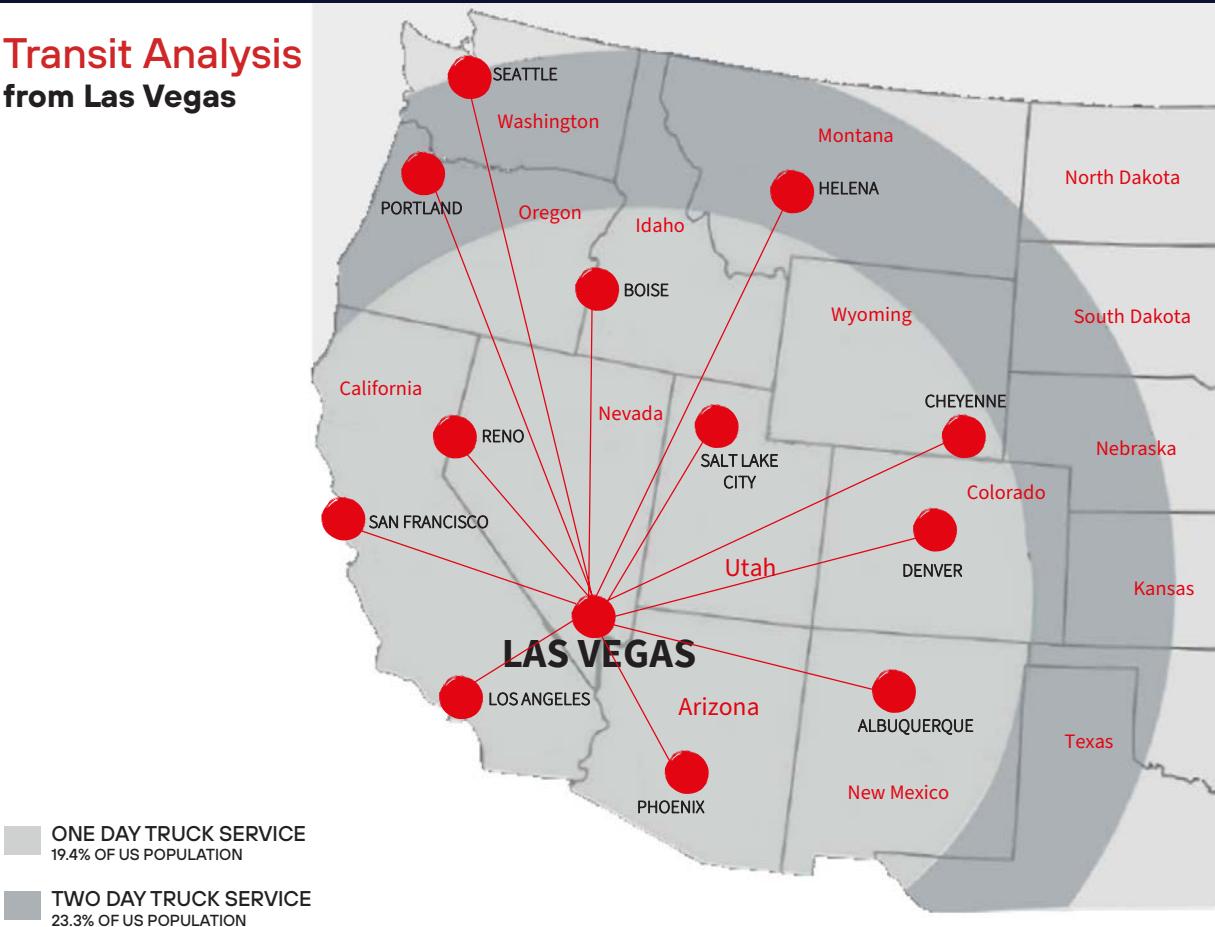


Population projected to grow almost 12.7% by 2028

0% TAX

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

Transit Analysis from Las Vegas



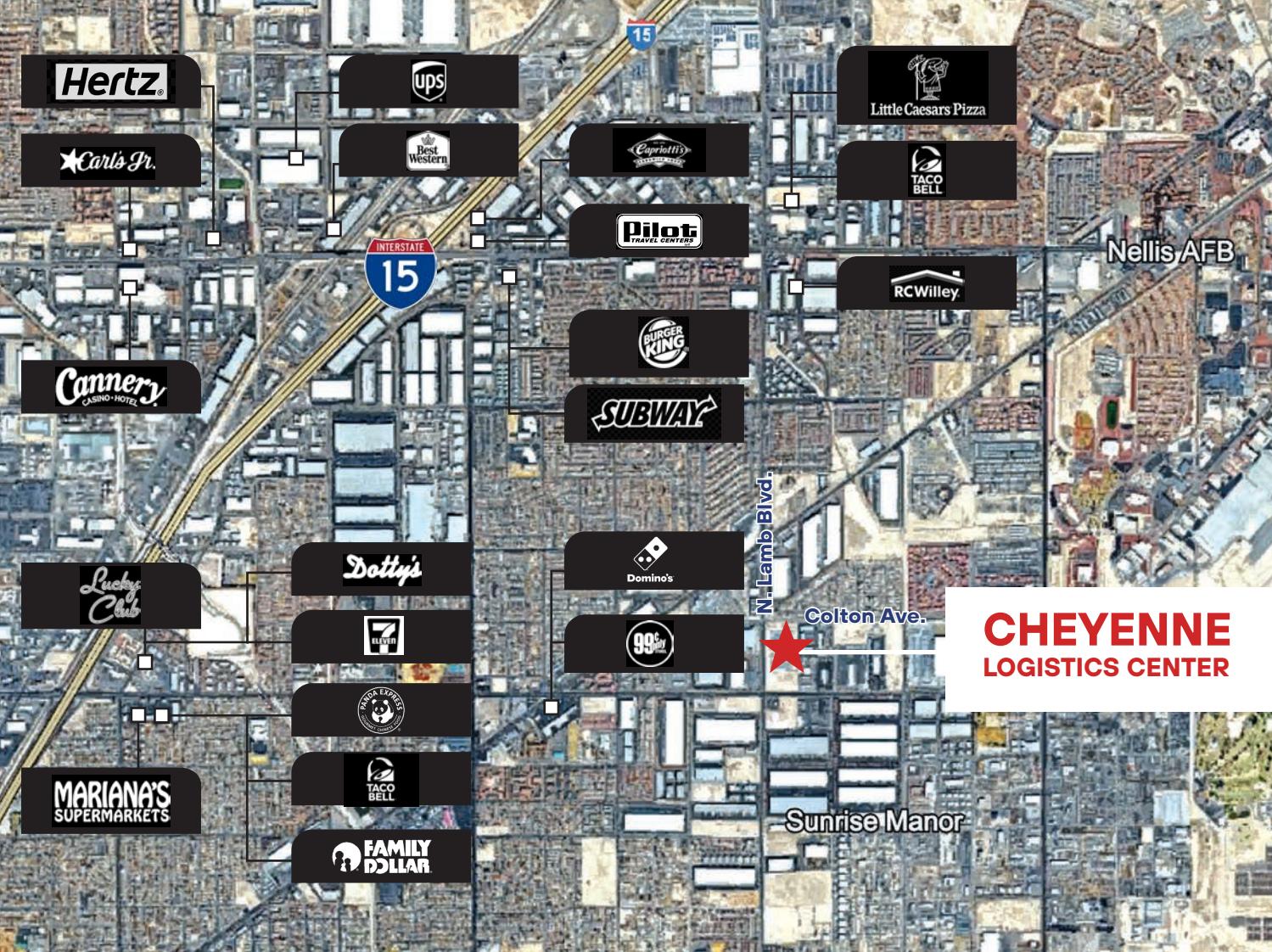
LABOR

- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national 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

	DISTANCE	TRAVEL TIME		DISTANCE	TRAVEL TIME
LOS ANGELES	270 MI	4 HRS	BOISE	630 MI	9 HRS, 32 MIN
PHOENIX	298 MI	4 HRS, 38 MIN	DENVER	748 MI	10 HRS, 50 MIN
SALT LAKE CITY	421 MI	5 HRS, 51 MIN	CHEYENNE	833 MI	12 HRS, 8 MIN
RENO	448 MI	7 HRS, 1 MIN	HELENA	901 MI	12 HRS, 35 MIN
ALBUQUERQUE	574 MI	8 HRS, 20 MIN	PORTLAND	974 MI	15 HRS, 29 MIN
SAN FRANCISCO	568 MI	8 HRS, 29 MIN	SEATTLE	1,125 MI	15 HRS, 29 MIN



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For more information contact:



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