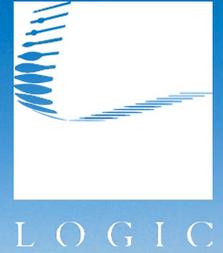


For Lease

OMP I-15 Freeway Center



**BLDG. 3
LEASED**

AVAILABLE
BLDG. 2
± 124,886 SF

**BLDG. 1
LEASED**

I-15 Freeway // 143,000 CPD

RECENTLY COMPLETED

[View Property Video](#)

A Project by
OMP | **Invesco**

4990 E. El Campo Grande Ave.
North Las Vegas, NV 89115

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Listing Snapshot

Slabs Poured
Q1 2024

Walls Tilting
Q2 2024

Roof Installation
Q3 2024

Building Completion
Q2 2025



■ Available ○ Grade Level Doors

Contact Broker
Lease Rate

± 48,808 - 124,886 SF
Available Square Footage

Secured
Gated Truck Courts

M-2
Zoning

Excellent Visibility
Along I-15, With Direct Freeway Access

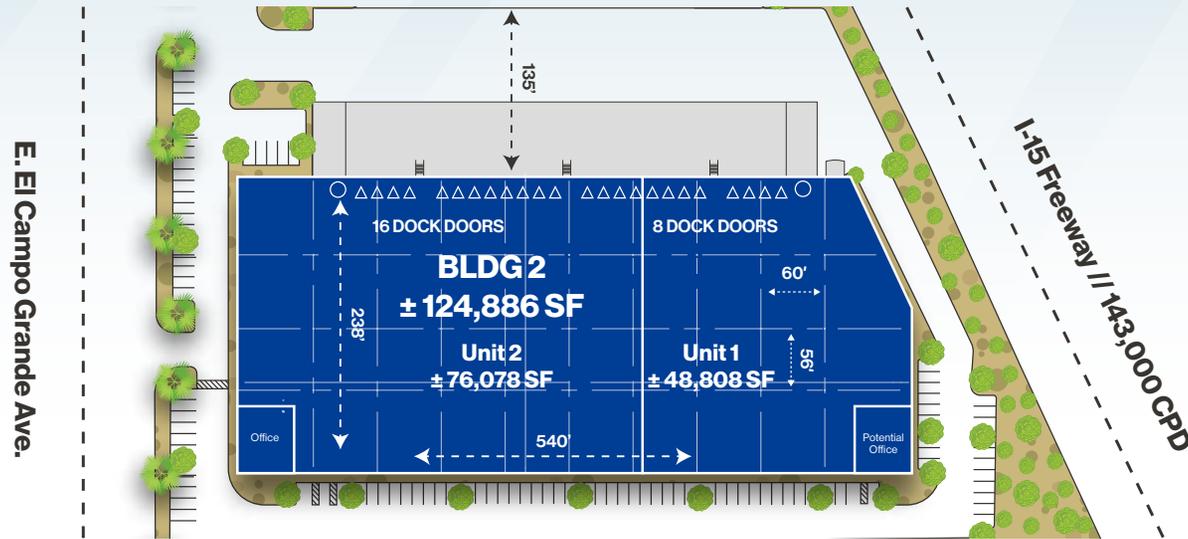
North Las Vegas
Submarket



Property Details

OMP I-15 Freeway Center – Building 2
4990 E. El Campo Grande

Available Grade Level Doors Dock Doors



| | |
|------------------------------|-----------------------------|
| Total Square Footage: | ± 124,886 SF |
| Divisibility: | ± 48,808 SF and ± 76,078 SF |
| Spec Office: | 2,040 SF (expandable) |
| Site Area: | 6.4 AC |
| Clear Height: | 32' |

| | |
|---------------------------|---|
| Dock Doors: | 24 - 9'x10' |
| Grade Level Doors: | 2 - 12' x 14' |
| Auto Parking: | 104 Stalls |
| Power: | 2,000 A UPS (*underground pull system) with an 800 A meter available day one. Power upgrade to 1,600 Amps available within the first month. |
| Dimensions: | 238' x 540' |

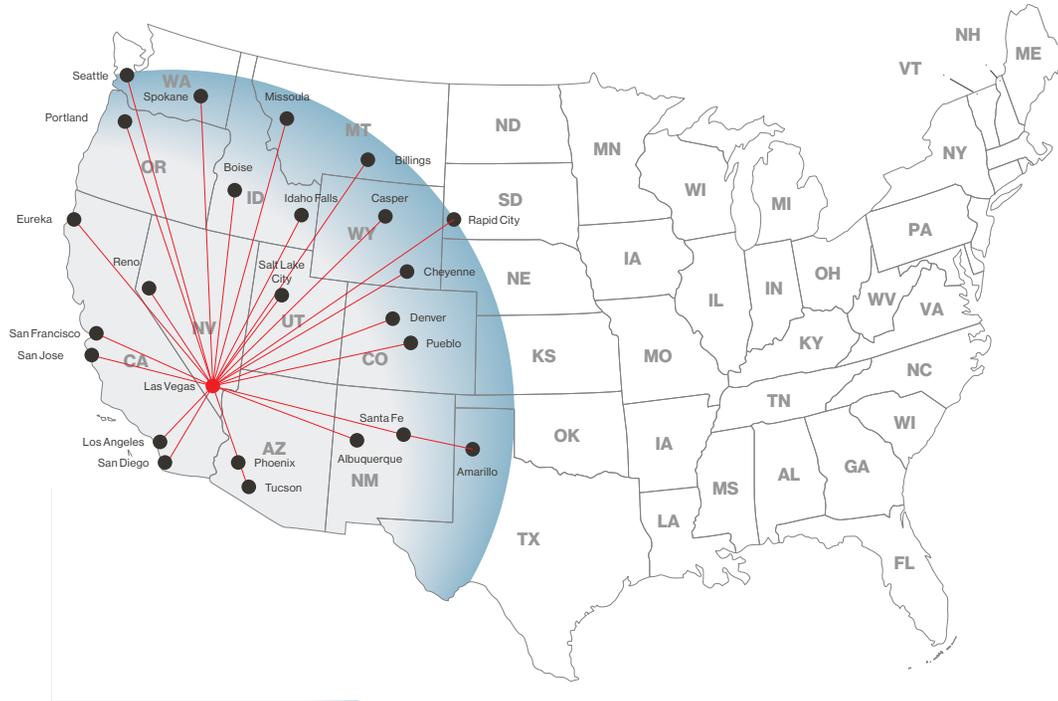
| | |
|--------------------------------------|--|
| Column Spacing: | 60' x 56' |
| Secured Truck Court: | 135' |
| Roof Insulation: | R-19 (warehouse); R-30 (office) |
| Floor Slab: | 7" |
| Sprinklers: | ESFR |
| Spec. Warehouse Improvements: | Hydraulic dock levelers every third door, warehouse lighting, EVAP Coolers |

Property Photos



Drive Time from Las Vegas, NV

■ 1-Day Truck Service ■ 2-Day Truck Service



| Location | Times (Estimated) | Distance (Miles) |
|--------------------|-------------------|------------------|
| Los Angeles, CA | 3 hrs, 54 min | 265 |
| Phoenix, AZ | 4 hrs, 39 min | 300 |
| San Diego, CA | 4 hrs, 46 min | 327 |
| Salt Lake City, UT | 5 hrs, 50 min | 424 |
| Reno, NV | 6 hrs, 55 min | 452 |
| San Francisco, CA | 8 hrs, 20 min | 562 |
| Sacramento, CA | 8 hrs, 14 min | 565 |
| Boise, ID | 9 hrs, 31 min | 630 |
| Santa Fe, NM | 9 hrs, 8 min | 634 |
| Denver, CO | 10 hrs, 45 min | 752 |
| Cheyenne, WY | 11 hrs, 52 min | 837 |
| Helena, MT | 12 hrs, 35 min | 907 |
| Portland, OR | 15 hrs, 44 min | 982 |
| Seattle, WA | 16 hrs, 52 min | 1,129 |

Business Friendly Nevada



Nevada Advantages

Tax-Free Haven

- ⊗ No Corporate Income Tax
- ⊗ No Corporate Shares Tax
- ⊗ No Franchise Tax
- ⊗ No Personal Income Tax
- ⊗ No Franchise Tax on Income
- ⊗ No Inheritance or Gift Tax
- ⊗ No Unitary Tax
- ⊗ No Estate Tax

Labor Force

- 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

LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



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connect with us on LinkedIn

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For inquiries please reach out to our team.

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