

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)

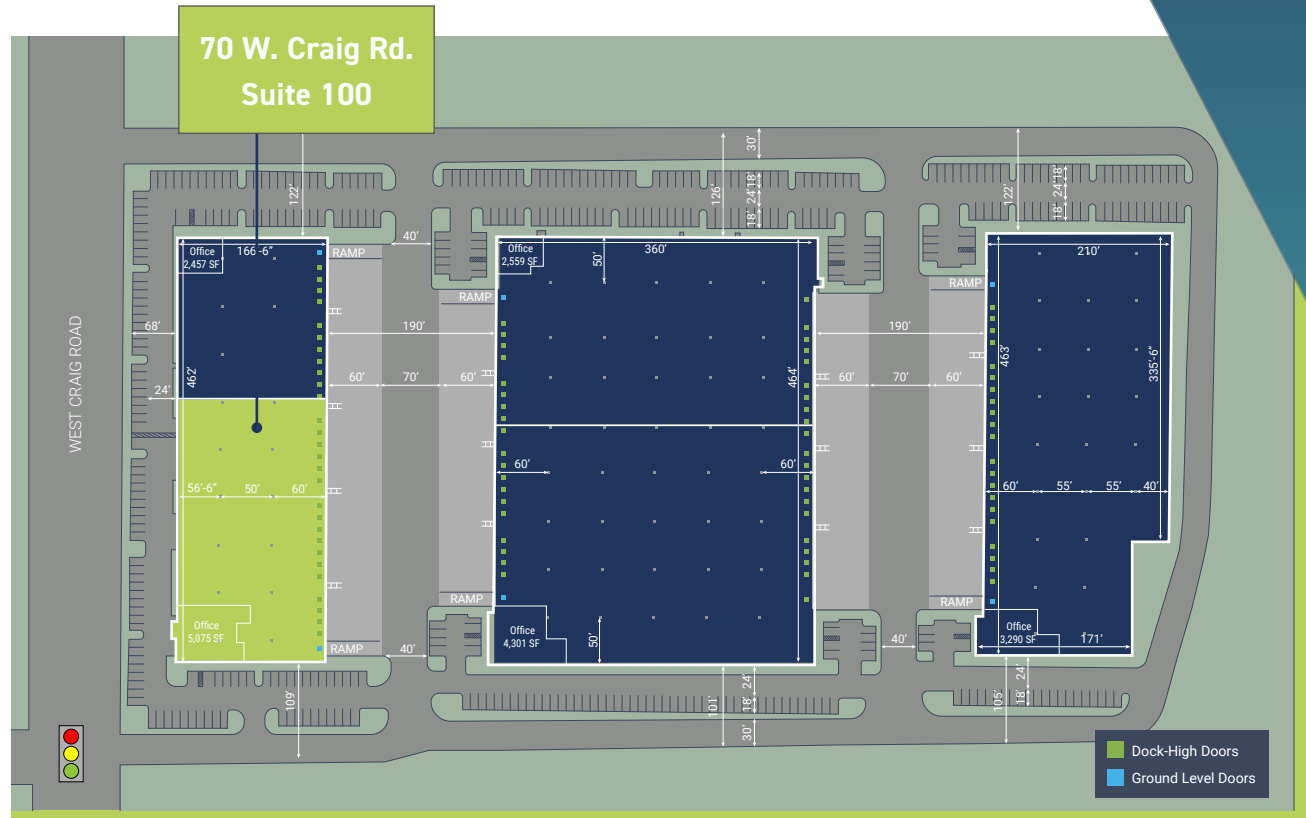
Building Highlights

- 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

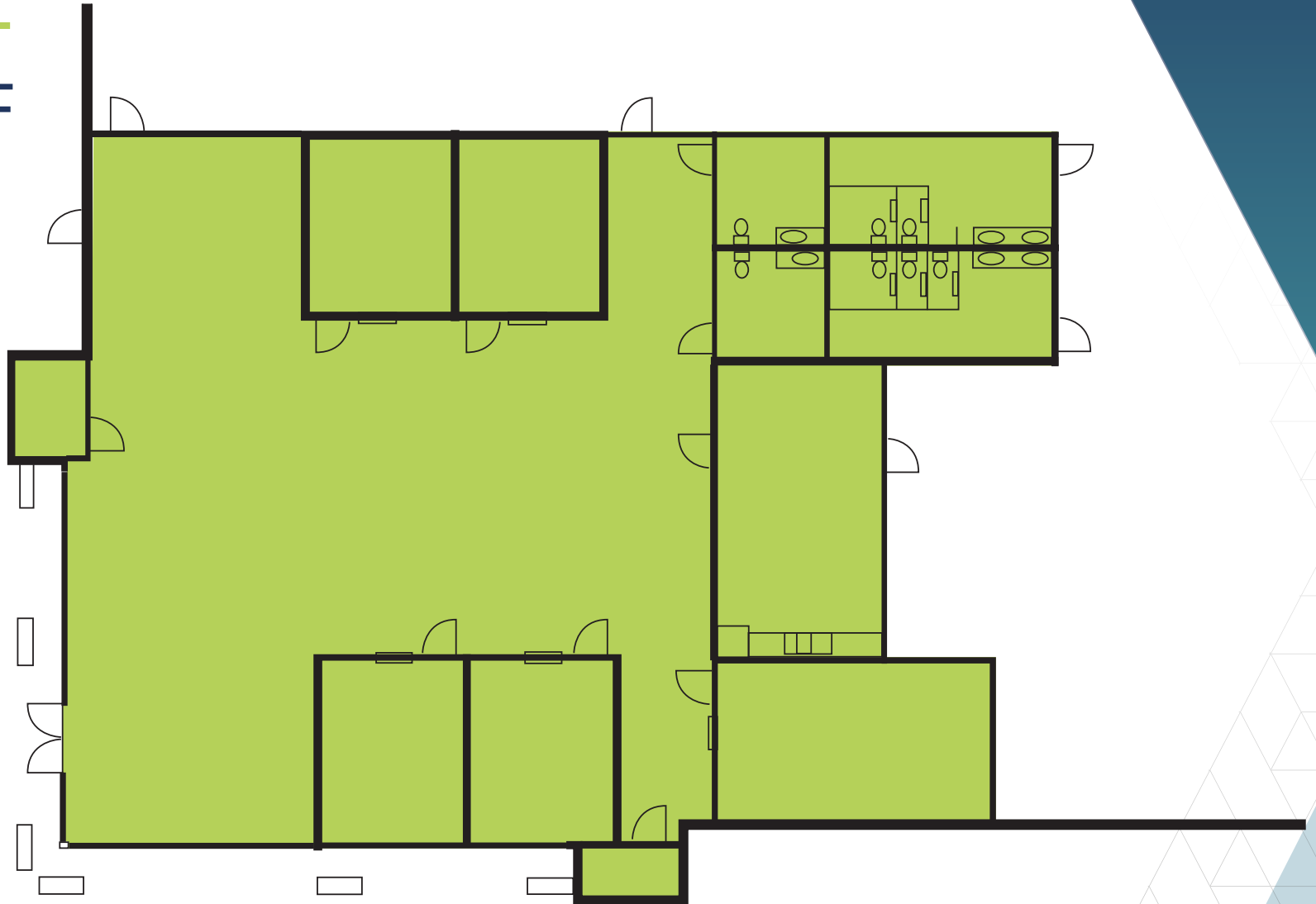
Total SF:	48,122 SF
Office Area:	5,075 SF
Clear Height:	30'
Dock Doors:	17 (9'x10')
Grade Doors:	1 (12'x14')
Cooling	EVAP coolers in warehouse
Column Spacing:	50' x 52' with 60' speed bay
Power:	277/480 V, 3-phase
Sprinkler:	ESFR
Roof Insulation:	R-19
Floor Slab:	7" concrete slab
CAM:	\$0.23 PSF/Mo/NNN



70 W. Craig Rd., Suite 100

Office Plan

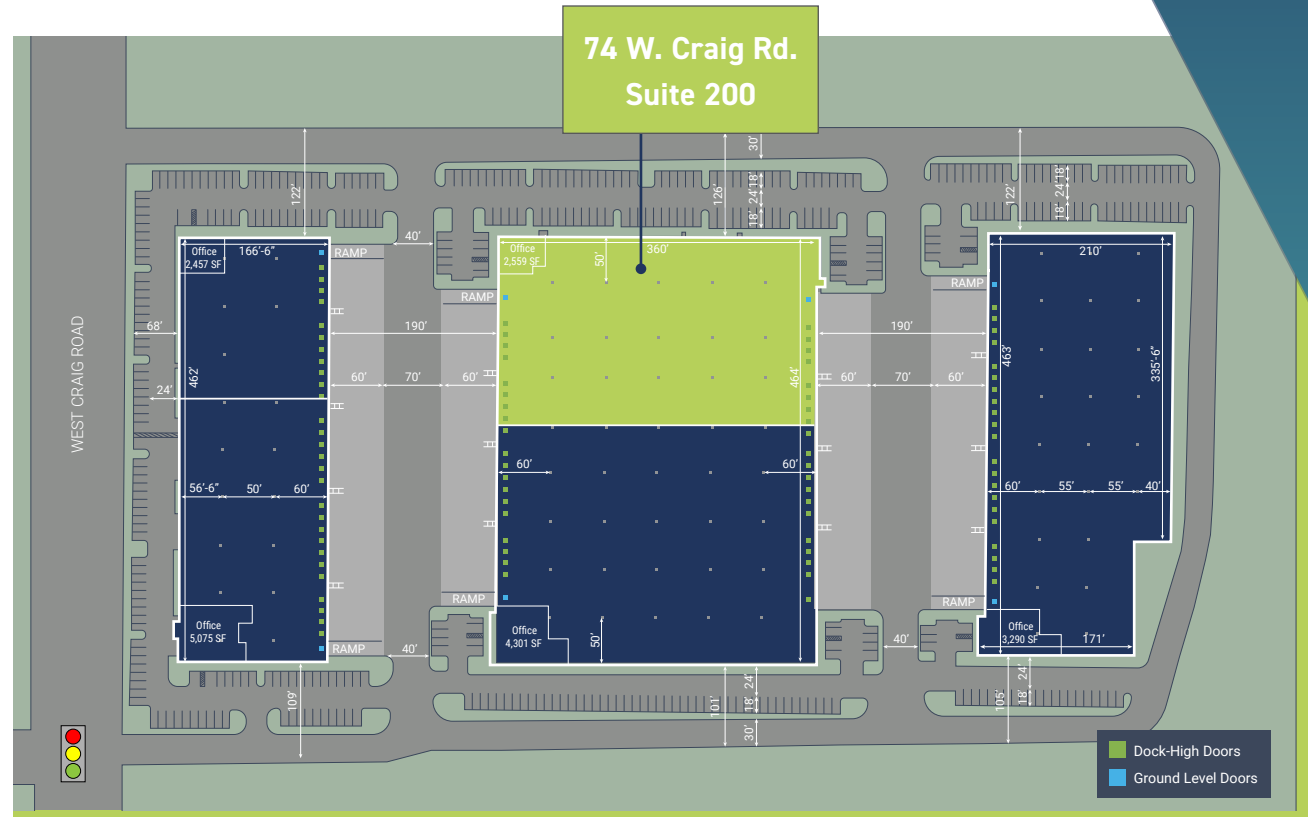
±5,075 SF



74 W. Craig Rd., Suite 200

Building Specifications

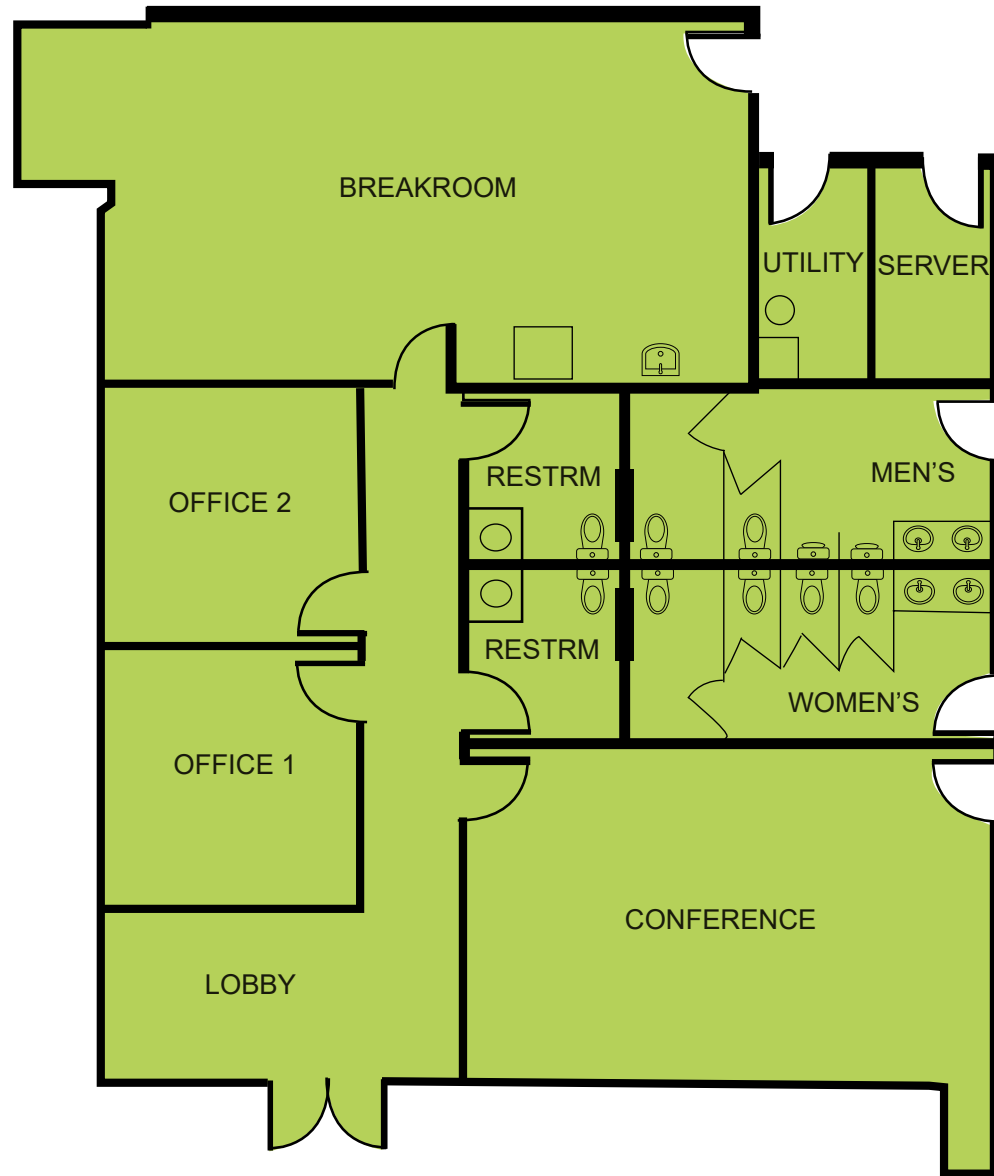
Total SF:	75,454 SF
Office Area:	2,559 SF
Clear Height:	32'
Dock Doors:	16 (9'x10')
Grade Doors:	2 (12'x14')
12 doors with 35k mechanical pit levelers	
Truck Court:	190' with 60' concrete apron
Column Spacing:	50' x 60' with 60' speed bay
Power:	277/480 V, 3-phase
Sprinkler:	ESFR
Roof Insulation:	R-19
Floor Slab:	7" concrete slab
CAM:	\$0.23 PSF/Mo/NNN



74 W. Craig Rd., Suite 200

Office Plan

±2,559 SF



Aerial Map & Nearby Amenities



Las Vegas Truck Transit Analysis

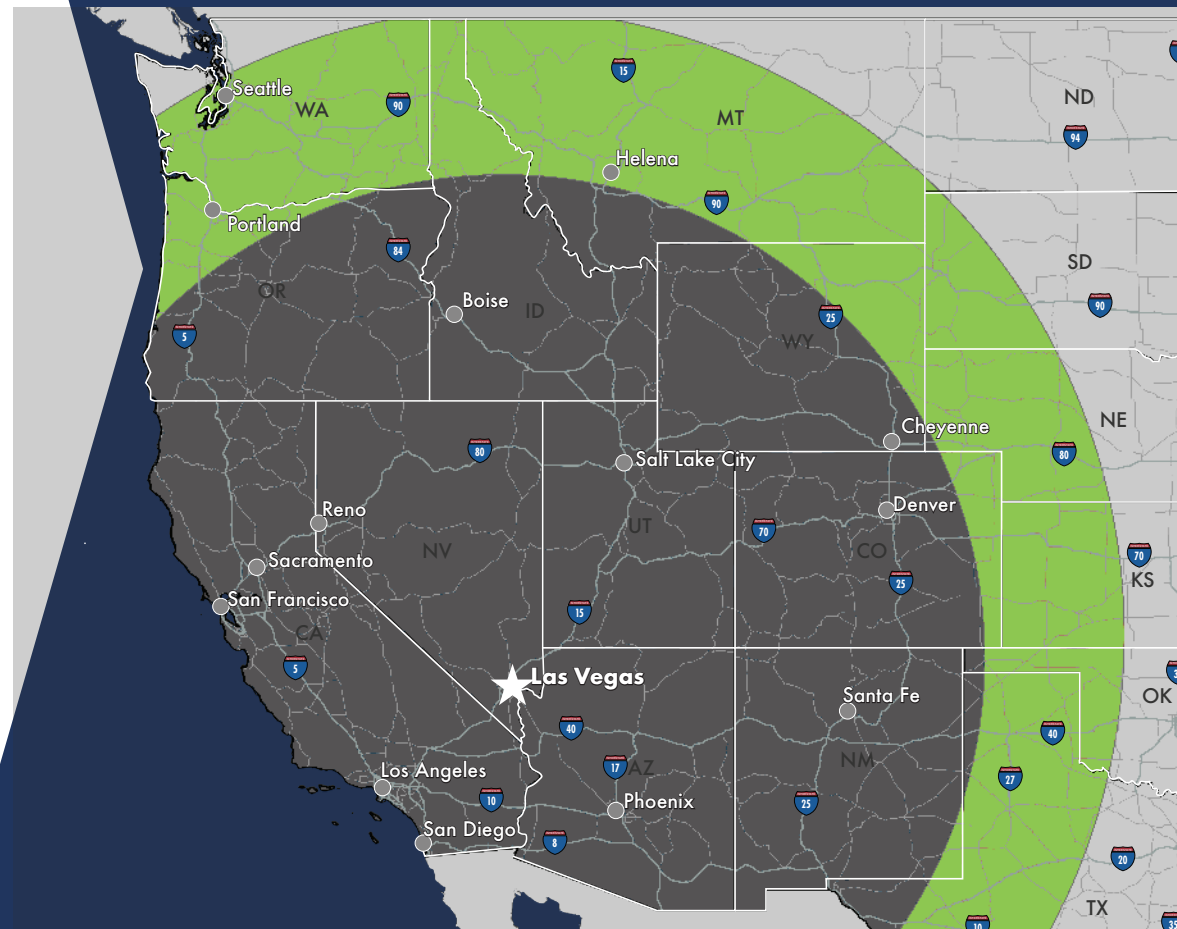
PROXIMITY TO DISTRIBUTION HUBS

- 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

An aerial photograph of Las Vegas, Nevada, taken at sunset. The sky is a mix of orange, yellow, and purple. The city lights are beginning to glow, and the New Vegas Strip is visible in the foreground, featuring the Flamingo Las Vegas and the New Vegas Strip. The image is framed by a dark blue geometric pattern on the right and bottom.

LABOR

- 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 177,800 workers in the distribution, transportation, manufacturing, warehousing, and construction industries
- Over 63,700 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 1.2%, transportation and warehousing by 0.9%, and construction by 1.5%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages

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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