

SOUTHERN GATEWAY II

Sloan Road & Interstate 15, Henderson, NV 89044

FOR LEASE

A PROJECT BY

OMP |  Invesco

BUILDING 1

±89,080 SF

BUILDING 2

±108,750 SF



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SOUTHERN GATEWAY II

Distance Highlights

- Prime location along the I-15 transportation corridor with great access to Arizona & Southern California markets
- Great visibility along I-15
- West Henderson is centrally located making it an ideal southwest distribution hub



±11 MILES FROM I-215



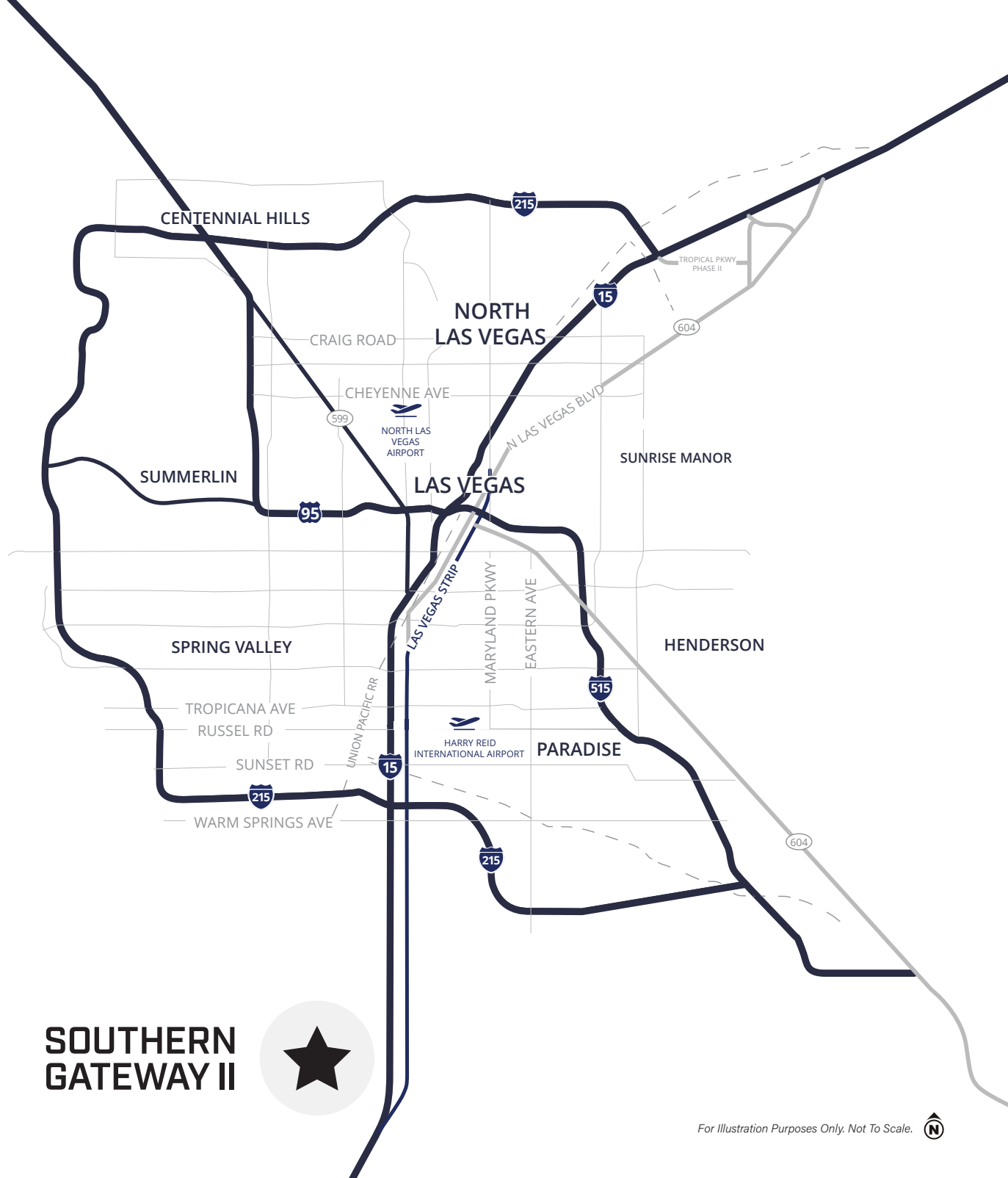
±14 MILES TO THE HARRY REID INTERNATIONAL AIRPORT



±9.6 MILES TO THE LAS VEGAS STRIP



±27 MILES FROM THE CA BORDER



SOUTHERN GATEWAY II



For Illustration Purposes Only. Not To Scale.



SOUTHERN GATEWAY II

Building 1

Colliers

±89,080 SF



PROPERTY HIGHLIGHTS

- ±89,080 SF
- ±1,800 Spec Office
- ±32' Clear Height
- ±135' Truck Court
- 90 Auto Parking Stalls
- No Trailer Parking Stalls
- Eighteen (18) - Dock Doors
- Two (2) - Grade Level Doors
- ±1,800A UPS with 600A Tenant Meter
- LED Warehouse Lighting
- Potential for Secure Gated Truck Courts

HENDERSON, NV 89046

SOUTHERN GATEWAY II

Building 2

Colliers

±108,750 SF



PROPERTY HIGHLIGHTS

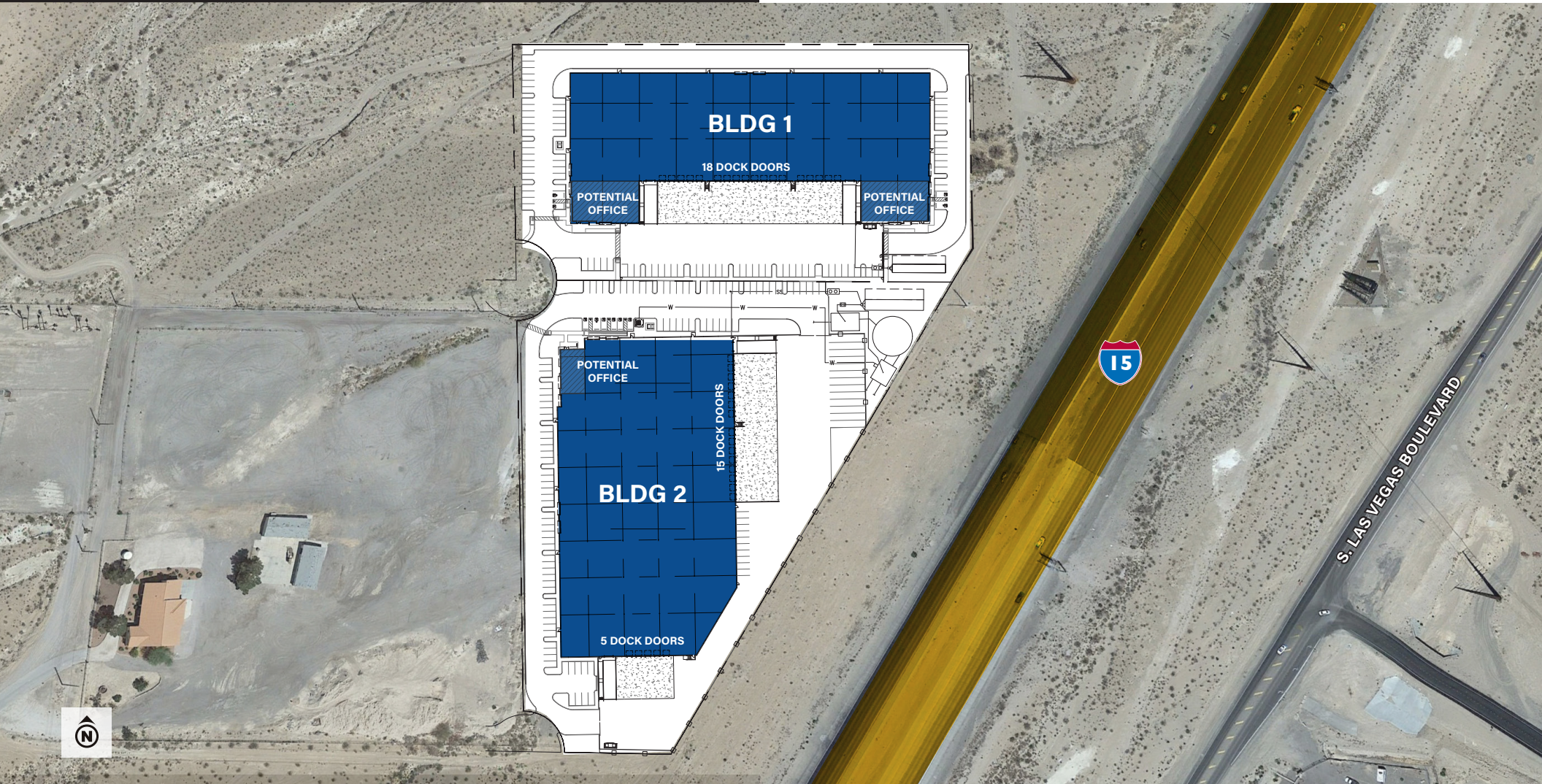
- ±108,750 SF
- ±1,800 Spec Office
- ±32' Clear Height
- ±135' Truck Court
- 114 Auto Parking Stalls
- 12 Trailer Parking Stalls
- ±135' - ±185' Truck Court
- Twenty (20) - Dock Doors
- Two (2) - Grade Level Doors
- ±2,000A UPS with 800A Tenant Meter
- LED Warehouse Lighting
- Potential for Secure Gated Truck Courts

HENDERSON, NV 89046

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Site Plan

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Aerial Map



±89,080 SF & ±108,750 SF

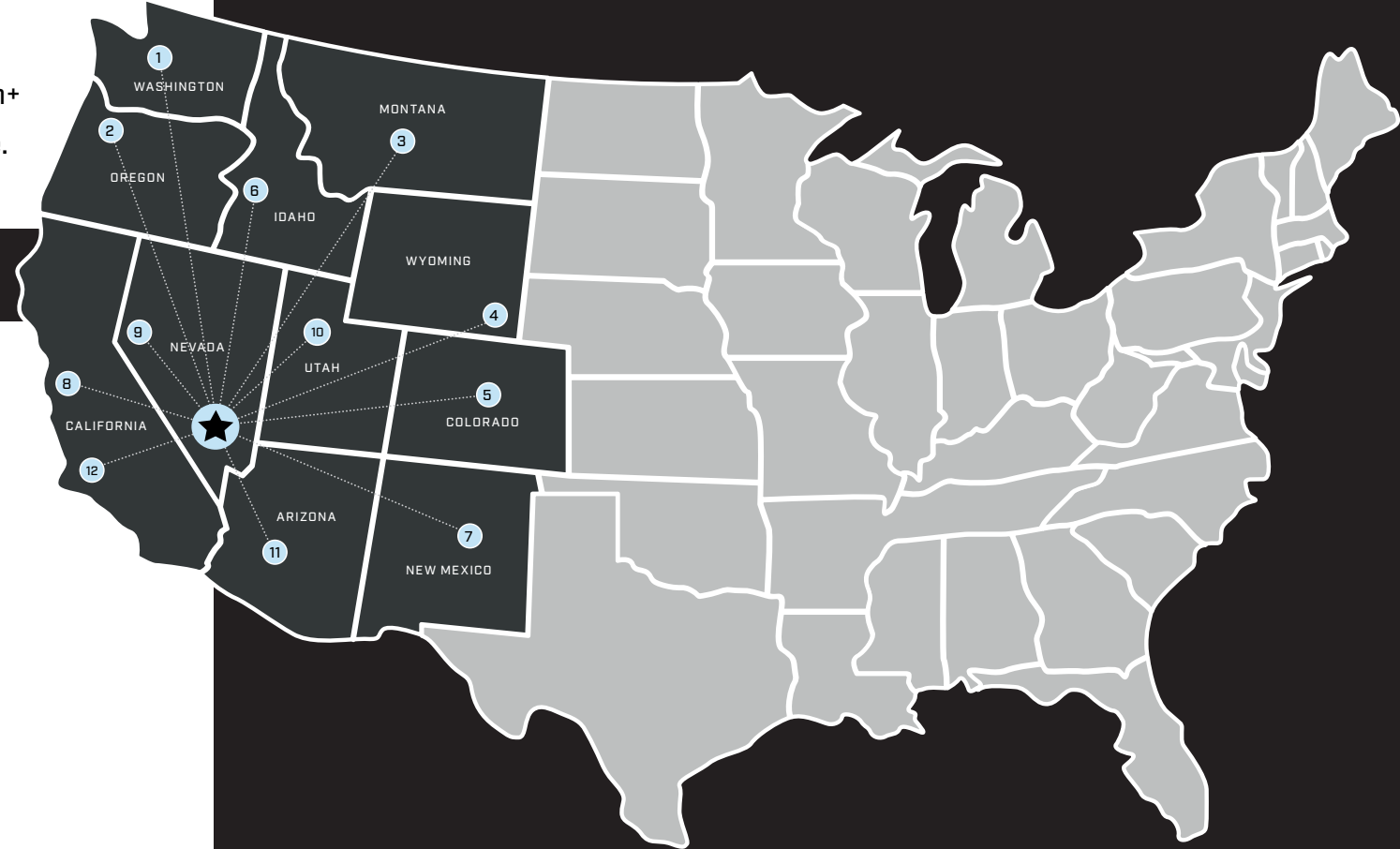
One Day Truck Service

Access to serving over 77 million+
people within a one day truck drive.

LABOR COSTS AMONG THE LOWEST
IN THE SOUTHWEST REGION



23.1% of U.S. Population



1 SEATTLE
1,129 Miles
16h 52min

2 PORTLAND
982 Miles
15h 44min

3 HELENA
907 Miles
12h 31min

4 CHEYENNE
837 Miles
11h 52min

5 DENVER
752 Miles
10h 45min

6 BOISE
634 Miles
9h 31min

7 SANTA FE
634 Miles
9h 8min

8 SAN FRANCISCO
562 Miles
8h 20min

9 RENO
452 Miles
6h 55min

10 SALT LAKE CITY
424 Miles
5h 50min

11 PHOENIX
300 Miles
4h 39min

12 LOS ANGELES
265 Miles
3h 54min

LABOR FORCE INCENTIVES

- 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 Catalyst Fund

±12.5%

Projected Growth for 2022

±2.3 Million+

Southern Nevada Residents

±55,000+

Logistics & Manufacturing Employees

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EXCLUSIVE LISTING BY:

