

West Craig Distribution Center



70
W CRAIG RD



74
W CRAIG RD

±48,122 - 75,454 SF For Lease

70 & 74 W CRAIG RD, NORTH LAS VEGAS, NV 89032

Lincoln CBRE



Location Highlights

- Conveniently located in the North Las Vegas submarket, with connectivity to the I-15 via Craig Rd Interchange.
 - ± 2.23 miles to I-15 Freeway via Craig Rd.
 - ± 5.65 miles to I-215 Freeway
 - ± 7.83 miles to US-95 Freeway
 - ± 11.1 miles from Las Vegas Strip
 - ± 17.4 miles from Harry Reid International Airport
- Close proximity to an abundance of amenities.
- North Las Vegas Jurisdiction.
- Current Zoning: M-1 (City of North Las Vegas)

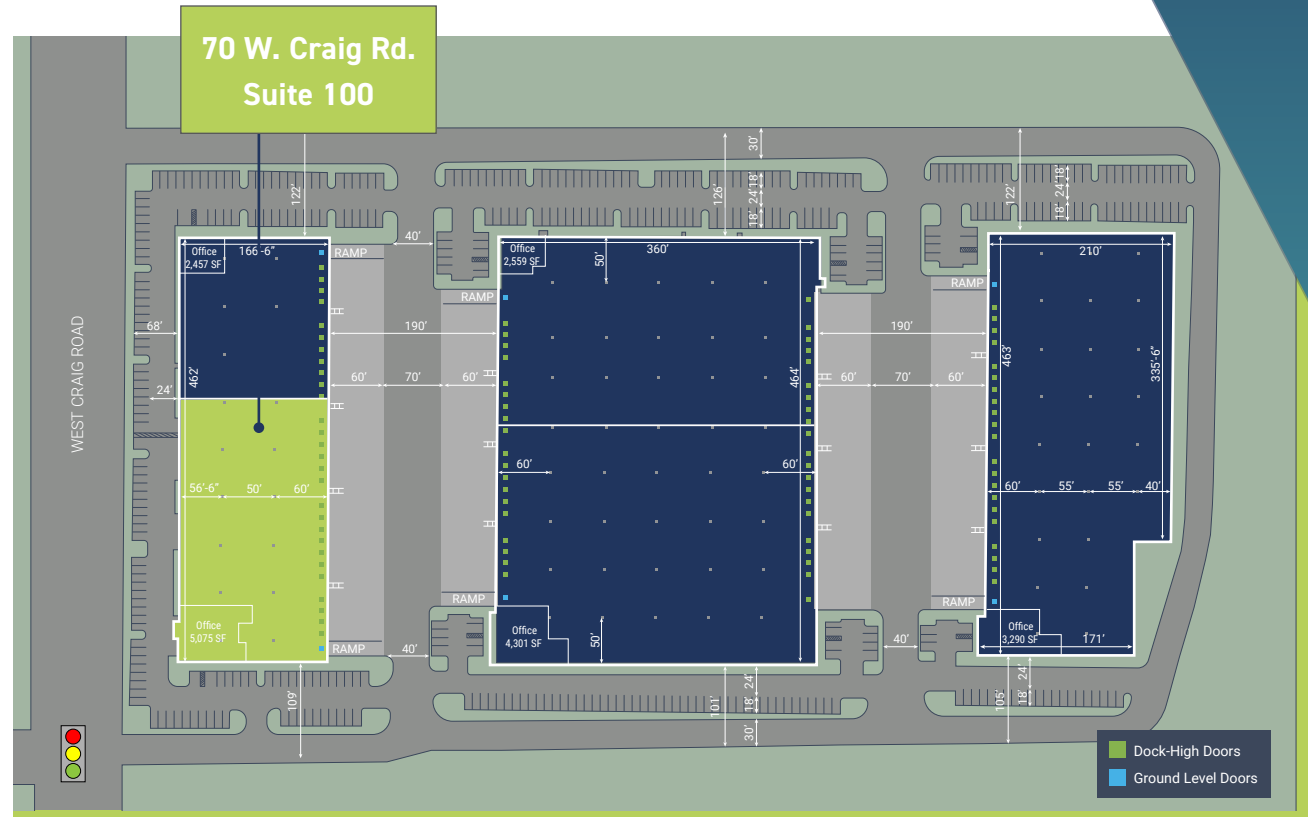
Building Highlights

- State-of-the-art industrial cross dock & rear loaded units
- $\pm 2,554$ - $5,075$ SF existing office
- 30' - 32' minimum clear height
- ESFR Sprinkler System

70 W. Craig Rd., Suite 100

Building Specifications

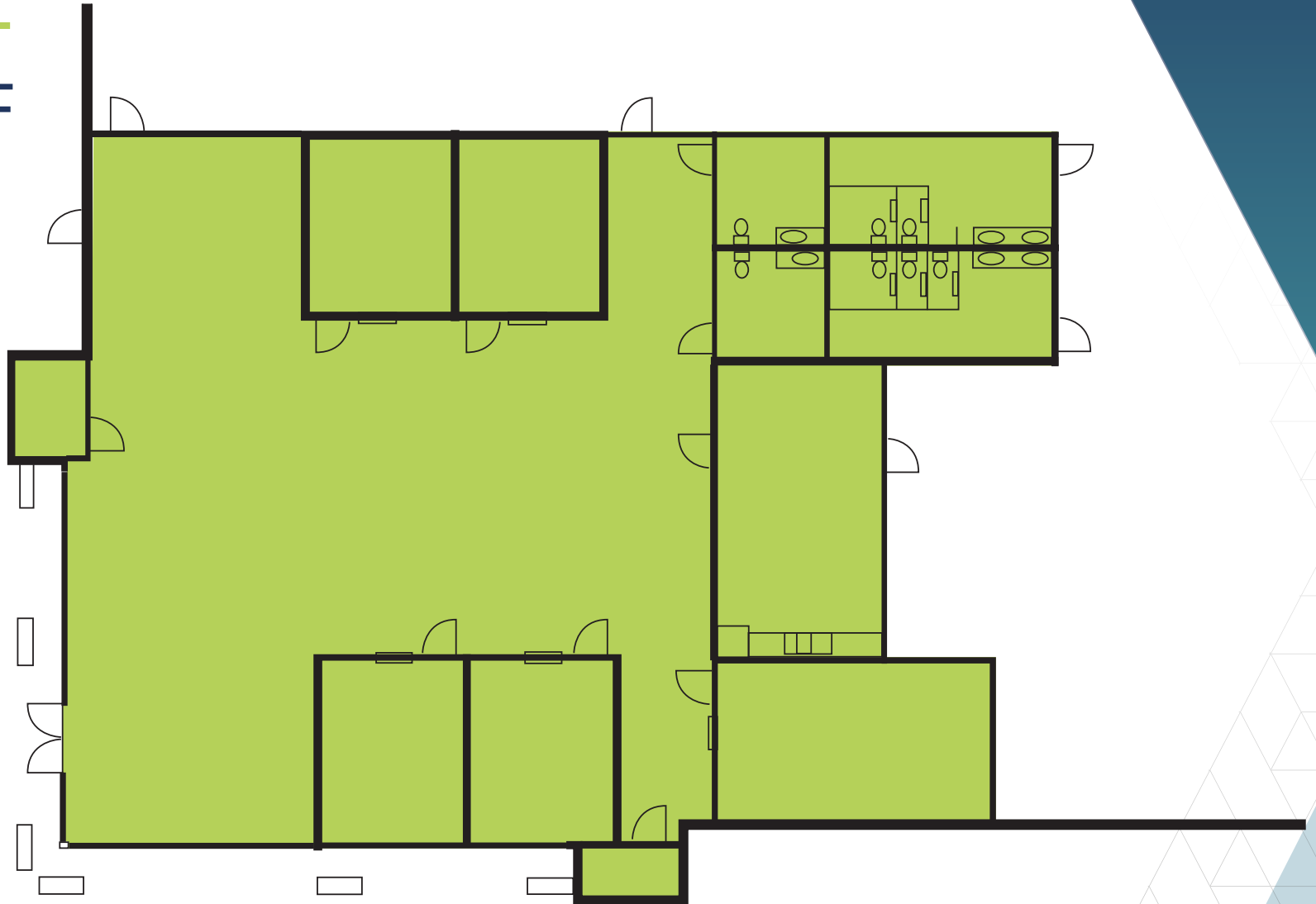
Total SF:	48,122 SF
Office Area:	5,075 SF
Clear Height:	30'
Dock Doors:	17 (9'x10')
Grade Doors:	1 (12'x14')
Cooling	EVAP coolers in warehouse
Column Spacing:	50' x 52' with 60' speed bay
Power:	277/480 V, 3-phase
Sprinkler:	ESFR
Roof Insulation:	R-19
Floor Slab:	7" concrete slab
CAM:	\$0.20 PSF/Mo/NNN
Available:	March/April 2025



70 W. Craig Rd., Suite 100

Office Plan

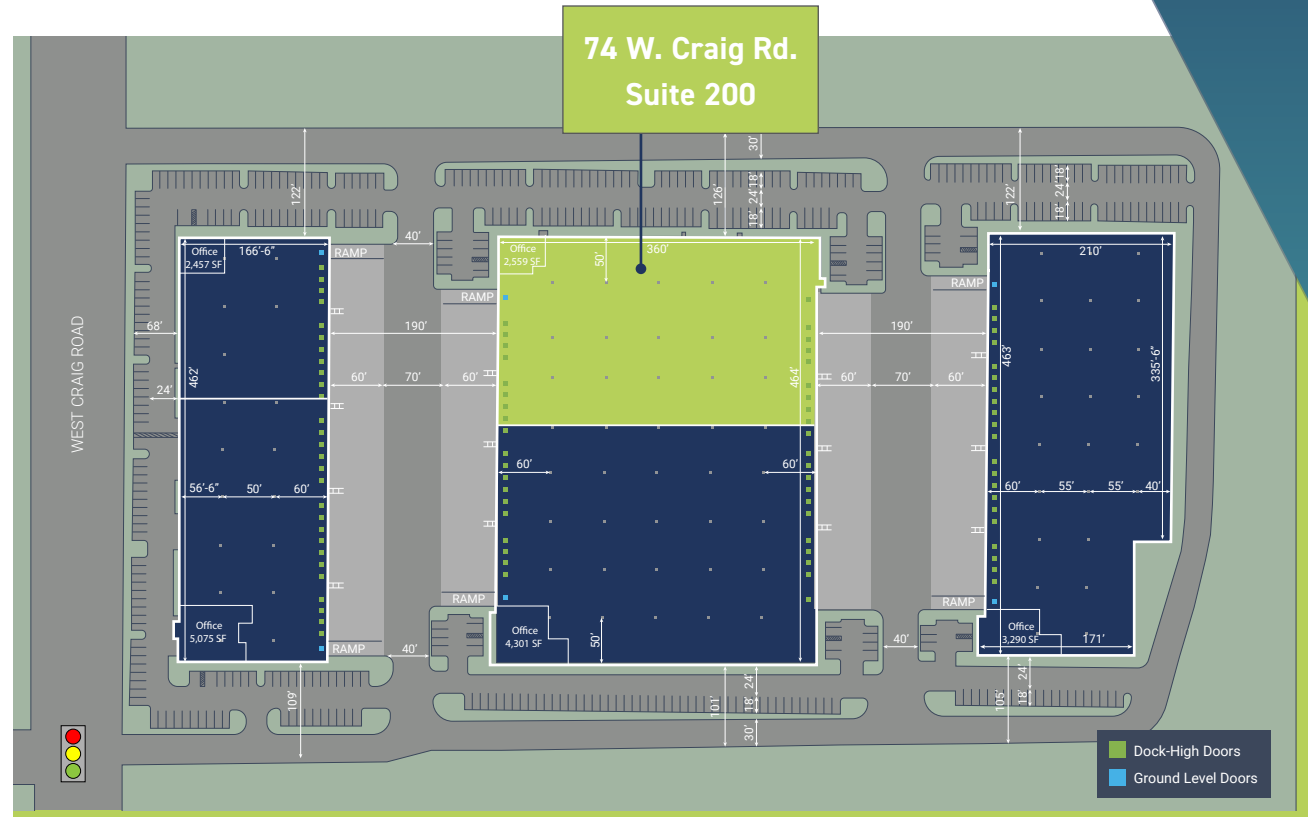
±5,075 SF



74 W. Craig Rd., Suite 200

Building Specifications

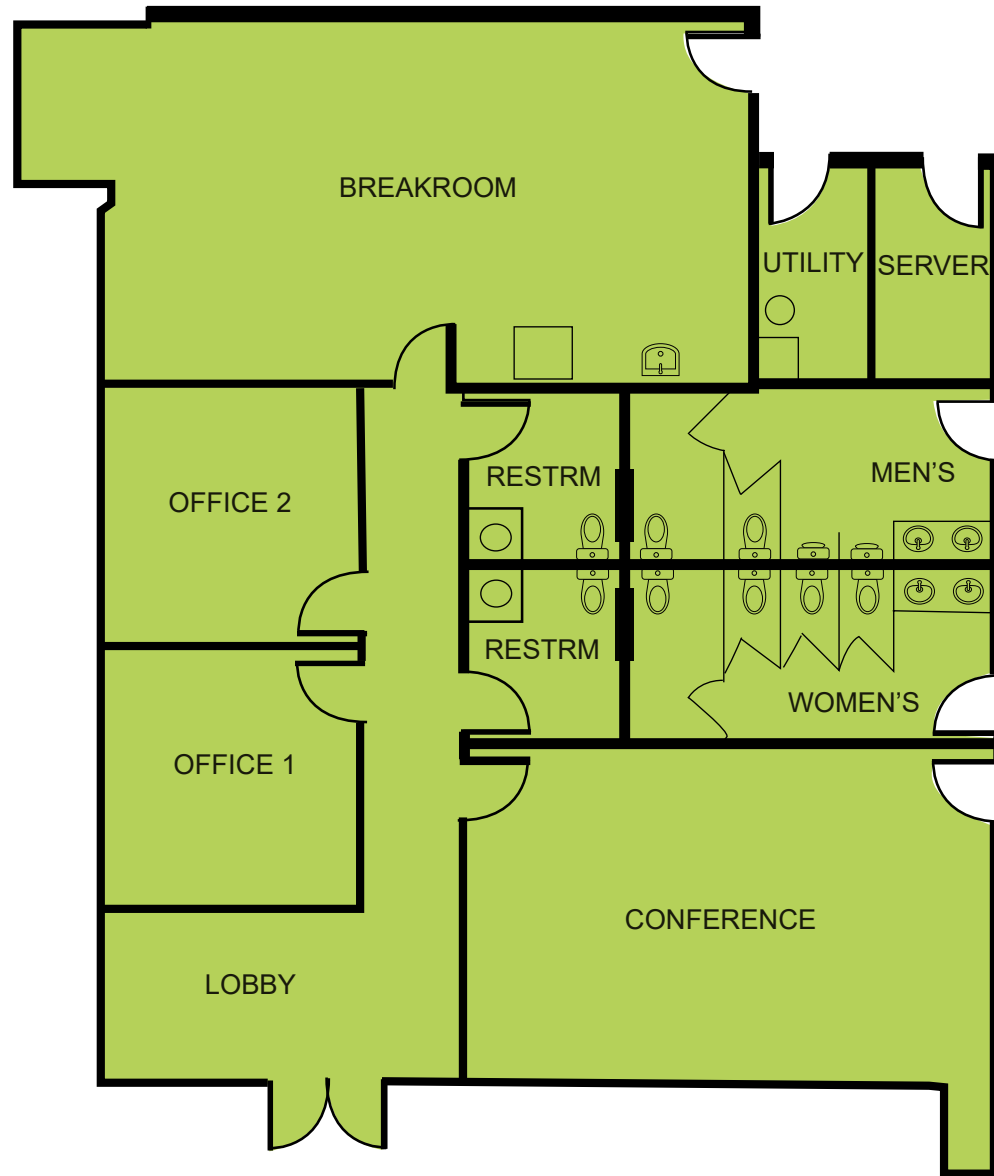
Total SF:	75,454 SF
Office Area:	2,559 SF
Clear Height:	32'
Dock Doors:	17 (9'x10')
Grade Doors:	1 (12'x14')
12 doors with 35k mechanical pit levelers	
Truck Court:	190' with 60' concrete apron
Column Spacing:	50' x 60' with 60' speed bay
Power:	277/480 V, 3-phase
Sprinkler:	ESFR
Roof Insulation:	R-19
Floor Slab:	7" concrete slab
CAM:	\$0.20 PSF/Mo/NNN



74 W. Craig Rd., Suite 200

Office Plan

±2,559 SF



Aerial Map & Nearby Amenities



Las Vegas Truck Transit Analysis

PROXIMITY TO DISTRIBUTION HUBS

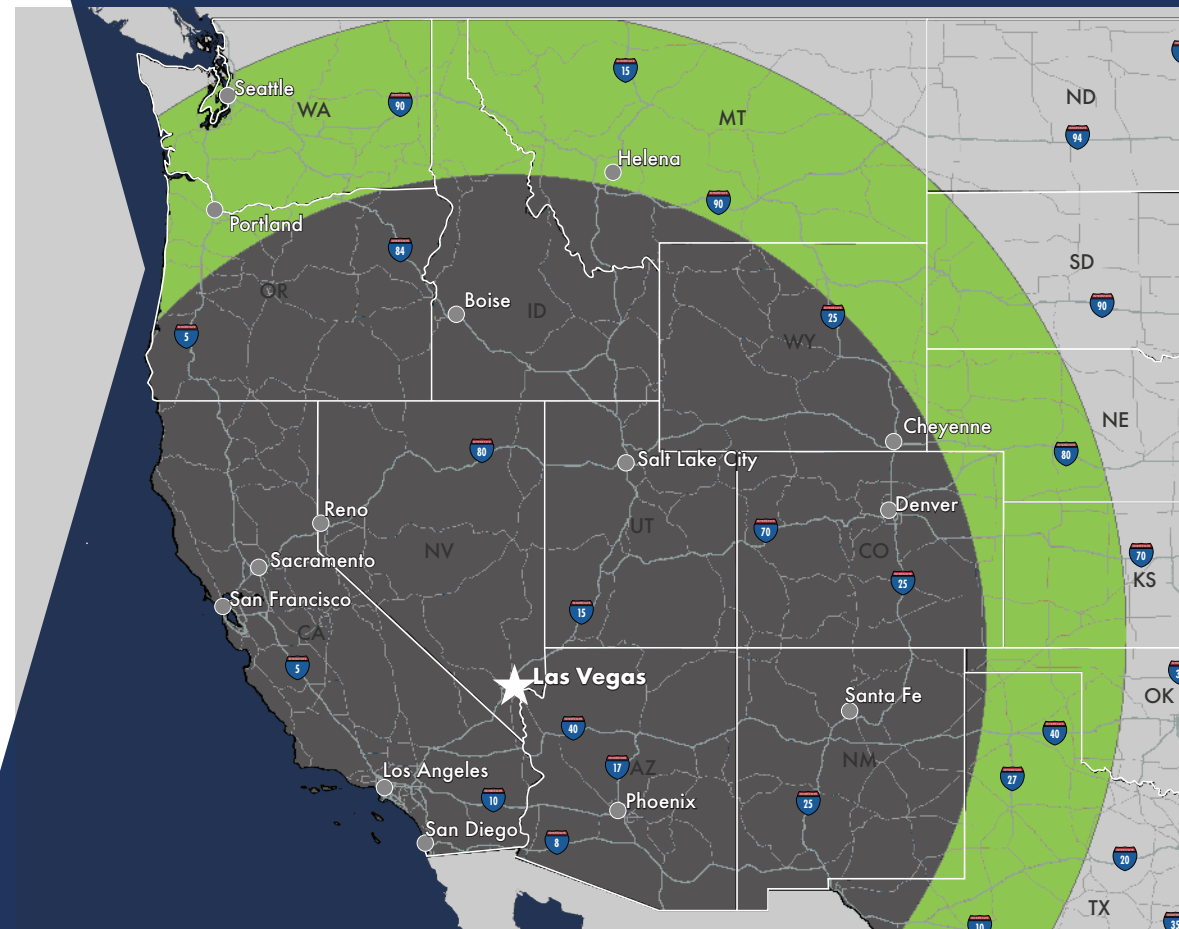
- FedEx Freight - 3.9 Miles
- FedEx Ship Center - 3.0 Miles
- FedEx Air Cargo - 20.0 Miles
- FedEx Ground - 7.0 Miles
- UPS Freight Service Center - 9.0 Miles
- UPS Customer Center - 9.0 Miles
- UPS Air Cargo - 19.0 Miles
- US Post Office - 8.0 Miles

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



Las Vegas Business Facts



LABOR

- Nevada has one of the lowest labor costs in the region
- The metro Las Vegas area has more than 100,600 workers in the distribution/transportation/warehousing and manufacturing industries
- Nearly 60,700 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- According to CBRE-EA, over the next five years, manufacturing jobs are expected to grow by 0.8% and transportation and warehousing are expected to grow by 0.6%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages
- Year-to-date employment growth in Southern Nevada is 4.2% compared to the National Average of 2.9%

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





BROKER CONTACT INFORMATION

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