

WINDSOR

COMMERCE PARK

W. Carey Avenue & Simmons Street
North Las Vegas | NV 89032

±1,585,440 SF TOTAL
NEW DEVELOPMENT
FOR LEASE



Lincoln

CBRE



LOCATION HIGHLIGHTS

Conveniently located in the heart of the North Las Vegas submarket, with connectivity to the I-15 via Cheyenne Ave. or to the US-95 via Rancho Dr. Interchanges.

- ±4.10 miles to Cheyenne Ave. Interchange
- ±2.66 miles to Lake Mead Blvd. Interchange
- ±2.35 miles to Rancho Dr. Interchange
- ±7.6 miles distance from Las Vegas Strip
- ±10.6 miles distance from Harry Reid Int'l Airport

Close proximity to an abundance of amenities.

North Las Vegas Jurisdiction.

Current Zoning: M-1 (City of North Las Vegas)



PROJECT HIGHLIGHTS

- Eight (8) state-of-the-art logistics facilities totaling ±1,585,440 SF
- Buildings range from ±49,920 - 397,440 SF
- Rear loading and cross dock configurations
- Spec Office being delivered in all buildings
- 30' - 36' minimum clear height
- ESFR Sprinkler System



PROPERTY AERIAL



NORTH LAS VEGAS AIRPORT

CAREY AVE

CLAYTON ST

WINDSOR
COMMERCE PARK



EVANS AVENUE

LEASED

A

B

NAP

SIMMONS STREET

CLAYTON STREET

C

D

LEASED

LEASED

F

H

DETENTION

CAREY AVENUE

SITE
PLAN





BUILDING A

▶ **±132,080 SF**

BUILDING SPECIFICATIONS

**2750 SIMMONS ST
NORTH LAS VEGAS, NV 89032**

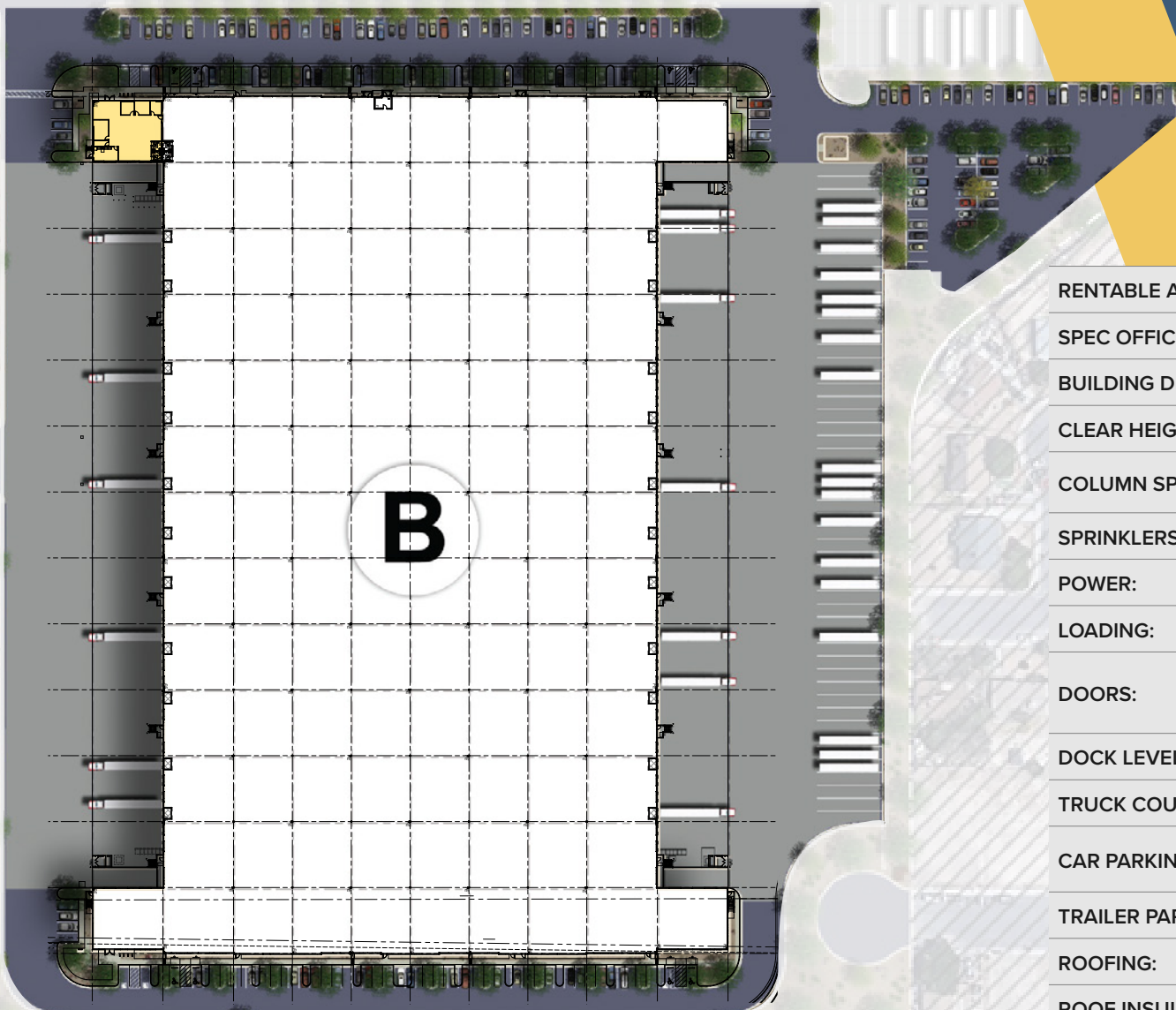
RENTABLE AREA:	132,080 SF	POWER:	2,000 A, 480/277 V, 3- PHASE	TRAILER PARKING:	8 STALLS
SPEC OFFICE:	2,951 SF	LOADING:	REAR LOADING	ROOFING:	60 mil TPO
BUILDING DEPTH:	310'	DOORS:	23 DOCK HIGH, 1 DRIVE IN	ROOF INSULATION:	R-38 BATT
CLEAR HEIGHT:	36'	DOCK LEVELERS:	(7) 40,000LB MECHANICAL	FLOOR SLAB:	7" CONCRETE
COLUMN SPACING:	52' x 50' TYP. 52' x 60' SPEED BAY	TRUCK COURT:	135'	FLOOR SLOPE:	0% - NO FLOOR SLOPE
SPRINKLERS:	ESFR	CAR PARKING:	126 STALLS		

BUILDING B

2650 SIMMONS ST NORTH
LAS VEGAS, NV 89032

±319,200 SF

BUILDING SPECIFICATIONS



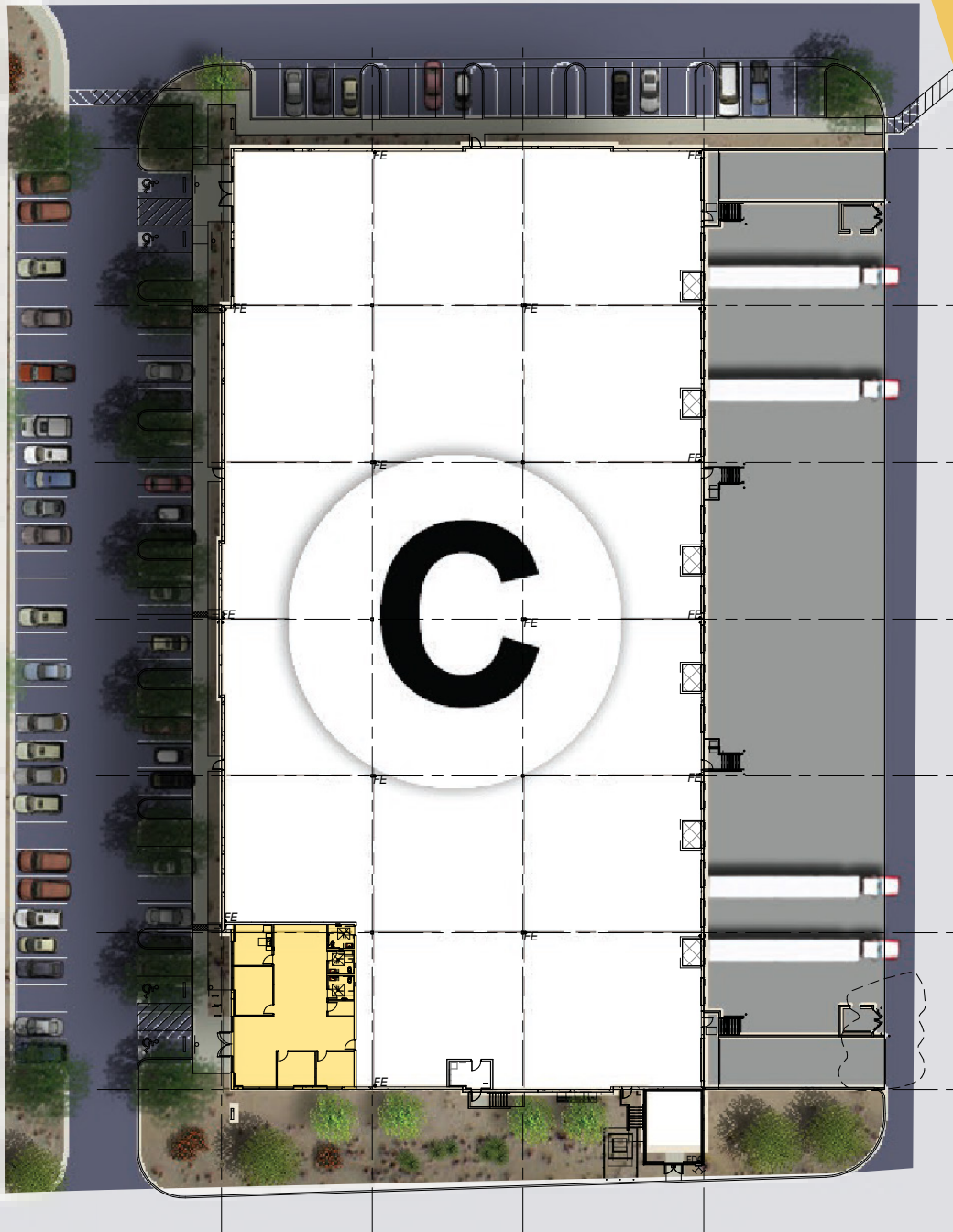
RENTABLE AREA:	319,200 SF
SPEC OFFICE:	3,112 SF
BUILDING DEPTH:	420'
CLEAR HEIGHT:	36'
COLUMN SPACING:	56' X 50' TYP. 56' X 60' SPEED BAY
SPRINKLERS:	ESFR
POWER:	4,000 A, 480/277 V, 3-PHASE
LOADING:	CROSS DOCK
DOORS:	71 DOCK HIGH, 4 DRIVE IN
DOCK LEVELERS:	(22) 40,000LB MECHANICAL
TRUCK COURT:	135'
CAR PARKING:	216 STALLS (12 COMPACT)
TRAILER PARKING:	52 STALLS
ROOFING:	60 MIL TPO
ROOF INSULATION:	R-38 BATT
FLOOR SLAB:	7" CONCRETE
FLOOR SLOPE:	0% - NO FLOOR SLOPE

BUILDING C

2550 SIMMONS ST NORTH
LAS VEGAS, NV 89032

±49,920 SF

BUILDING SPECIFICATIONS



RENTABLE AREA:	49,920 SF
OFFICE SPEC:	2,220 SF
BUILDING DEPTH:	160'
CLEAR HEIGHT:	30'
COLUMN SPACING:	52' X 50' TYP. 52' X 60' SPEED BAY
SPRINKLERS:	ESFR
POWER:	1,200 A, 480/277 V, 3-PHASE
LOADING:	REAR LOADING
DOORS:	18 DOCK HIGH, 2 DRIVE IN
DOCK LEVELERS:	(6) 40,000LB MECHANICAL
TRUCK COURT:	120'
CAR PARKING:	77 STALLS
ROOFING:	60 MIL TPO
ROOF INSULATION:	R-38 BATT
FLOOR SLAB:	6" CONCRETE
FLOOR SLOPE:	0% - NO FLOOR SLOPE

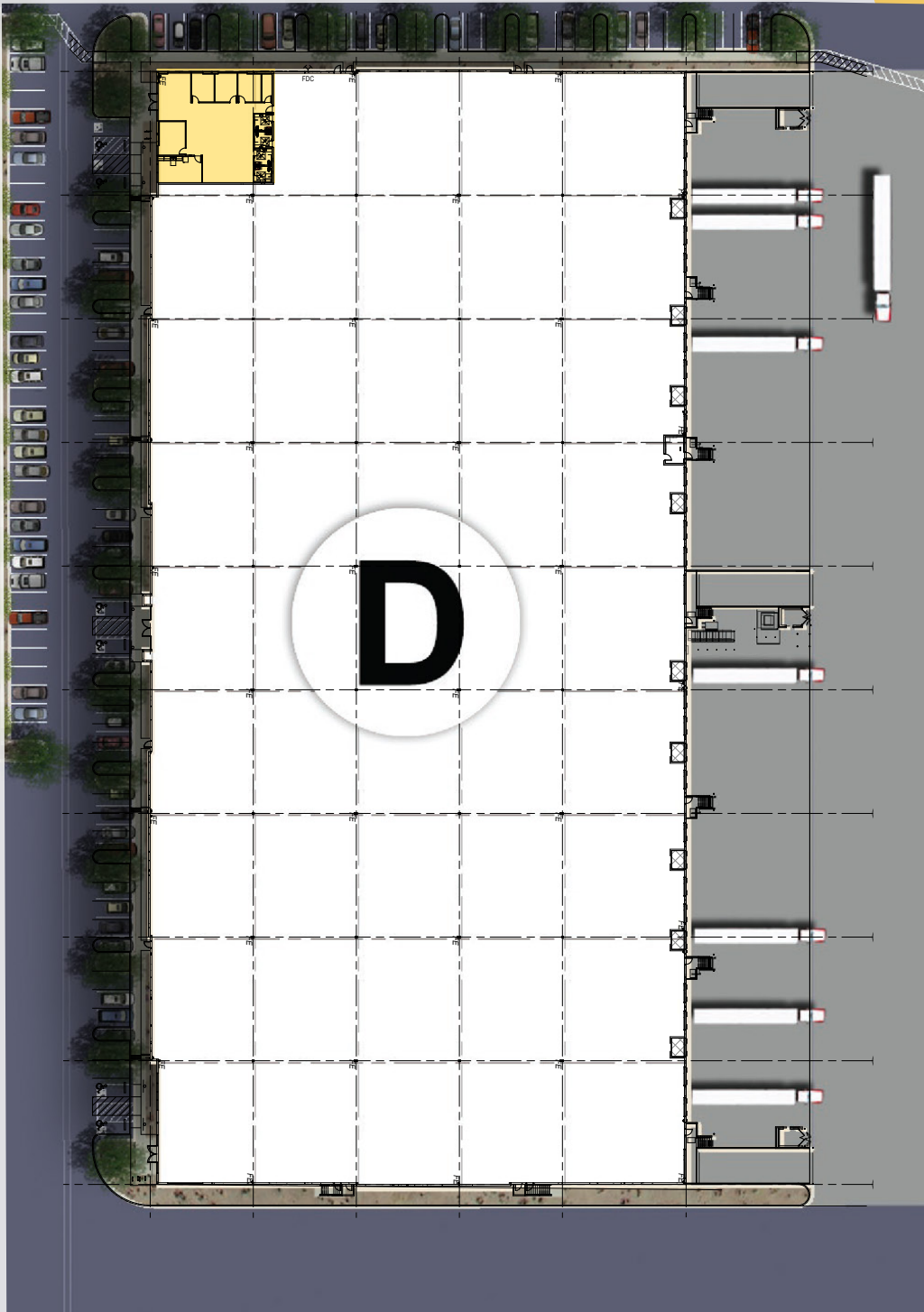
BUILDING D

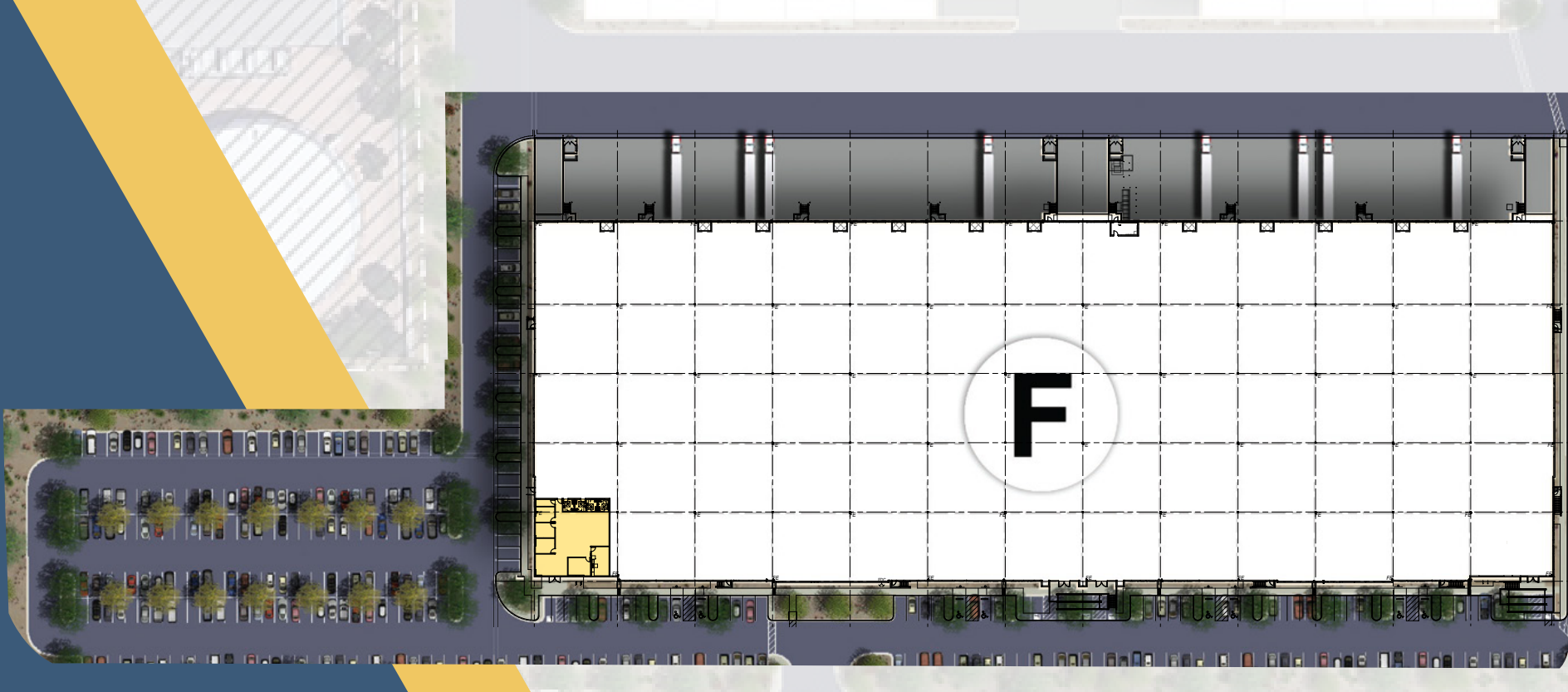
2600 W CAREY AVE
NORTH LAS VEGAS, NV 89032

140,400 SF

BUILDING SPECIFICATIONS

RENTABLE AREA:	140,400 SF
SPEC OFFICE:	3,001 SF
BUILDING DEPTH:	260'
CLEAR HEIGHT:	36'
COLUMN SPACING:	60' X 50' TYP. 60' X 60' SPEED BAY
SPRINKLERS:	ESFR
POWER:	3,000 A, 480/277 V, 3-PHASE
LOADING:	REAR LOADING
DOORS:	29 DOCK HIGH, 3 DRIVE IN
DOCK LEVELERS:	(9) 40,000LB MECHANICAL
TRUCK COURT:	195' (SHARED)
CAR PARKING:	111 STALLS
ROOFING:	60 MIL TPO
ROOF INSULATION:	R-38 BATT
FLOOR SLAB:	7" CONCRETE





BUILDING F

▶ **±191,360 SF**

BUILDING SPECIFICATIONS

**2500 W CAREY AVE
NORTH LAS VEGAS, NV 89032**

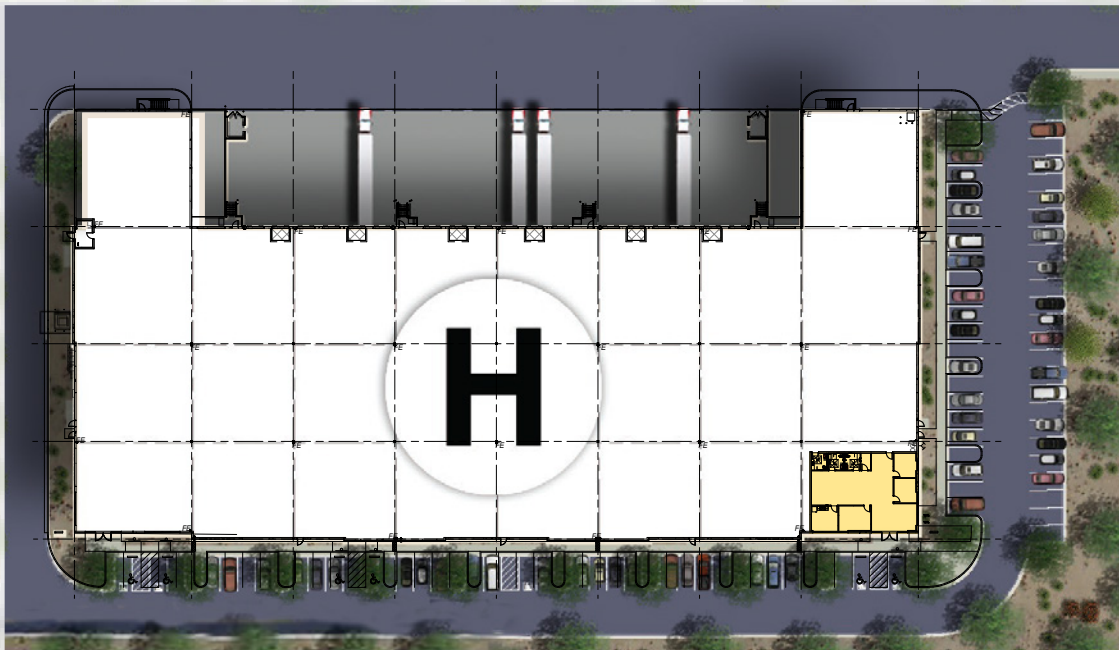
RENTABLE AREA:	191,360 SF	SPRINKLERS:	ESFR	TRUCK COURT:	132'
OFFICE AREA:	3,001 SF	POWER:	4,000 A, 480/277 V, 3-PHASE	CAR PARKING:	332 STALLS
BUILDING DEPTH:	260'	LOADING:	REAR LOADING	ROOFING:	60 MIL TPO
CLEAR HEIGHT:	36'	DOORS:	38 DOCK HIGH, 4 DRIVE IN	ROOF INSULATION:	R-38 BATT
COLUMN SPACING:	56' X 50' TYP. 60' X 60' SPEED BAY 60' X 60' SPEED BAY ENDS	DOCK LEVELERS:	(12) 40,000LB MECHANICAL	FLOOR SLAB:	7" CONCRETE

BUILDING H

2100 W CAREY AVE
NORTH LAS VEGAS, NV 89032

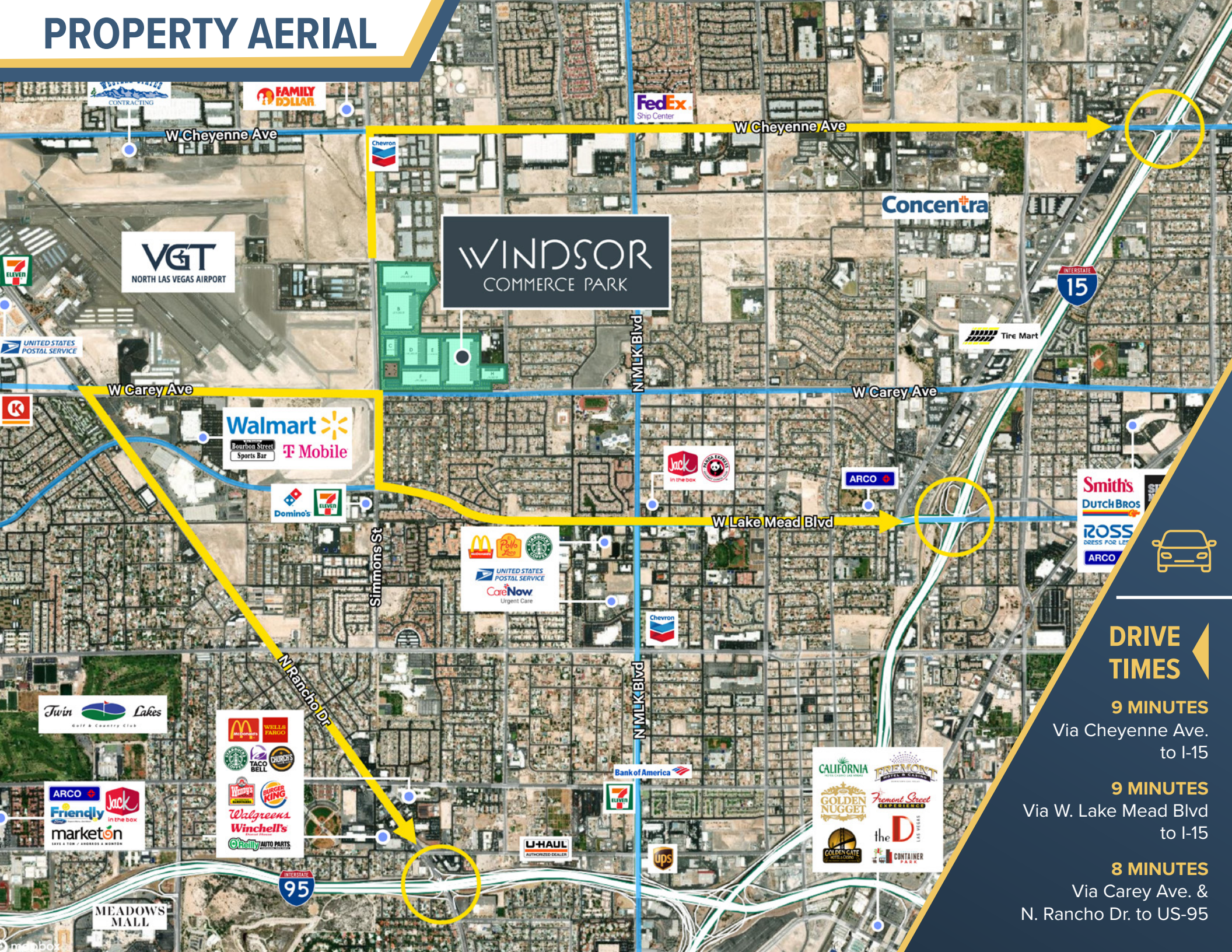
±76,320 SF

BUILDING SPECIFICATIONS



RENTABLE AREA:	76,320 SF
SPEC OFFICE:	2,220 SF
BUILDING DEPTH:	160'
CLEAR HEIGHT:	32'
COLUMN SPACING:	52' X 50' TYP. 52' X 60' SPEED BAY 60' X 60' SPEED BAY ENDS
SPRINKLERS:	ESFR
POWER:	1,200 A, 480/277 V, 3-PHASE
LOADING:	REAR LOADING
DOORS:	18 DOCK HIGH, 2 DRIVE IN
DOCK LEVELERS:	(6) 40,000LB MECHANICAL
TRUCK COURT:	120'
CAR PARKING:	85 STALLS
ROOFING:	60 MIL TPO
ROOF INSULATION:	R-38 BATT
FLOOR SLAB:	6" CONCRETE

PROPERTY AERIAL



WINDSOR
COMMERCE PARK

DRIVE TIMES

- 9 MINUTES**
Via Cheyenne Ave. to I-15
- 9 MINUTES**
Via W. Lake Mead Blvd to I-15
- 8 MINUTES**
Via Carey Ave. & N. Rancho Dr. to US-95



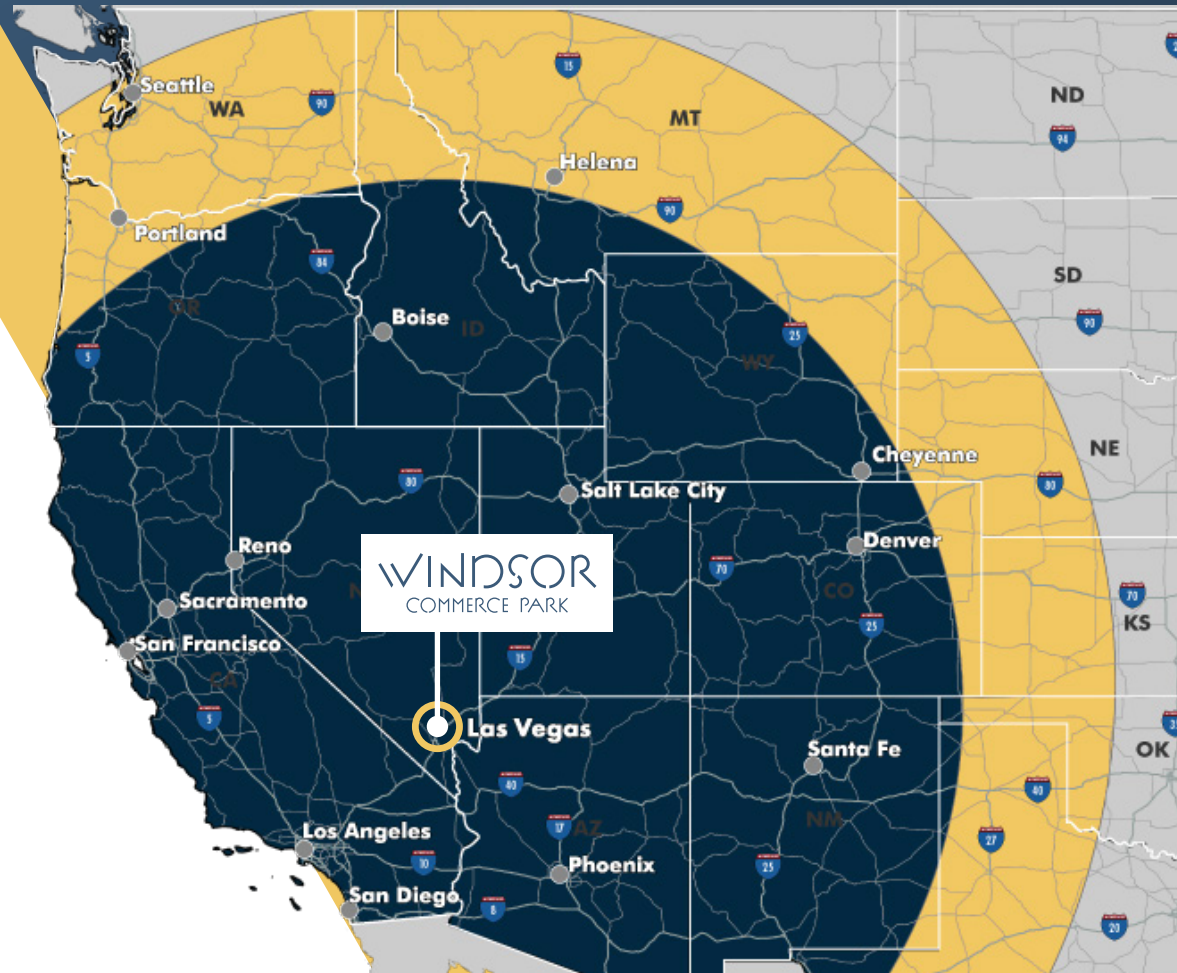
LOCATION & TRANSPORTATION

- US-95 Interchange is ±4.10 miles from site
 - I-15 Interchange is ±4.10 miles from site
 - Harry Reid Airport is ±10.6 miles from site
 - The Las Vegas Strip is ±7.6 miles from site
-
- FedEx Freight - 8.7 Miles
 - FedEx Ship Center - 2.3 Miles
 - FedEx Air Cargo - 13.8 Miles
 - FedEx Ground - 11.2 Miles
 - UPS Freight Service Center - 7.7 Miles
 - UPS Customer Center - 3.9 Miles
 - UPS Air Cargo - 13.8 Miles
 - US Post Office - 2.8 Miles

■ ONE DAY TRUCK SERVICE ■ TWO DAY TRUCK SERVICE

TRANSIT ANALYSIS FROM LAS VEGAS, NV

	Distance (mi.)	Time (est.)		Distance (mi.)	Time (est.)
Los Angeles, CA	265	3 hrs, 54 min	Boise, ID	634	9 hrs, 31 min
Phoenix, AZ	300	4 hrs, 39 min	Santa Fe, NM	634	9 hrs, 8 min
San Diego, CA	327	4 hrs, 46 min	Denver, CO	752	10 hrs, 45 min
Salt Lake City, UT	424	5 hrs, 50 min	Cheyenne, WY	837	11 hrs, 52 min
Reno, NV	452	6 hrs, 55 min	Helena, MT	907	12 hrs, 31 min
San Francisco, CA	562	8 hrs, 20 min	Portland, OR	982	15 hrs, 44 min
Sacramento, CA	565	8 hrs, 14 min	Seattle, WA	1,129	16 hrs, 52 min





BUSINESS ASSISTANCE PROGRAMS

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



NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax



LABOR

- Nevada has one of the lowest labor costs in the region
- According to the U.S. Bureau of Labor Statistics, the metro Las Vegas area has more than 105,800 workers in the distribution/transportation/warehousing and manufacturing industries
- Over 60,000 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- According to CBRE-EA, over the next 5 years, manufacturing jobs are expected to grow by 1.6% and transportation and warehousing by 0.8%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages
- Year-end 2023 employment growth was 4.1% in Las Vegas and 3.5% in Nevada, both higher than the National Average of 1.9%

LAS VEGAS BUSINESS FACTS



WINDSOR COMMERCE PARK

FOR MORE INFORMATION, PLEASE CONTACT

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