

SIMMONS AIRPARK



FOR LEASE | ±182,184 TOTAL SF
2880 SIMMONS ST.
NORTH LAS VEGAS, NV 89032



LARKIN
INDUSTRIAL GROUP

NAI Excel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

 PANATTONI

SIMMONS AIRPARK




LOCATION HIGHLIGHTS

- Located in the highly desired North Las Vegas submarket which has become the epicenter of e-commerce/logistics for the southwest region
- 3 miles to Cheyenne Interchange
- Proximity to Summerlin master planned community
- North Las Vegas Jurisdiction
- Zoning: M-1



PROPERTY HIGHLIGHTS

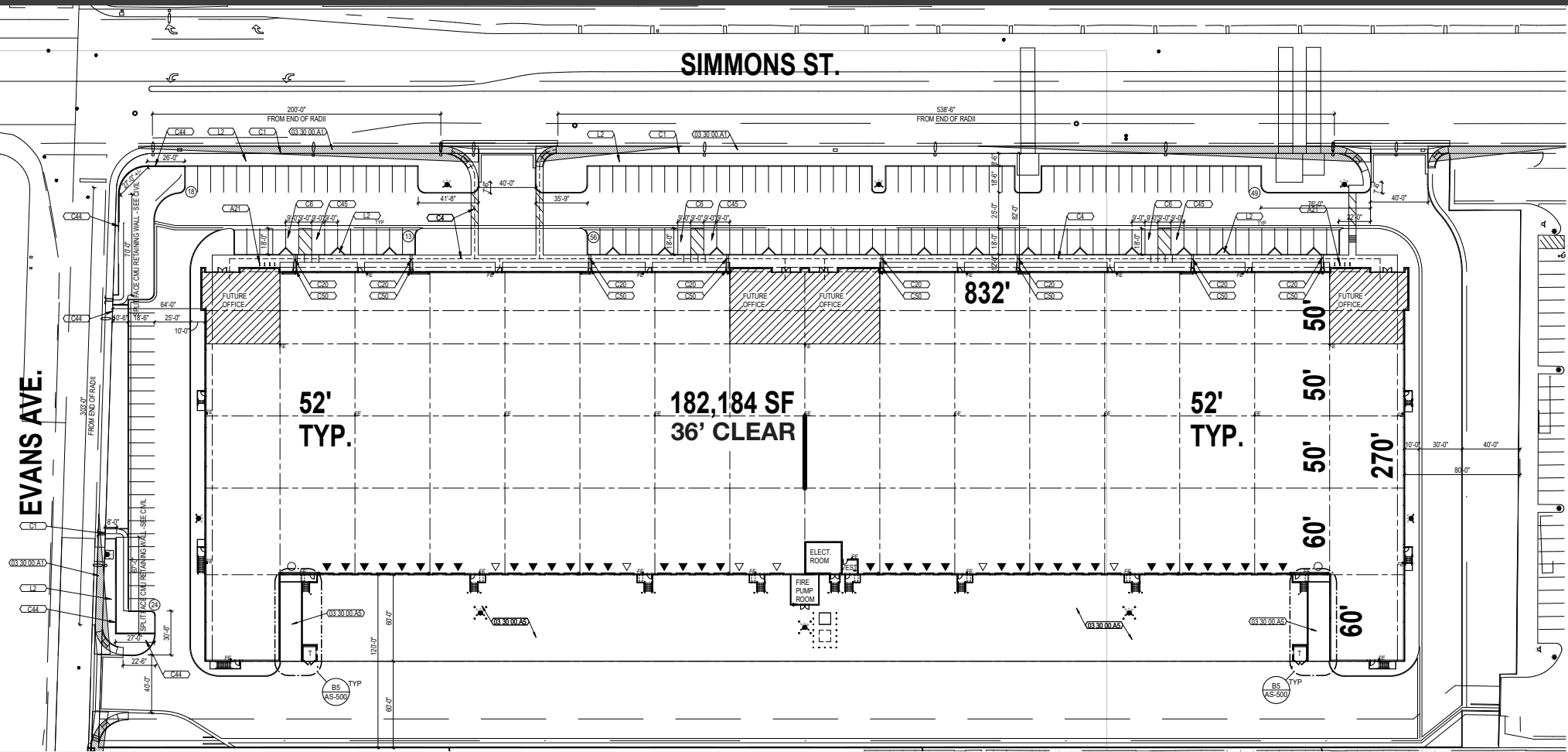
- State-of-the-art industrial facility totaling ±182,184 SF
- Divisible to ±45,035 SF
- Rear loading configuration
- ±1,895 SF of Spec Office or BTS
- 36' minimum clear height
- ESFR sprinkler system
- 175 car parking spaces
- Full concrete drive aisles and truck court





SIMMONS ST

EVANS AVE

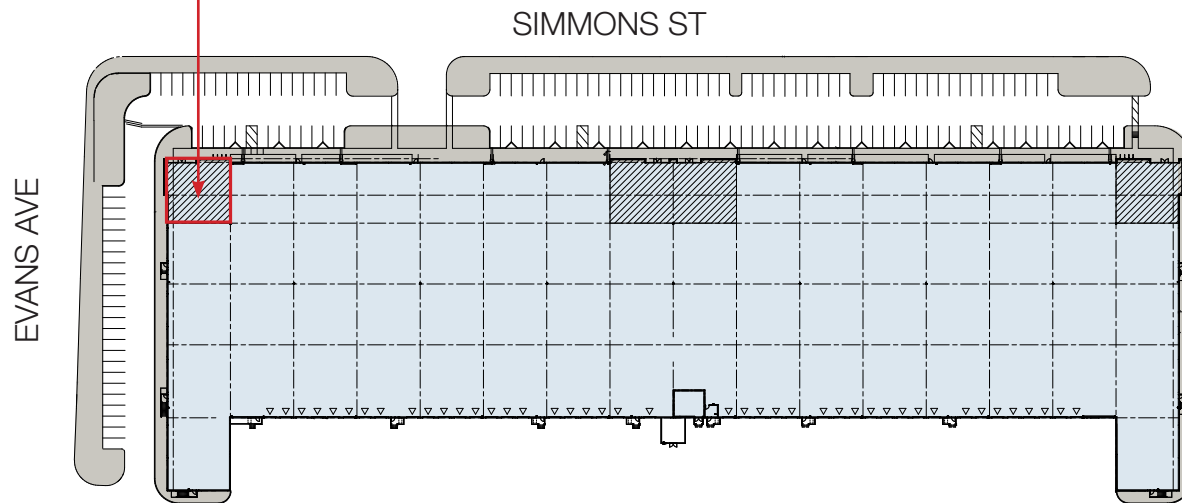
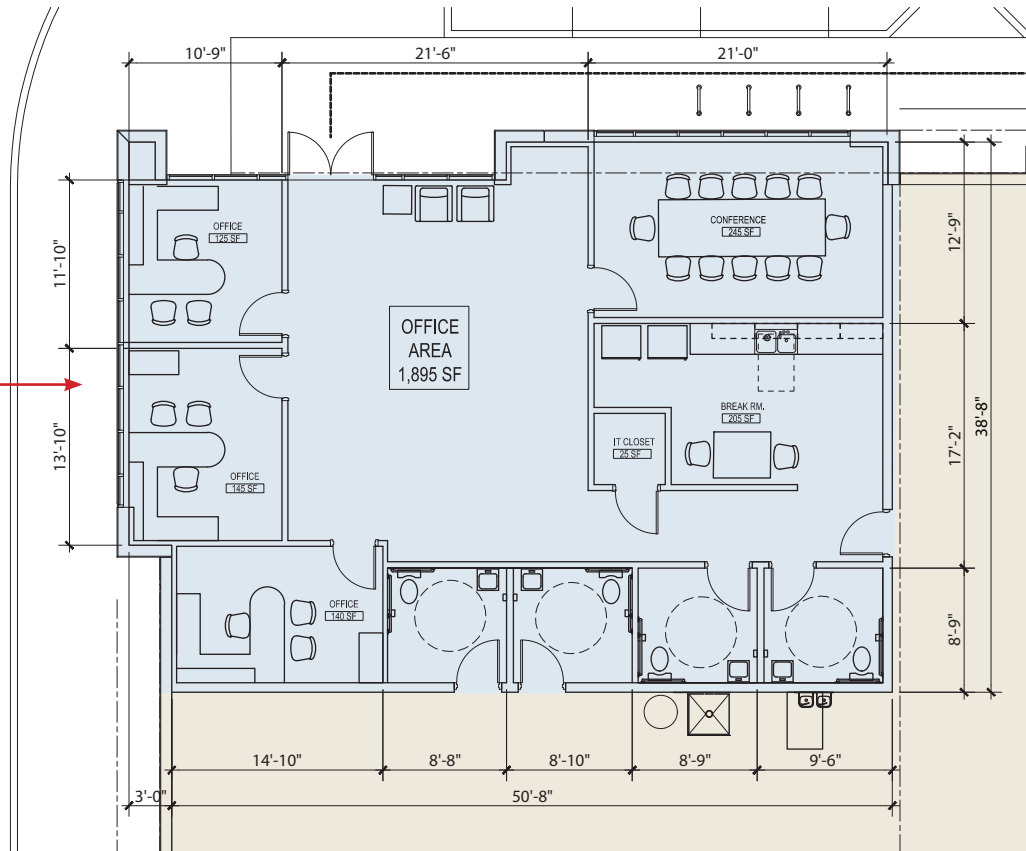


Total SF	182,184
NNN Expenses	\$0.16/SF
Site Area	9.19
Office Area	±1,895
Clear Height	36' minimum
Column Spacing	50'x52' with typical 60' speed bay

Power	277/480 volt, 3-phase, 4-wire, 2,000 Amp
Sprinkler	ESFR
Dock Doors	36 (9' x 10')
Grade Doors	2 (12' x 14')
Concrete Truck Court	120'

Car Parking	160
Roofing	60 mil single-ply roof membrane
Roof Insulation	R-38 batt insulation under the deck
Floor Slab	7" fully reinforced concrete slab

**±1,895 SF OF SPEC
OFFICE FLOOR PLAN**

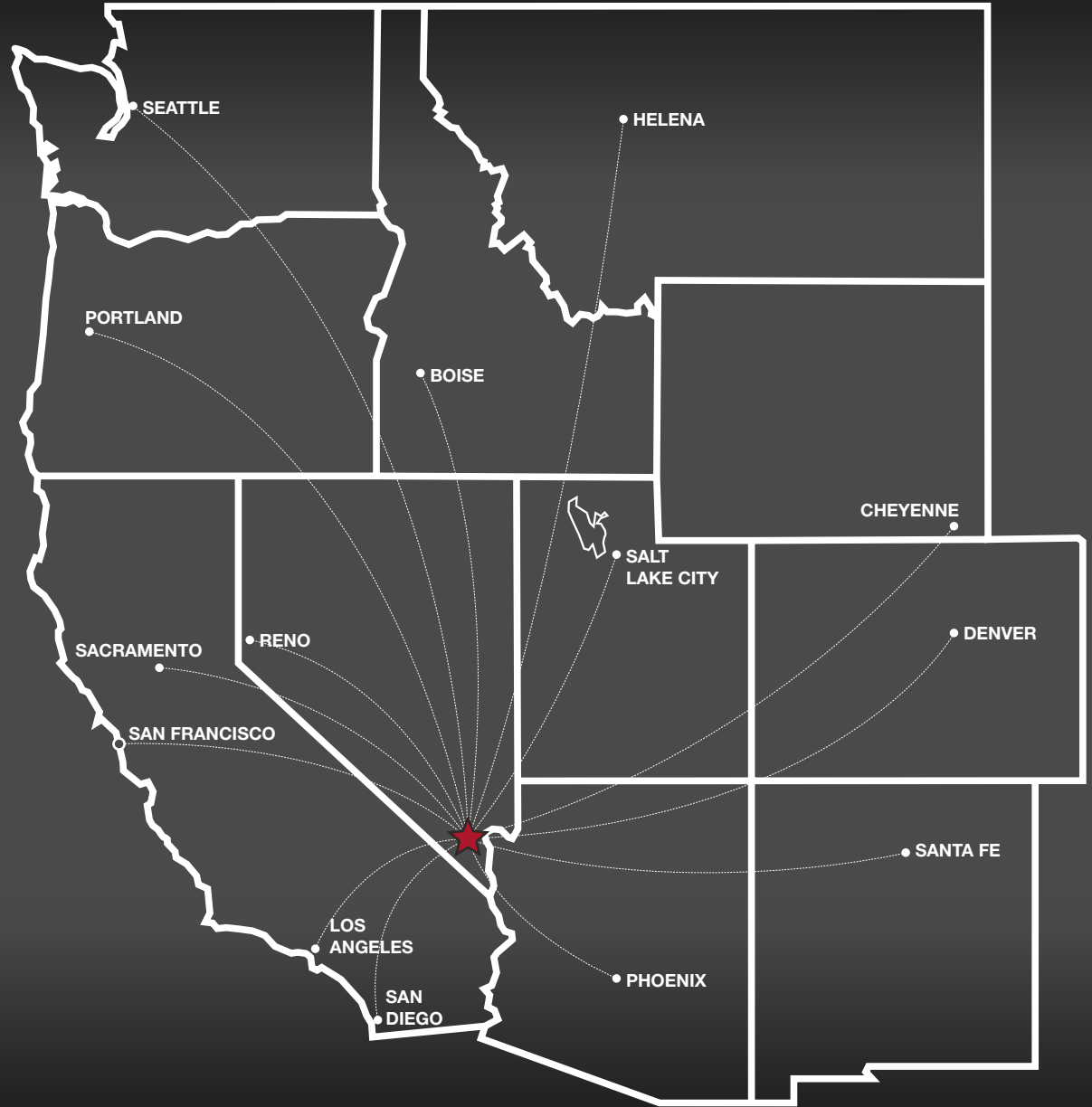






TRANSIT MAP LAS VEGAS

Los Angeles, CA	265 miles
Phoenix, AZ	300 miles
San Diego, CA	327 miles
Salt Lake City, UT	424 miles
Reno, NV	452 miles
San Francisco, CA	562 miles
Sacramento, CA	565 miles
Boise, ID	634 miles
Santa Fe, NM	634 miles
Denver, CO	752 miles
Cheyenne, WY	837 miles
Helena, MT	907 miles
Portland, OR	982 miles
Seattle, WA	1,129 miles



LOCATION & TRANSPORTATION



- I-15 Interchange is 3 miles from site
- US-95 Interchange is 3.8 miles from site



- McCarran Airport is 7.6 miles from site



- The Las Vegas Strip is 4.7 miles from site

SHIPPING & MAILING SERVICES



- | | |
|--------------------------------|---|
| • FedEx Freight: 6.9 Miles | • UPS Freight Service Center: 6.2 Miles |
| • FedEx Ship Center: 1.4 Miles | • UPS Customer Center: 7.7 Miles |
| • FedEx Air Cargo: 10.1 Miles | • UPS Air Cargo: 10.1 Miles |
| • FedEx Ground: 2.5 Miles | • US Post Office: 3.5 Miles |

BUSINESS IN NEVADA

- ✗ Corporate Income Tax
- ✗ Admission Tax
- ✗ Personal Income Tax
- ✗ Unitary Tax
- ✗ Franchise Tax on Income
- ✗ Inventory Tax



BUSINESS ASSISTANCE PROGRAMS



- | | |
|-----------------------------------|--|
| • Sales and Use Tax Abatement | • Real Property Tax Abatement for Recycling |
| • Modified Business Tax Abatement | • TRAIN Employees Now (TEN) |
| • Personal Property Tax Abatement | • Silver State Works Employee Hiring Incentive |

SIMMONS AIRPARK



LISTING LEADS

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