



PHELAN COMMERCE CENTER

@ B A D U R A

FOR SALE OR LEASE

UNITS FROM 21,419 - 90,340 SF

Q1 2025 DELIVERY



8241 - 8451 W. BADURA AVE. LAS VEGAS, NV 89113



CBRE

LOCATION HIGHLIGHTS

- Located in the highly desired Southwest Submarket with numerous amenities in the vicinity including Durango Station, The Uncommons, and Arroyo Crossing
- Excellent connectivity with access to the I-215 freeway via Durango Dr. and Buffalo Dr.
- Clark County Jurisdiction
- Zoning: IP (Industrial Park)



PROJECT HIGHLIGHTS

6

Six state-of-the-art industrial facilities totaling ±525,458 SF

- Units range from ±21,419 SF – 90,340 SF
- Rear-loaded configurations
- Spec office and warehouse improvements being delivered in all buildings
- 30' minimum clear height
- ESFR Sprinkler System

BUILDING SPECIFICATIONS

- **Warehouse EVAP cooling**
(3 air changes / hour)
- **LED high bay warehouse lighting**
on 15' whips for optimal flexibility relative to racking
- **30' clear height**
- **1600 amps per building:**
480 / 277 Volt, 3-phase, 4-wire electrical service
- **R-38 insulation system:**
with white WMS sheet is included on the underside of roof deck
- **ESFR sprinklers**
- **Six 35k lb. mechanical dock levelers per building**
- **Dock bumpers at all dock doors**
- **All buildings serviced with a 1" gas line**
- **Structural roof system:**
Steel Columns supporting Castellated Steel Beams with Metal Roof Deck
- **Roof system:**
Reinforced 60 mil thermoplastic polyolefin (TPO) white membrane over ½" cover board
- **Skylight units:**
double domed with OSHA rated burglar bars
- **Floor slabs:**
6" thick reinforced 4,000 psi concrete over 4" thick type II base 15 mil polyethylene vapor barriers placed under office areas
- **White interior warehouse paint**
from Floor to Deck
- **Building divisible to various sizes down to ±21,419 SF**

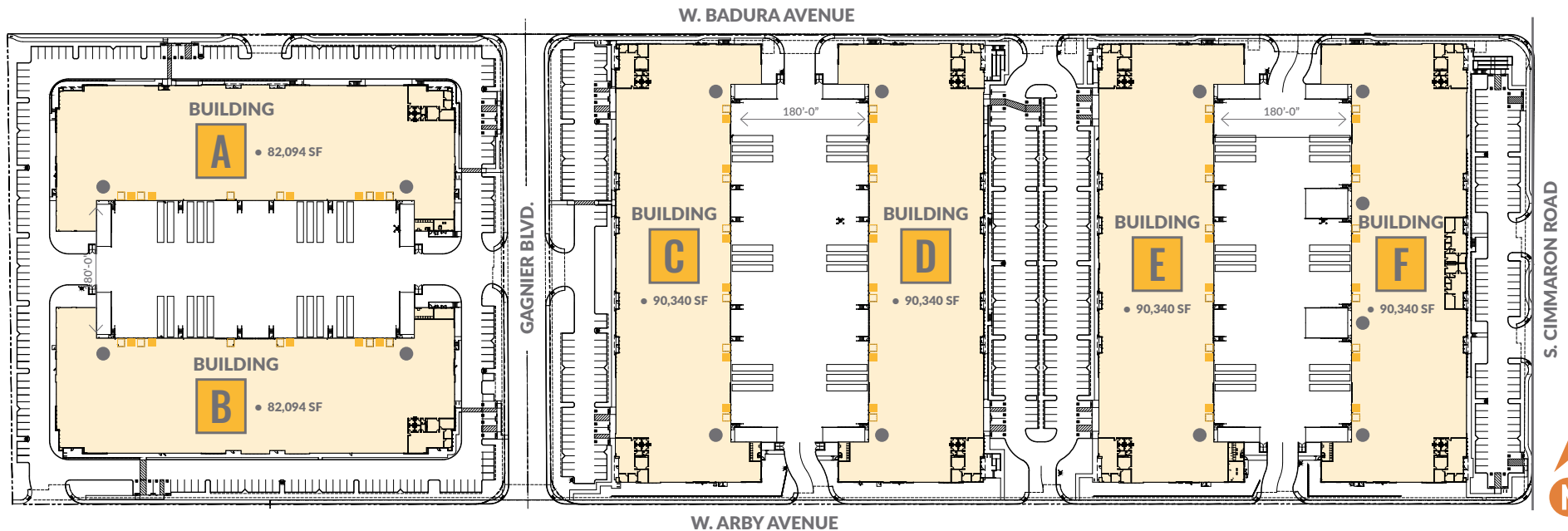
SITE PLAN

● GRADE LEVEL LOADING

▭ TRAILER PARKING STALL

■ DOCK POSITION

□ DOCK LEVELER



BUILDINGS A/B

A: 8451 W BADURA AVE

B: 8491 W BADURA AVE

82,094 SF



+2,455 SF
PROPOSED
OFFICE



11 DOCK
DOORS



2 GRADE
LEVEL DOORS



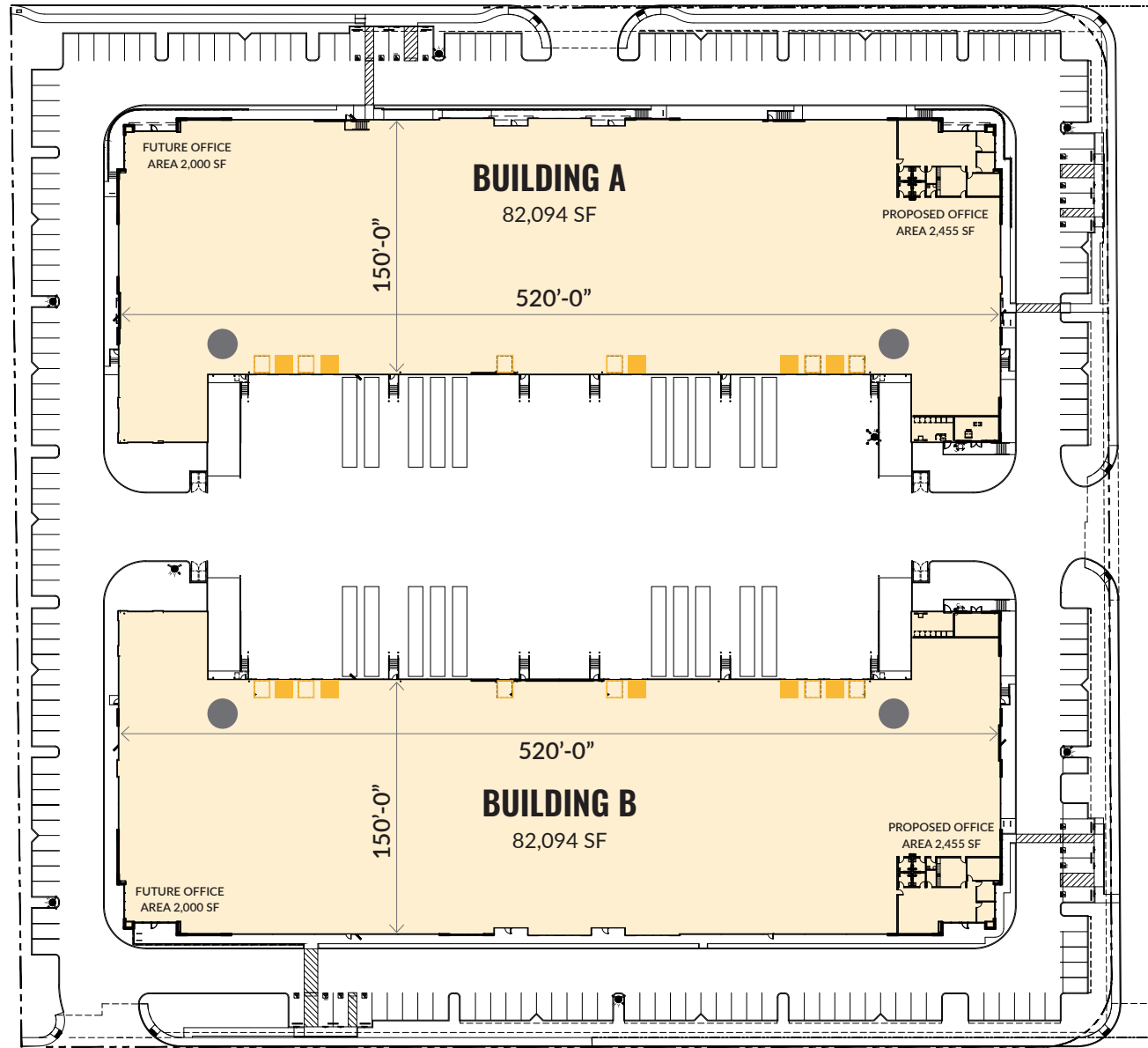
A: 97
PARKING SPACES
B: 95
PARKING SPACES



10 TRAILER
PARKING STALLS



180' CONCRETE
TRUCK COURT
(shared)



BUILDINGS C/D

C: 8361 W BADURA AVE

D: 8321 W BADURA AVE

90,340 SF



+2,455 SF
PROPOSED
OFFICE



12 DOCK
DOORS



2 GRADE
LEVEL DOORS



C: 85
PARKING SPACES

D: 88

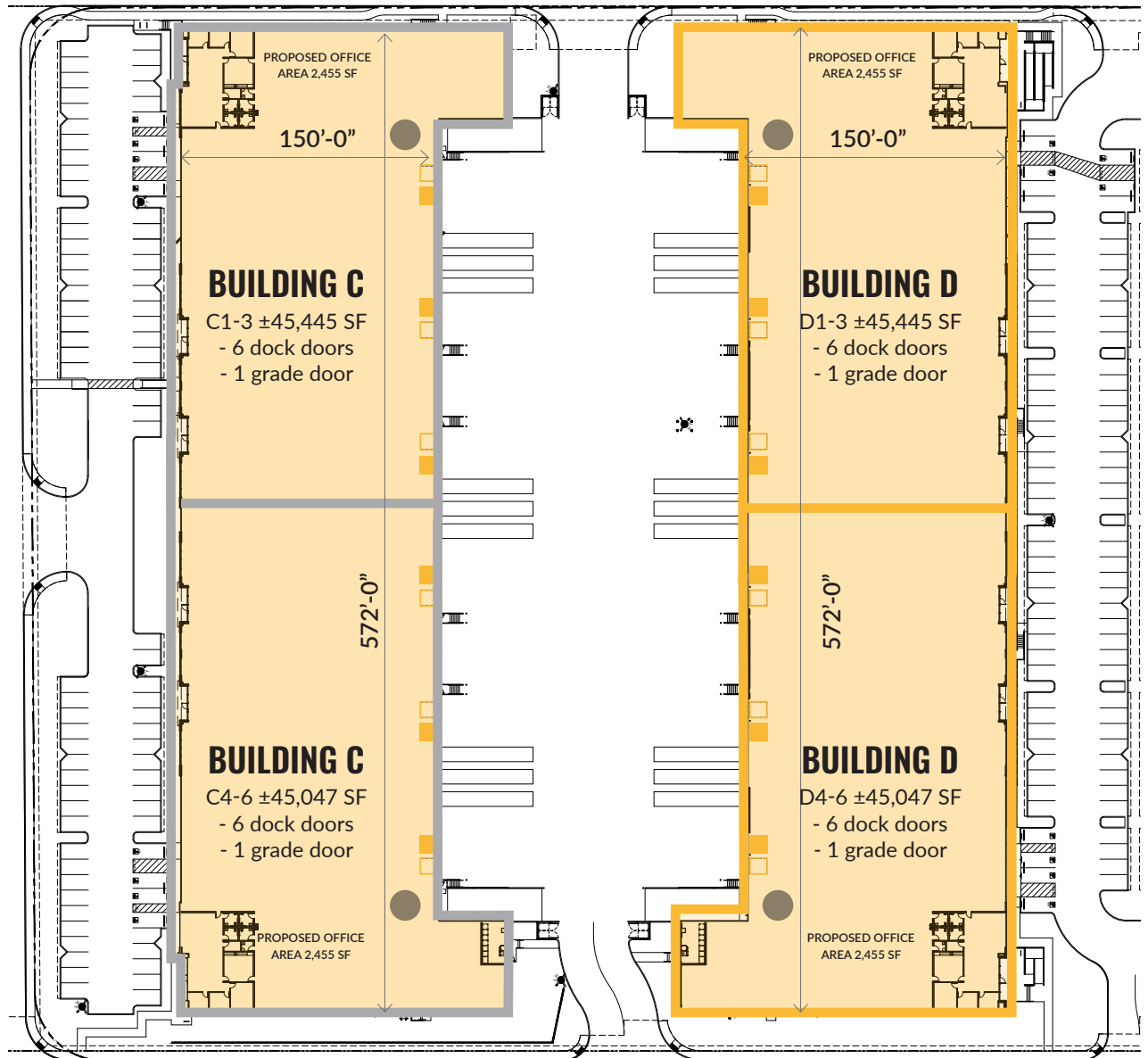
PARKING SPACES



9 TRAILER
PARKING STALLS



180' CONCRETE
TRUCK COURT
(shared)



*POTENTIAL DIVISIBILITIES

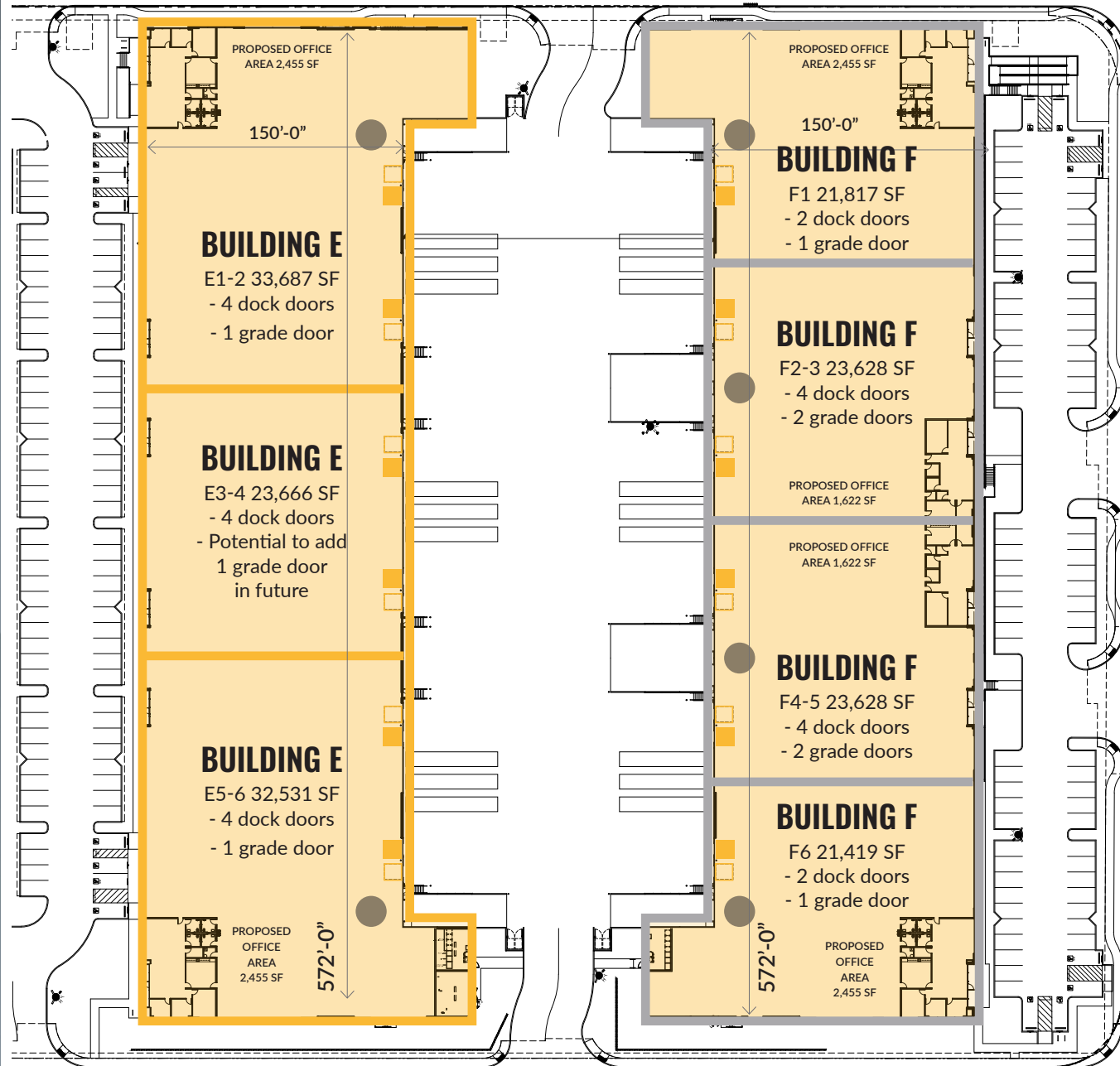


BUILDINGS E/F

E: 8281 W BADURA AVE
 F: 8241 W BADURA AVE

90,340 SF

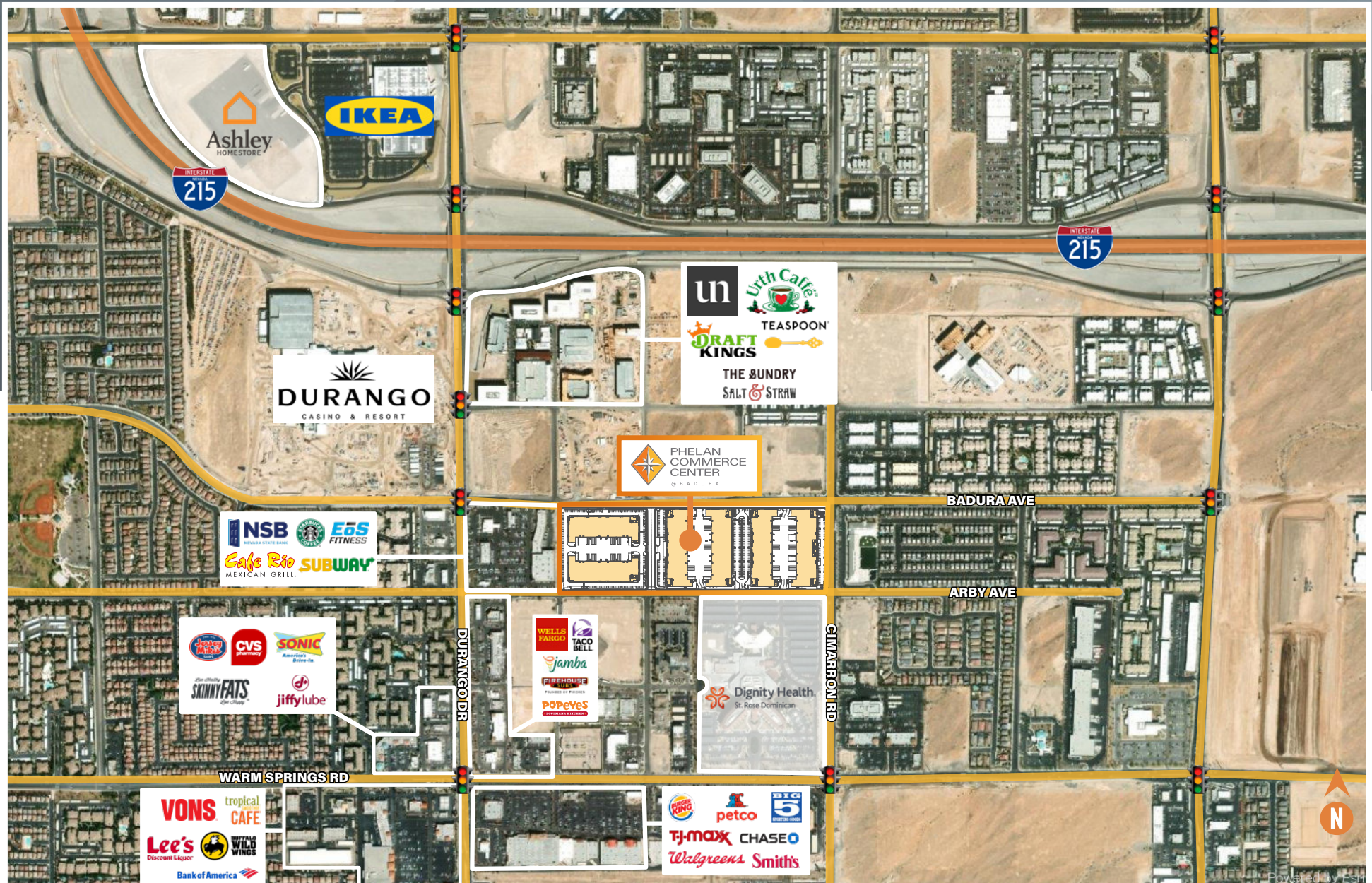
PROPOSED OFFICE	E1-2, E5-6: ±2,455 SF F1, F6: ±2,455 SF F2-3, F4-5: ±1,622 SF
DOCK DOORS	E: 4 per unit F1, F6: 2 F2-3, F4-5: 4
GRADE DOORS	E1-2, E5-6: 1 E3-4: potential to add 1 grade door in the future F1, F6: 1 F2-3, F4-5: 2
PARKING SPACES	E: 88 F: 83
TRAILER PARKING	E: 9 F: 9
TRUCK COURT	180' shared concrete truck court



*POTENTIAL DIVISIBILITIES



AMENITIES MAP



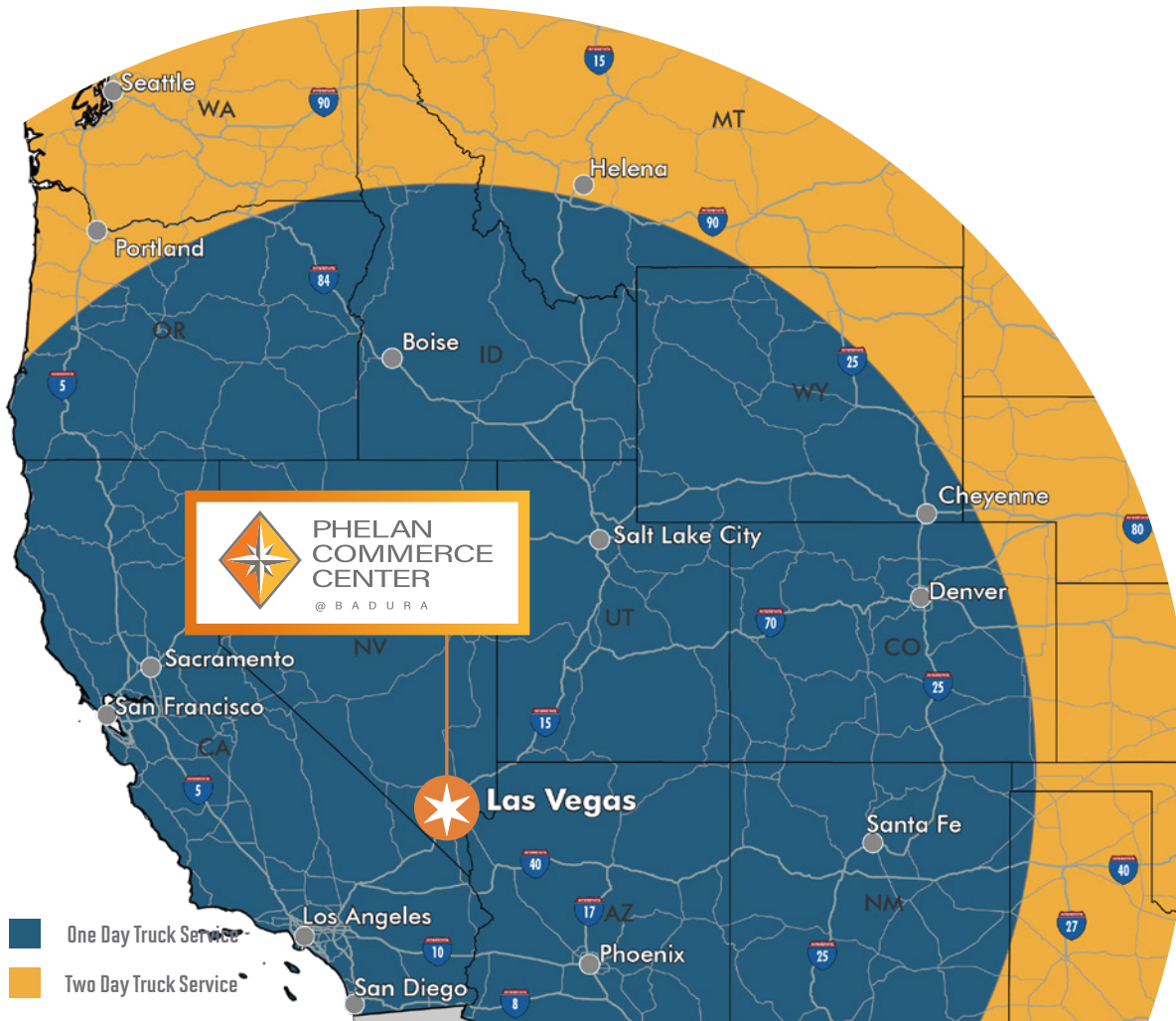
REGIONAL ADVANTAGE

LOCATION & TRANSPORTATION

- I-215 Interchange is ±1.0 miles via Buffalo Dr.
- I-15 Interchange is ±5.3 miles via I-215 freeway
- Harry Reid Airport is ±8.5 miles
- The Las Vegas Strip is ±8.4 miles

SHIPPING & MAILING SERVICES

- FedEx Freight 5.8 Miles
- FedEx Ship Center 2.4 Miles
- FedEx Air Cargo 10.7 Miles
- FedEx Ground 1.0 Miles
- UPS Freight Service Center 14.8 Miles
- UPS Customer Center 7.2 Miles
- UPS Air Cargo 7.7 Miles
- US Post Office 2.6 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 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%





BROKER CONTACT INFORMATION

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