



RECENTLY COMPLETED!



CLARION PARTNERS





LOCATION HIGHLIGHTS

Conveniently located in the East Henderson submarket, this project provides excellent connectivity to US-95 and the I-215 via Lake Mead Pkwy.

Close proximity to an abundance of amenities located on the Lake Mead Pkwy. thoroughfare.

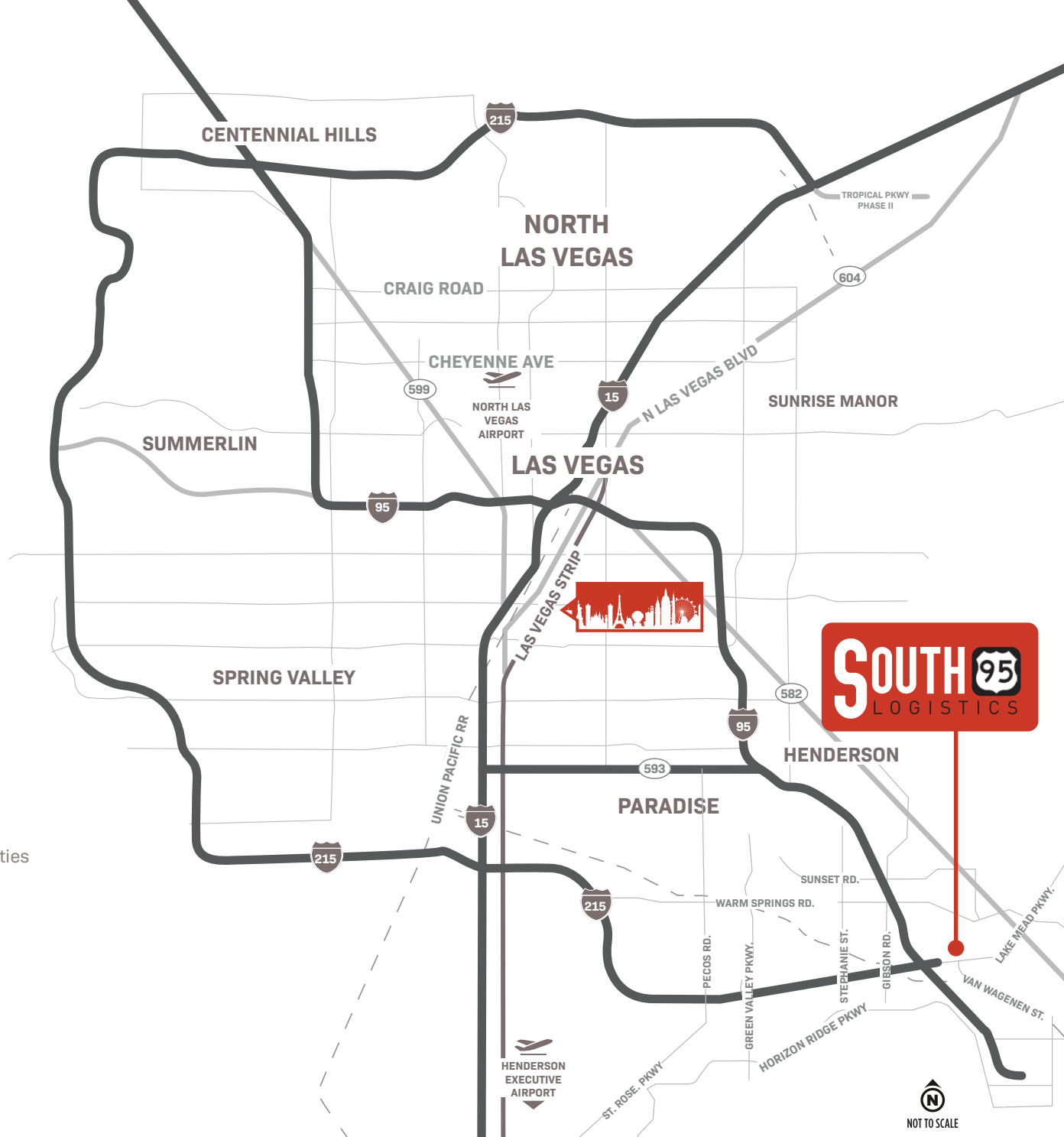
City of Henderson Jurisdiction.

Zoning: IG (General Industrial)



PROJECT HIGHLIGHTS

- Four (4) state-of-the-art logistics facilities totaling $\pm 405,344$ SF
- Divisible to $\pm 24,544$ SF
- Rear loading configurations
- 30' & 32' minimum clear height
- ESFR Sprinkler System
- LEED Certified



CONNECTIVITY MAP



BUILDING PHOTOS

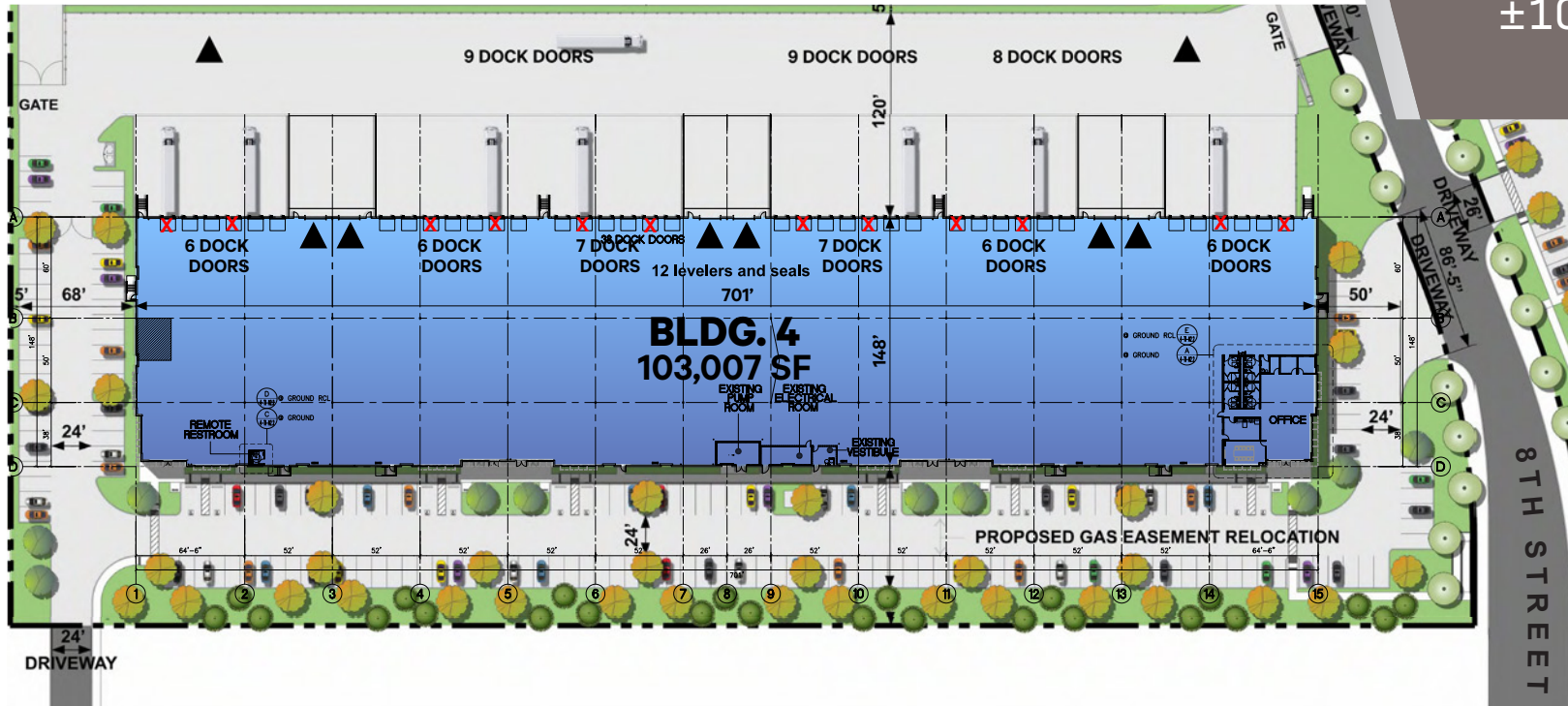


SITE PLAN



630 W. LAKE MEAD PARKWAY, HENDERSON, NV 89015

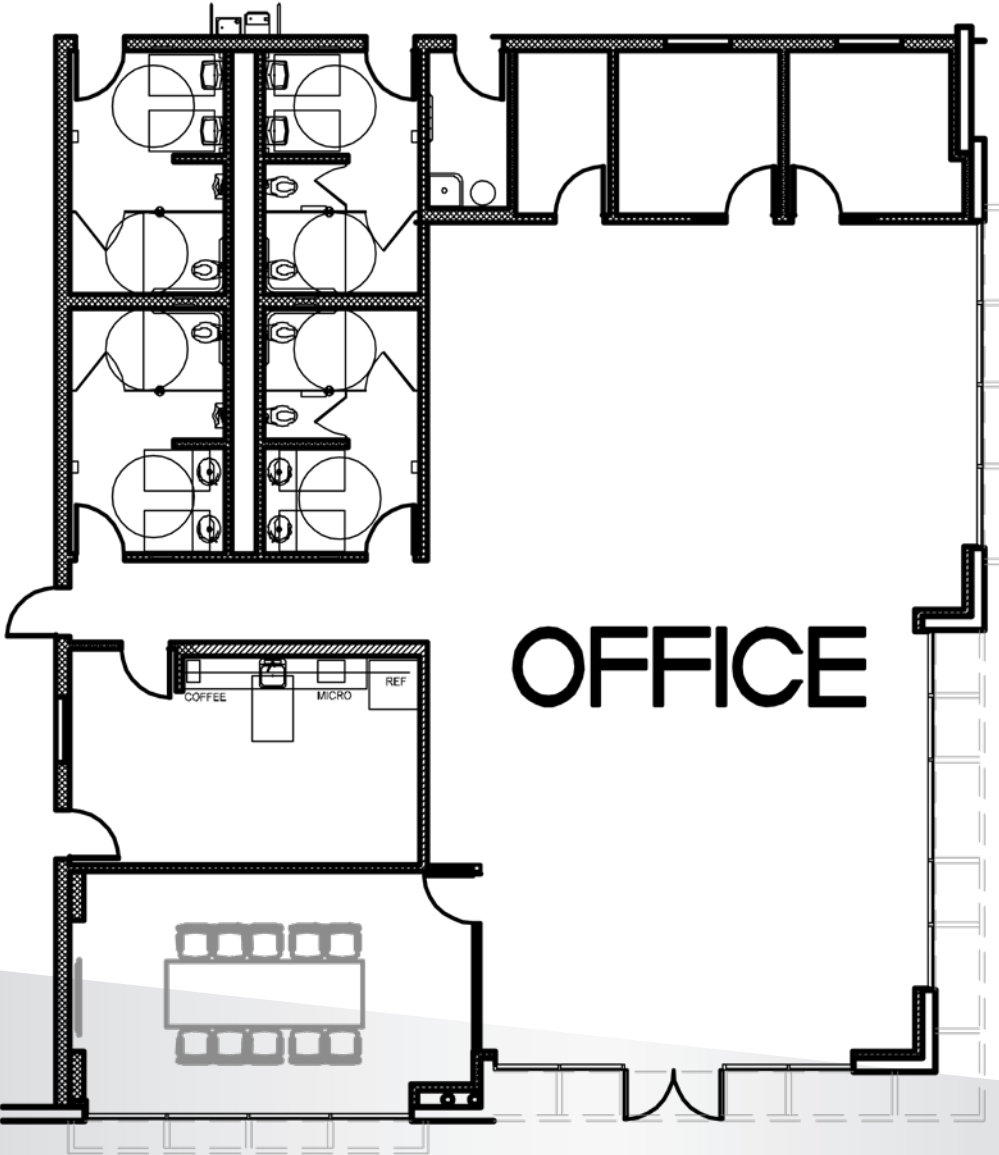
BUILDING FOUR
±103,007 SF



BUILDING SPECIFICATIONS - DIVISIBLE TO ±24,544 SF

RENTABLE AREA:	103,007 SF	DOORS:	38 DOCK HIGH, 6 DRIVE IN
SITE AREA:	6.96 ACRES	DOCK LEVELERS & DOCK SEALS	(12) 35K MECHANICAL DOCK LEVELERS
WAREHOUSE	99,448 SF	TRUCK COURT:	±120'
OFFICE AREA:	3,559	CAR PARKING:	186 STALLS
BUILDING DEPTH:	148'	ROOFING:	TPO 60 MIL
CLEAR HEIGHT:	±32'	ROOF INSULATION:	R-19 UNDER ROOF DOCK
COLUMN SPACING:	60' x 50' TYP. BAY 60' x 52' SPEED BAY	LIGHTING	LED HIGH BAY IN WAREHOUSE
SPRINKLERS:	ESFR	FLOOR SLAB:	7" REINFORCED CONCRETE
POWER:	4,000 A, 277/480 V, 3 PHASE	REMOTE RESTROOM	SOUTHWEST CORNER OF BUILDING SINGLE USER REMOTE RESTROOM
LOADING:	REAR LOADING		

**BUILDING FOUR
SPEC OFFICE**
±3,559 SF



AMENITIES MAP



SOUTH 95
LOGISTICS

BIG LOTS!
DISCOUNT TIRE
Pollo Loco
Marshalls

FRANKY JONES
PETSMART
Pizza Hut
ROSS DRESS FOR LESS

Staples
target
T-Mobile
verizon

Albertsons
DEL TACO
McDonald's
OMELET HOUSE

HARBOR FREIGHT
QUALITY TOOLS. LOWEST PRICES.

UNITED STATES POSTAL SERVICE

Walmart
planet fitness

Chevron
Intermountain Healthcare
PROSHOP
MOTORSPORTS AND MARINE



DUTCH BROS
Team Acme
Classic FLOORCOVERING

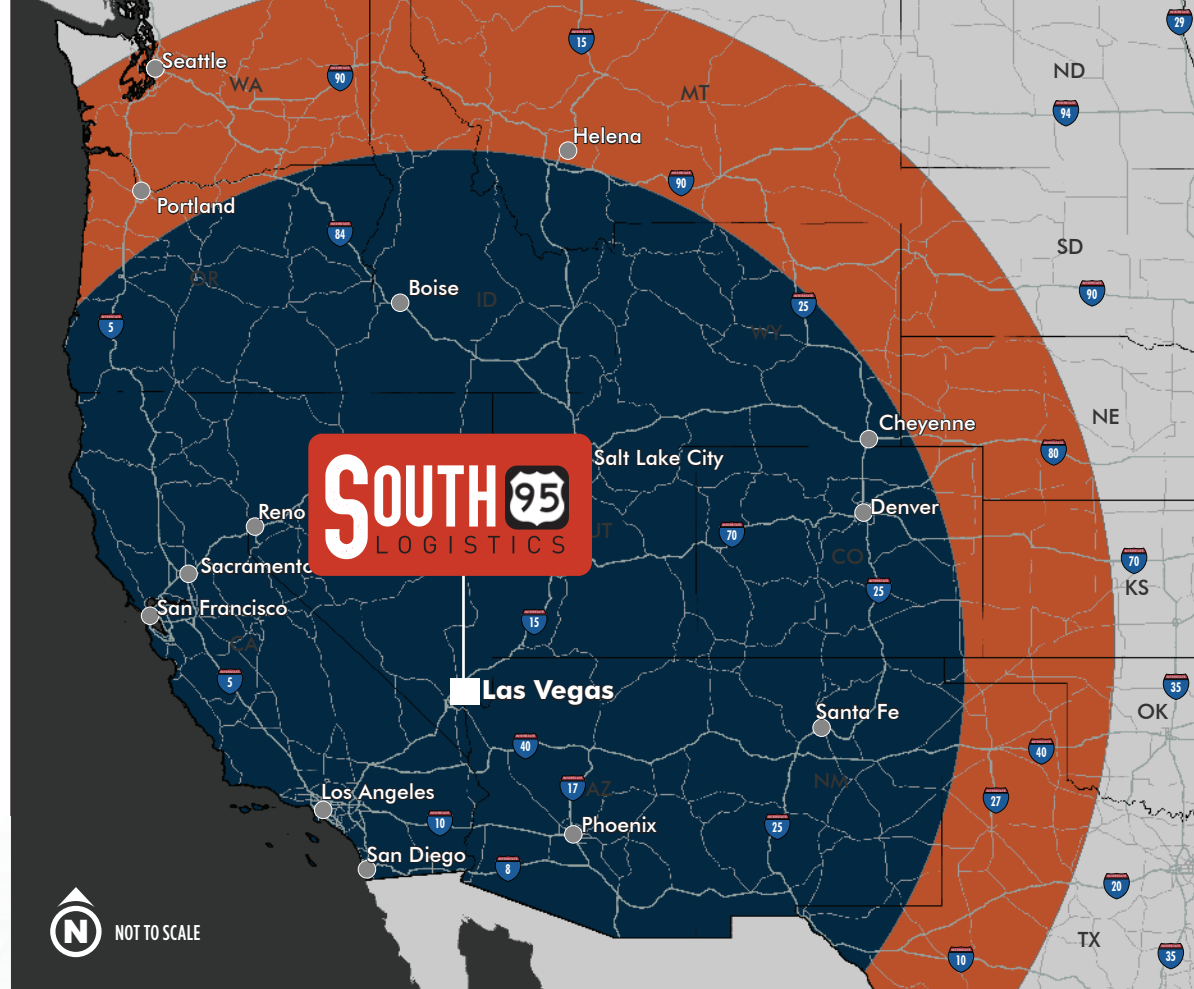
ARCO
BOULDER BOATS.com
Wendy's
OLD FASHIONED HAMBURGERS.



LOCATION & TRANSPORTATION

- US-95/515 Interchange is less than ±1.0 miles from site
- I-215 Interchange is less than ±1.0 miles from site
- I-15 Interchange is 12 miles from site
- Harry Reid International Airport is ±11.5 miles from site
- The Las Vegas Strip is ±11.5 miles from site

- FedEx Freight - 23 Miles
- FedEx Ship Center - 19 Miles
- FedEx Air Cargo - 14 Miles
- FedEx Ground - 11 Miles
- UPS Freight Service Center - 22 Miles
- UPS Customer Center - 11 Miles
- UPS Air Cargo - 16 Miles
- US Post Office - 8 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



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

- 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 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 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%

LAS VEGAS/HENDERSON

BUSINESS FACTS



FOR MORE INFORMATION, PLEASE CONTACT

JAKE HIGGINS, SIOR

Senior Vice President
702 369 4944
jake.higgins@cbre.com
Lic: S.0176473

SEAN ZAHER, SIOR

Senior Vice President
702 369 4863
sean.zaher@cbre.com
Lic: S.0175473

GARRETT TOFT, SIOR

Vice Chairman
702 369 4868
garrett.toft@cbre.com
Lic: BS.0061824

CBRE LAS VEGAS

8548 Rozita Lee Ave.
Suite 200
Las Vegas, NV 89113
www.cbre.us/lasvegas

CBRE  **CLARION PARTNERS**

 **SEEFRIED**
INDUSTRIAL PROPERTIES