

FOR LEASE

From 5,930 SF. – 19,684 SF.

PHASE I DELIVERY: Q1 2025



Rainbow Crossing Industrial Center



CLARK COUNTY MANAGEMENT
CORPORATION

10710 - 10890 South Rainbow Blvd, Las Vegas, NV 89141



Property Highlights

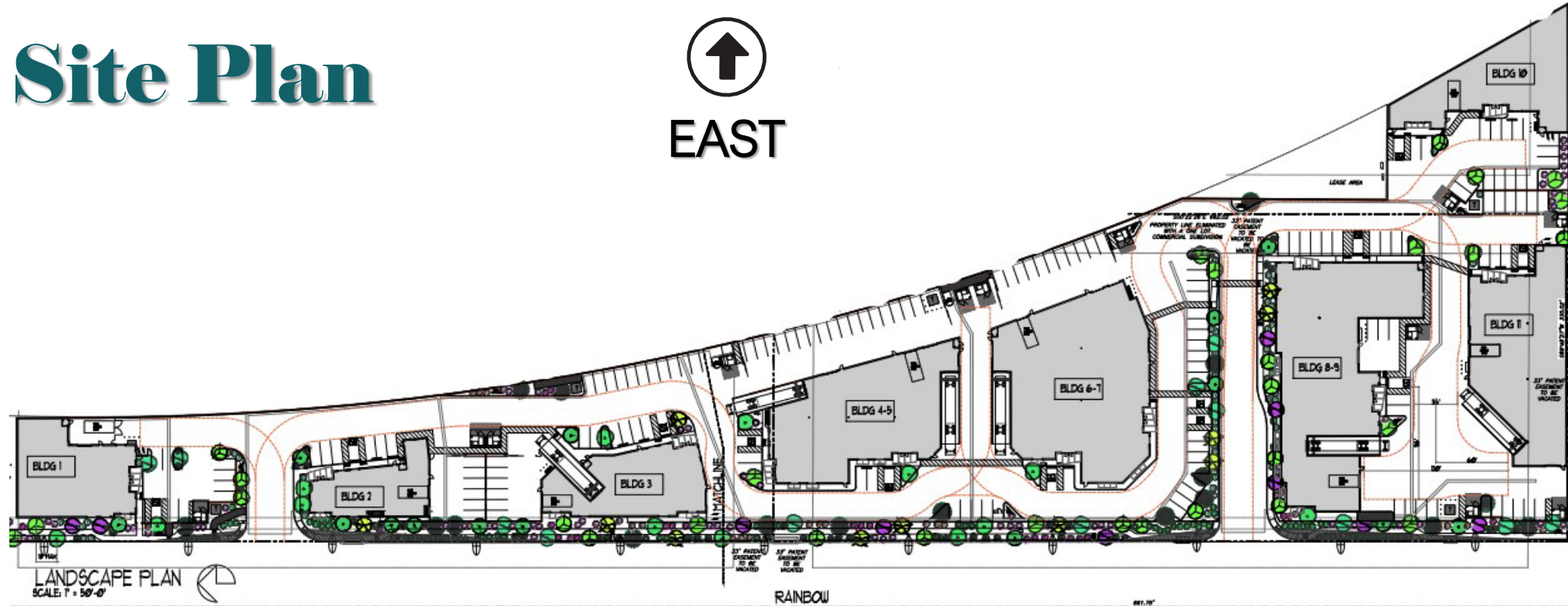
- High-Image Architectural Design*
- Prime Southwest Location
- Individual Freestanding Buildings
- Aluminum Storefront Windows
- Building Signage Opportunities
- M-1 Zoned (Clark County)
- Upgraded BTS Offices
- Professionally Managed & Maintained
- Building #10 Offers a rare Live, Work, Warehouse Opportunity.

**Final design may differ slightly from rendering*



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Site Plan



RAINBOW CROSSING INDUSTRIAL CENTER is a **BRAND-NEW** Class A industrial complex consisting of up to 11 individual units totaling +/- 100,000 square feet of highly-functional **M1** Manufacturing/Storage/Distribution space.

Located in the exploding Southwest industrial submarket, the complex fronts S. Rainbow Blvd. just South of Cactus Road. This prime location offers fast-convenient access to the I-15 & 215 Freeways, Blue Diamond Interchange as well as to many nearby restaurants & retail amenities.

Area Summary

Notes:

- *Buildings 4-5, 6-7, 8-9 are divisible*
- *Mezzanines qualified for Heavy Load Storage*
- ***Building 10*** – *Plans approved for a Film Studio with apartment. 2nd and 3^d floor consists of offices, green room, lounge and living quarters with unobstructed strip views.*



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| Bldg. | 1 st Floor Office | Mezzanine | Warehouse | Bldg. Area |
|-----------|------------------------------|-----------|------------|------------|
| 1 | 1,870 sf. | 1,973 sf. | 5,106 sf. | 8,949 sf. |
| 2 | 1,453 sf. | 1,495 sf. | 2,982 sf. | 5,930 sf. |
| 3 | 1,317 sf. | 1,433 sf. | 6,087 sf. | 8,837 sf. |
| 4-5 | 1,646 sf. | 1,728 sf. | 12,699 sf. | 16,073 sf. |
| 6-7 | 1,617 sf. | 1,726 sf. | 16,100 sf. | 19,443 sf. |
| 8-9 | 1,958 sf. | 2,012 sf. | 15,714 sf. | 19,684 sf. |
| 10 | 2,696 sf. | 3,885 sf. | 5,280 sf. | 11,861 sf. |
| 11 | 1,876 sf. | 1,933 sf. | 10,860 sf. | 14,669 sf. |

Building Details

- From 5,930 sf. to 19,684 sf.
- +/- 27' Minimum Clear Height
- Grade Level Loading Doors (12' x 14')
- Dock-Hi Loading Doors (10' x 12')
- 60' x 15'-4" Concrete Truck Loading Aprons
- 400 AMP, 277/480* 3 Phase
- Fenced & Secured Yards Available
- Evaporative Cooled Warehouses | Gas Avail.
- LED Warehouse Lighting w/Skylights
- Pile High Volume Sprinklers
- Rental Rate: \$1.65** /sf. (NNN)
- Estimated CAM: \$0.25 /sf.
- APN: 176-35-211-001

** Power may vary by building | **Bldg. 10 excluded*



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Vicinity Map



For More Information

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