



RAINBOW
@ Blue Diamond Logistics Park

New Development For Lease or Sale

S. Rainbow Blvd & W. Richmar Ave. Las Vegas, NV 89139

CBRE



 **PENWOOD**
REAL ESTATE INVESTMENT MANAGEMENT, LLC

HIGHLIGHTS

Location

- Located in the highly desired Southwest Submarket with a plethora of nearby amenities along Blue Diamond Rd.
- Excellent connectivity with access to the I-15 freeway via Blue Diamond Rd. or Cactus Ave. and the I-215 freeway via Rainbow Blvd.
- Clark County Jurisdiction
- Zoning: M-D (Design Manufacturing) B-E (Business Employment)

Project

- Four (4) state-of-the-art distribution facilities totaling ±256,490 SF
- Buildings range from ±36,493 – 83,153 SF
- Rear and front loaded configurations
- Spec office being delivered in all buildings
- 28' - 32' minimum clear height
- ESFR Sprinkler System

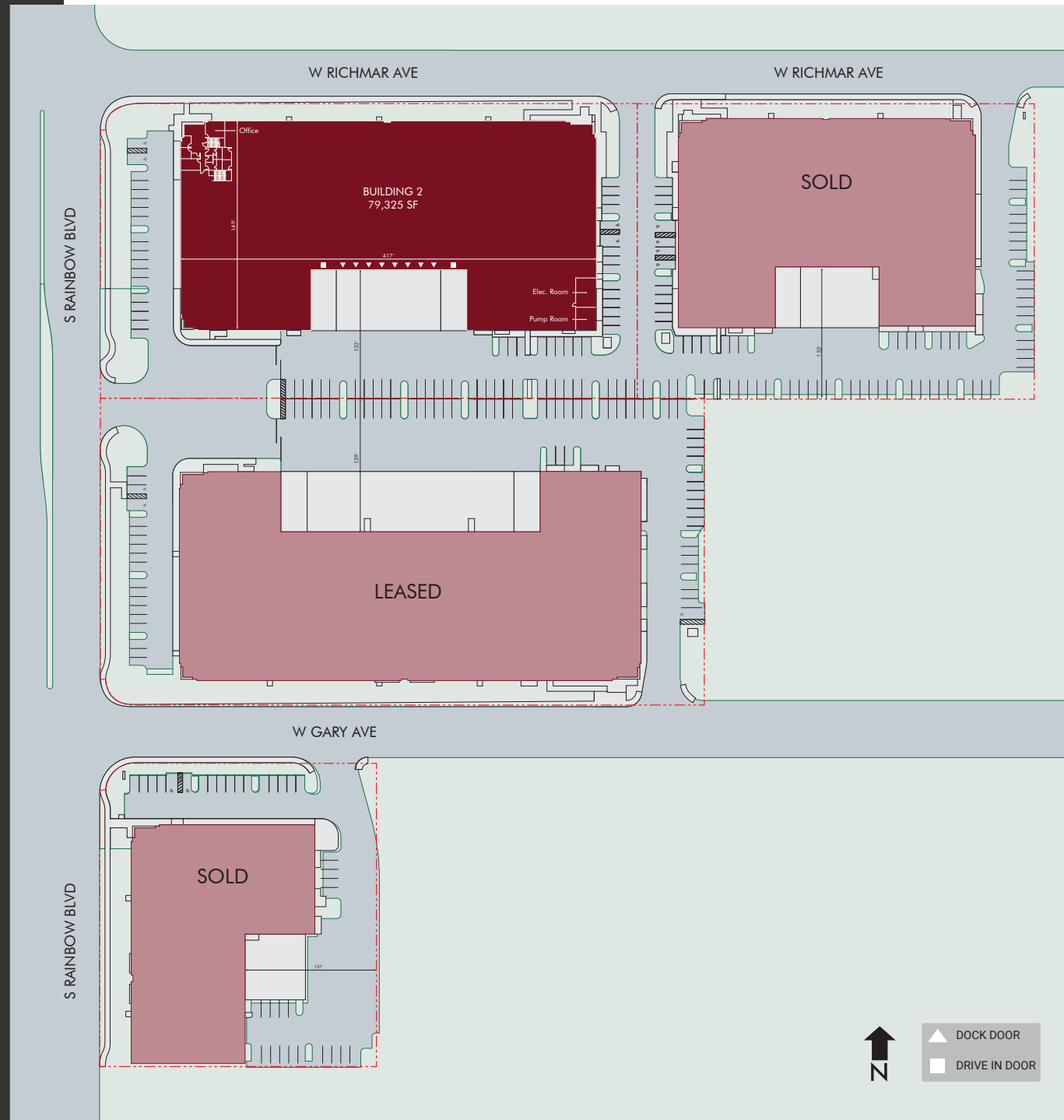


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PROJECT SITE PLAN

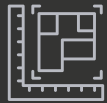
Landlord Spec Improvements

- Full site concrete paving, no asphalt used
- Reinforced concrete truck aprons
- Warehouses are evaporative cooled with 3 air exchanges per hour
- Warehouses are equipped with LED lighting measuring 20 foot-candles at 36" above finished warehouse floor
- Pre-installed conduit for future truck court motorized gates
- 35,000 lb mechanical dock levelers at every other dock-high door



BUILDING SPECIFICATIONS

BUILDING 2
9530 S RAINBOW BLVD



±79,325 SF
TOTAL SF

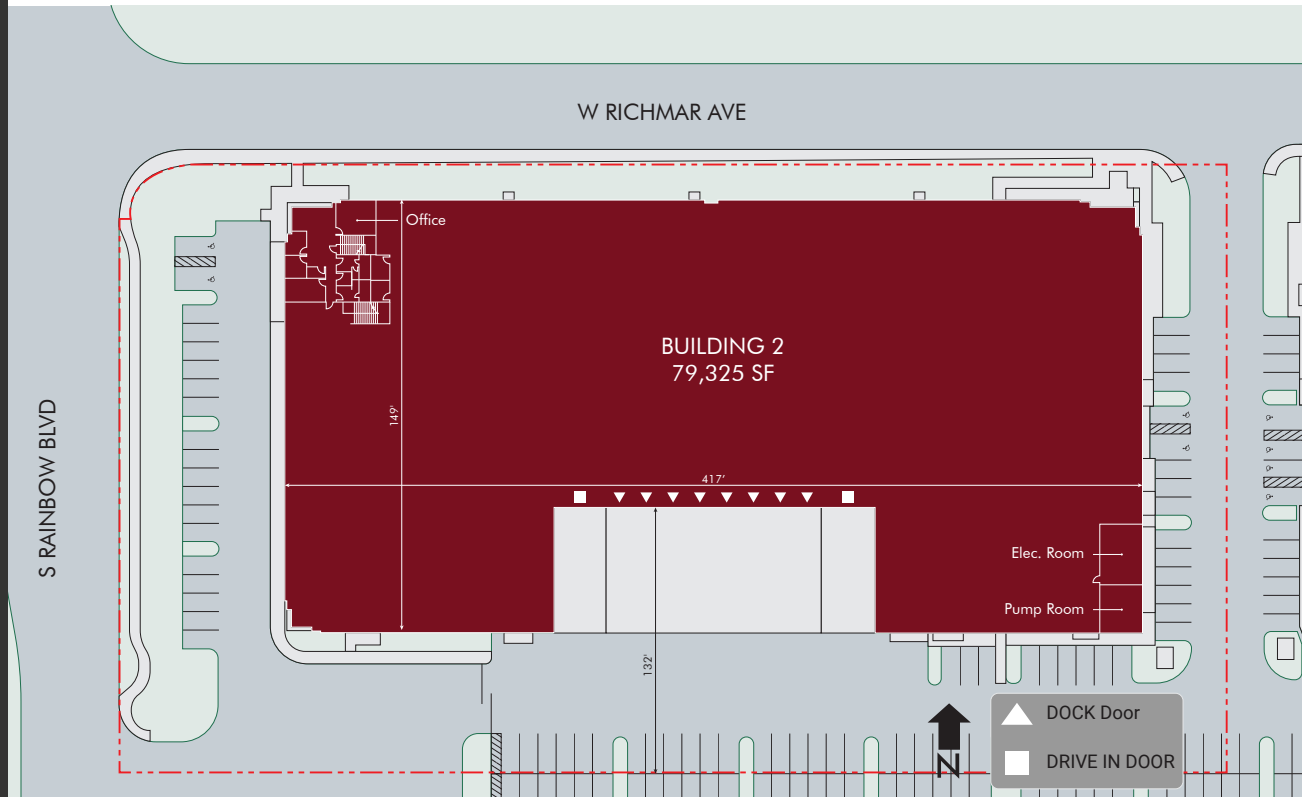


±2,352 SF
1ST STORY
OFFICE AREA

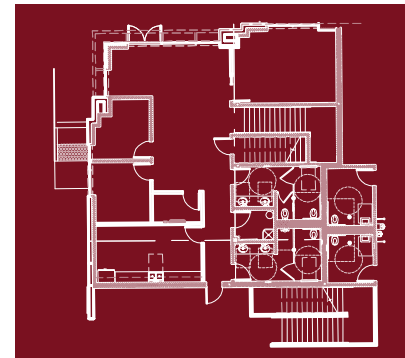
±1,783 SF
2ND STORY
OFFICE AREA

| | |
|-----------------|--|
| CLEAR HEIGHT | 32' clear from first column |
| DOCK DOORS | 8 (9'x10') |
| GRADE DOORS | 2 (12'x14') |
| TRUCK COURT | ±132' with 60' concrete apron |
| AUTO PARKING | 79 |
| COLUMN SPACING | 50' x 52' with 60' speed bay |
| POWER | 2,000 A, 277/480 V, 3-Phase (expandable) |
| SPRINKLER | ESFR |
| ROOFING | 60 mil TPO |
| ROOF INSULATION | R-19 |
| FLOOR SLAB | 6" concrete slab min |

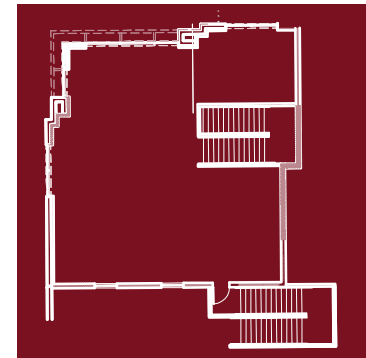
SITE PLAN



OFFICE PLAN



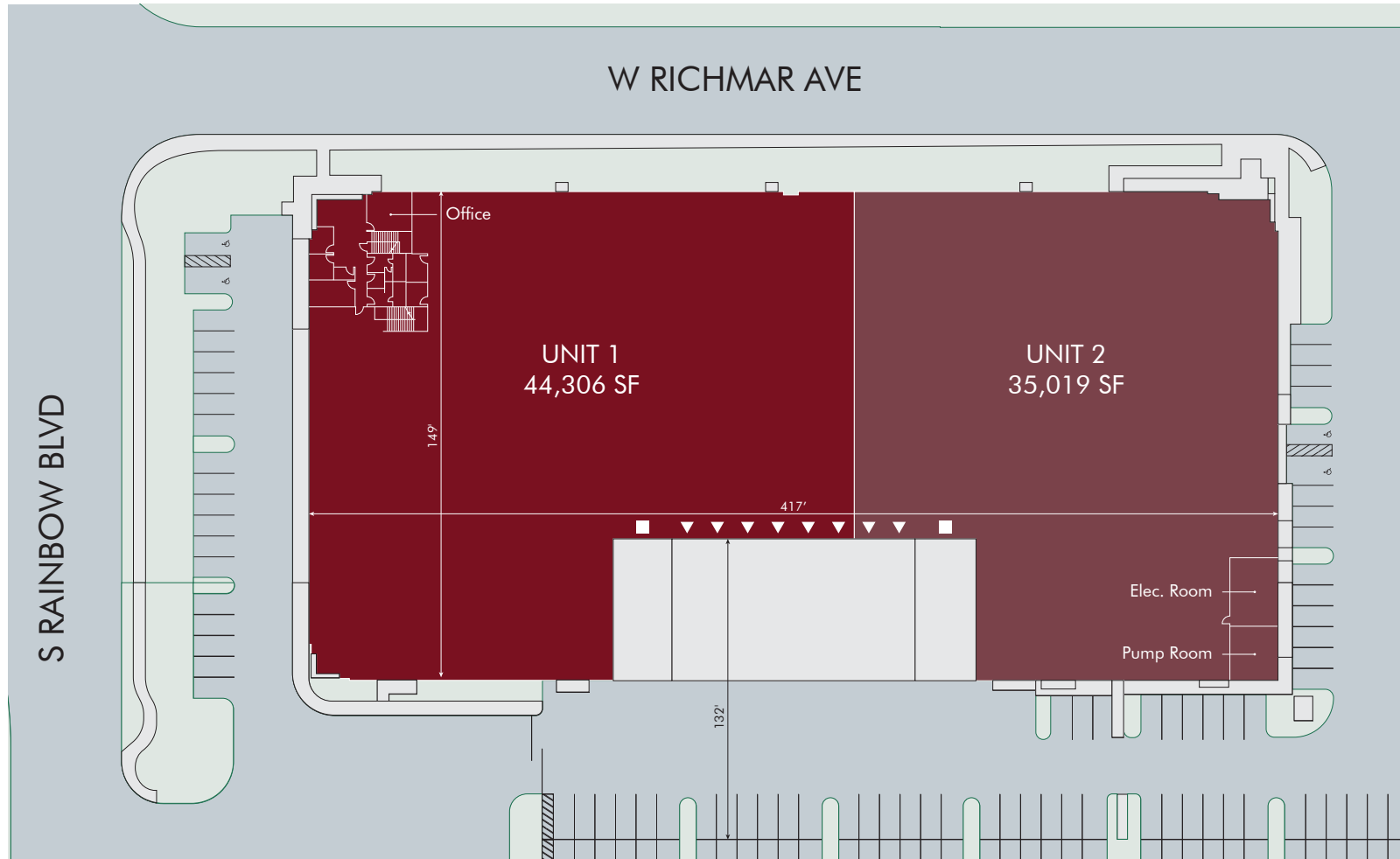
1ST STORY



2ND STORY

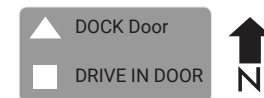
DEMISED PLAN

BUILDING 2
9530 S RAINBOW BLVD



| UNIT 1 | |
|-------------|-------------|
| TOTAL SF | 44,306 SF |
| OFFICE SF | ±4,135 SF |
| DOCK DOORS | 6 (9'x10') |
| GRADE DOORS | 1 (12'x14') |

| UNIT 2 | |
|-------------|---------------|
| TOTAL SF | 35,019 SF |
| OFFICE SF | Build to Suit |
| DOCK DOORS | 2 (9'x10') |
| GRADE DOORS | 1 (12'x14') |



AERIAL MAP & NEARBY AMENITIES



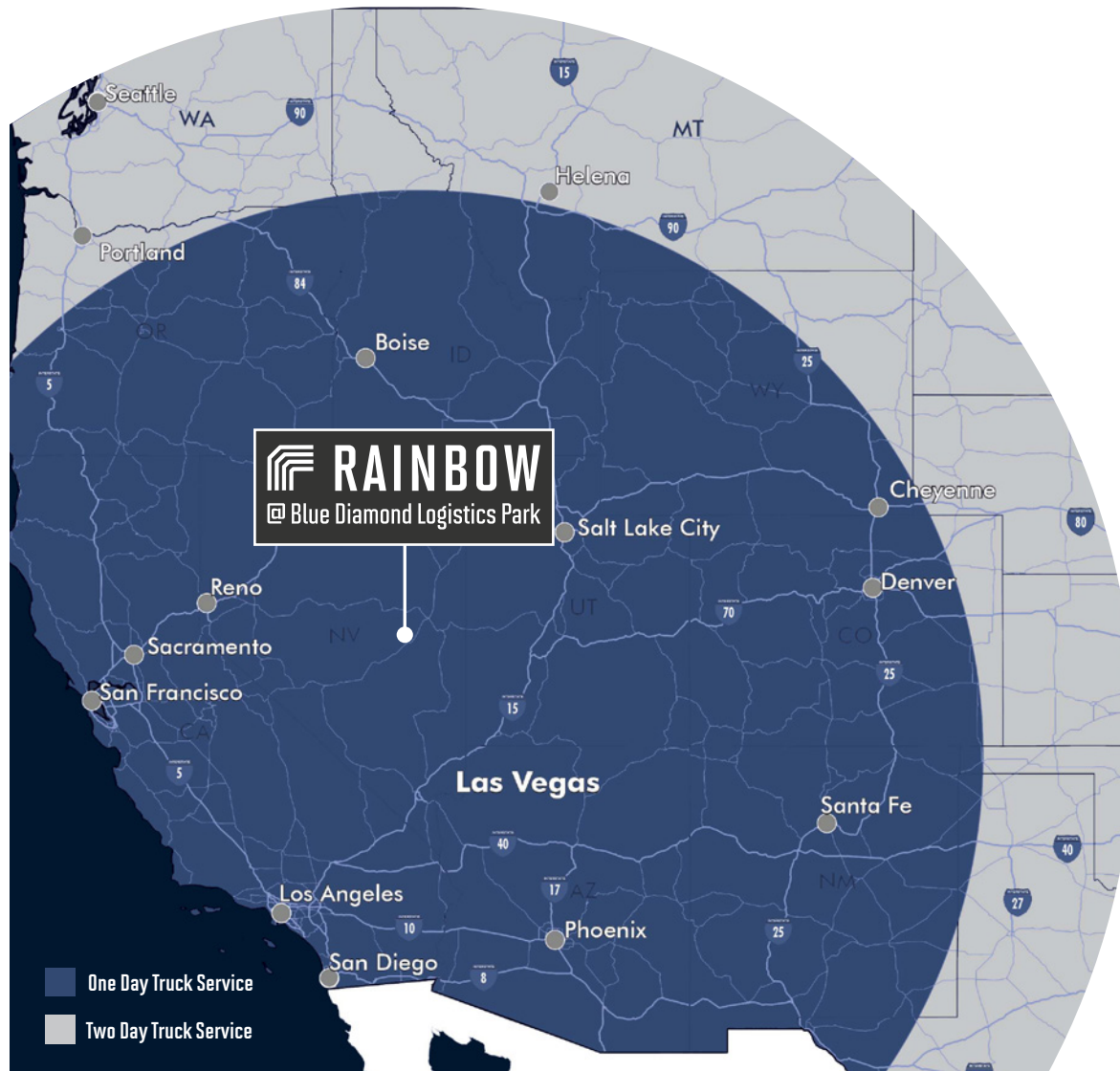
REGIONAL ADVANTAGE

Location & Transportation

- I-15 Interchange is ± 4.2 miles via Blue Diamond Rd. and ± 4.78 miles via Cactus Ave.
- I-215 Interchange is ± 3.44 miles
- Harry Reid Airport is ± 9.9 miles
- The Las Vegas Strip is ± 9.6 miles

Shipping & Mailing Services

- FedEx Freight 11.3 Miles
- FedEx Ship Center 3.2 Miles
- FedEx Air Cargo 11.3 Miles
- FedEx Ground 3.3 Miles
- UPS Freight Service Center 7.4 Miles
- UPS Customer Center 7.4 Miles
- UPS Air Cargo 7.2 Miles
- US Post Office 2.4 Miles



Transit Analysis From Las Vegas, NV

| | Distance (mi.) | Time (est.) | | Distance (mi.) | Time (est.) |
|--------------------|----------------|---------------|--------------|----------------|----------------|
| Los Angeles, CA | 262 | 4 hrs, 1 min | Boise, ID | 636 | 9 hrs, 49 min |
| Phoenix, AZ | 335 | 5 hrs, 25 min | Santa Fe, NM | 640 | 9 hrs, 8 min |
| San Diego, CA | 323 | 4 hrs, 58 min | Denver, CO | 761 | 11 hrs, 14 min |
| Salt Lake City, UT | 433 | 6 hrs, 19 min | Cheyenne, WY | 846 | 12 hrs, 44 min |
| Reno, NV | 447 | 7 hrs, 4 min | Helena, MT | 914 | 13 hrs, 11 min |
| San Francisco, CA | 561 | 8 hrs, 35 min | Portland, OR | 975 | 15 hrs, 50 min |
| Sacramento, CA | 564 | 8 hrs, 36 min | Seattle, WA | 1,126 | 17 hrs, 14 min |

LAS VEGAS BUSINESS FACTS



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 OVERVIEW

- 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 198,300 workers in the distribution, transportation, manufacturing, warehousing, and construction industries
- Over 61,800 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 1.3%, transportation and warehousing by 0.8%, and construction by 1.9%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages





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SEAN ZAHER, SIOR

Senior Vice President
+1 702 369 4863
sean.zaher@cbre.com
Lic. S.0175473

GARRETT TOFT, SIOR

Vice Chairman
+1 702 369 4868
garrett.toft@cbre.com
Lic. BS.0061824

CBRE LAS VEGAS

8548 Rozita Lee Ave. Suite 200
Las Vegas, NV 89113
www.cbre.us/lasvegas

CBRE



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