

For Sublease

Northgate Distribution Center



5430 Donovan Way
Suite 200
North Las Vegas, NV 89081

Amy Ogden, SIOR
Partner
702.234.9860
aogden@logicCRE.com
S.0069966

Madeline Nuha
Associate
702.954.4131
mnuha@logicCRE.com
BS.0146665

Michael Keating Jr.
Associate
775.843.0125
mkeatingjr@logicCRE.com
S.0200781

Listing Snapshot



\$0.72 PSF/Mo.
Lease Rate



\$0.22 PSF/Mo.
Estimated NNPs



North Las Vegas
Submarket

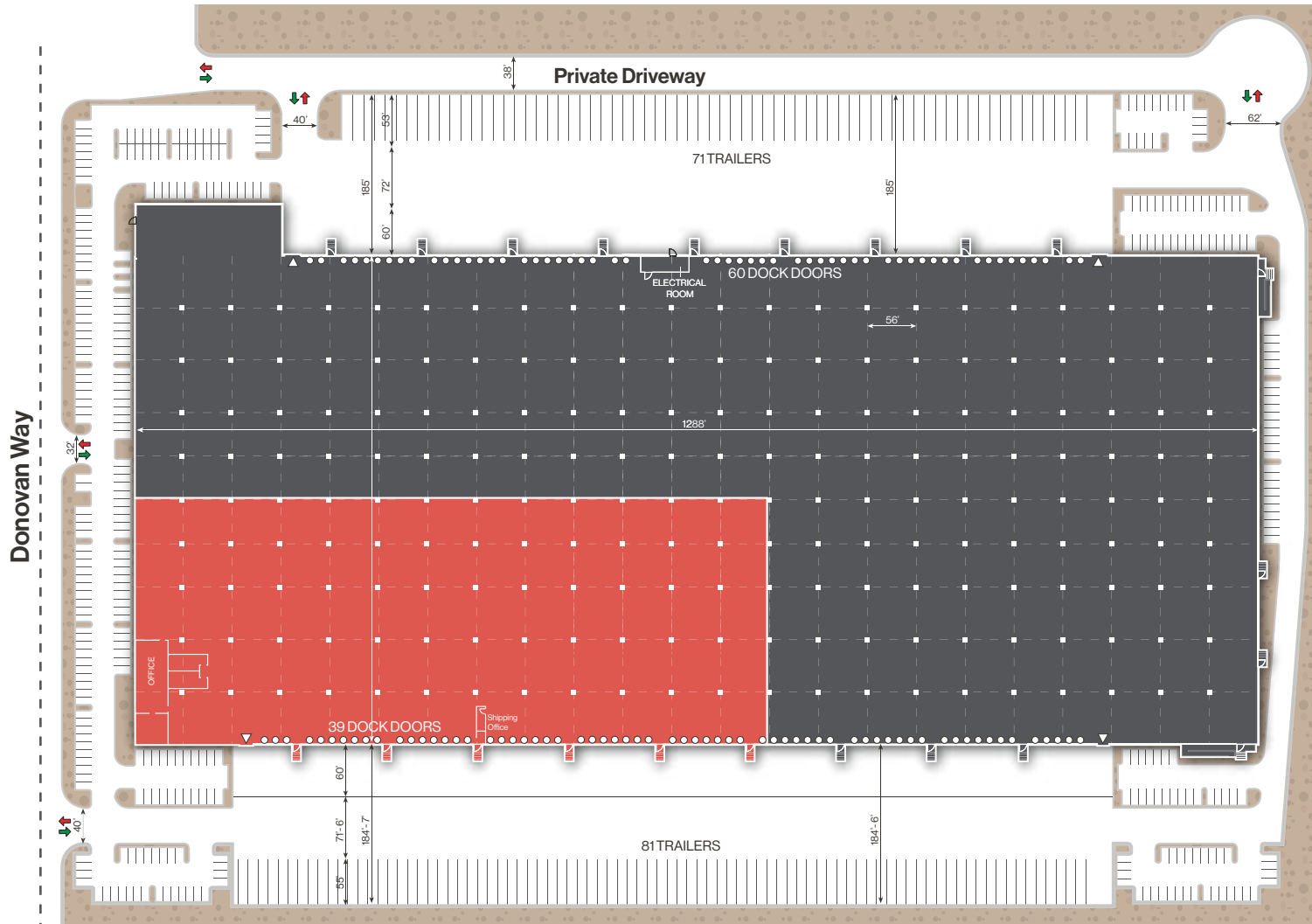
Property Highlights

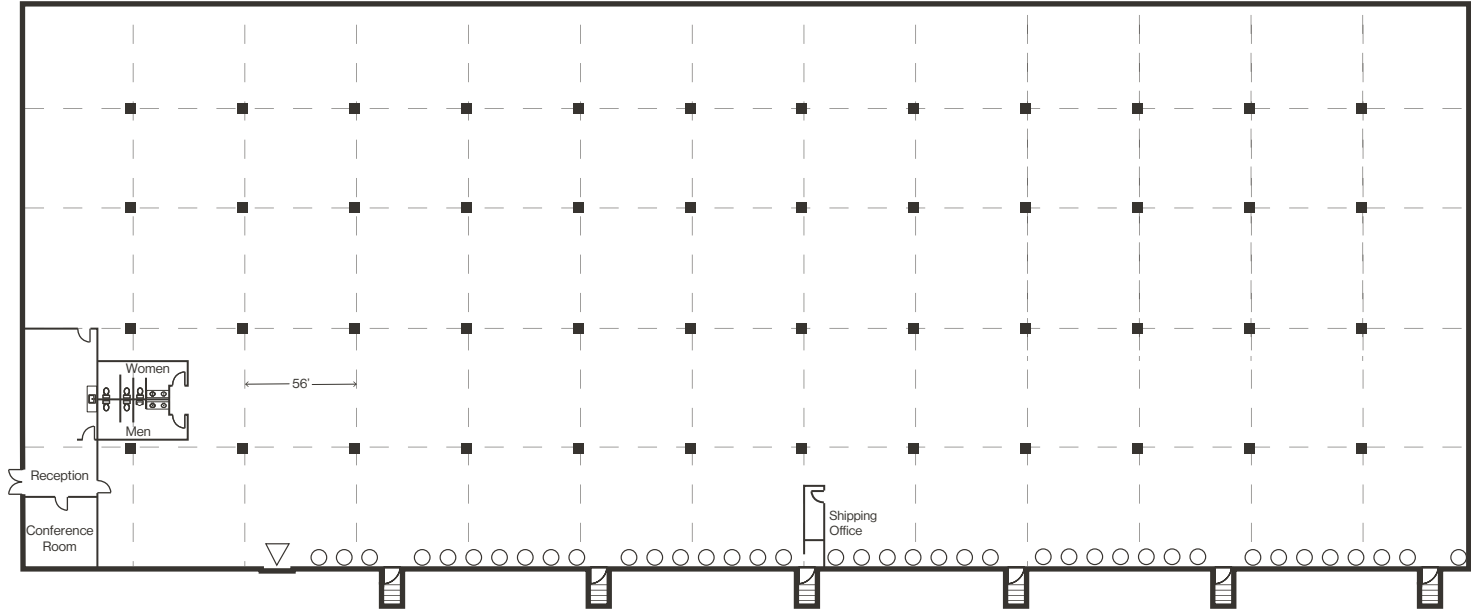
- Located on Donovan Way, off the I-15 via N Lamb. Blvd.
 - Total Space Available: $\pm$ 203,884 SF
 - $\pm$ 1,440 SF Main Office
 - $\pm$ 173 SF Shipping Office
 - Thirty-Nine (39) Dock Doors; One (1) Grade Door
 - Clear Height: 36'
 - Power: 277/480V, 3-Phase Power
 - Zoning: General Industrial (M-2)
 - Skylights
 - ESFR Sprinklers
 - Trailer parking available
 - Dock levelers at every third door
 - Four HVLS fans
 - Master Lease Expires: 1/31/28
 - Available: 30 Days from Sublease Execution
 - *Equipment
 - Racking
 - Conveyor Belt
 - Wrapping Machine
 - Pick and pack setup
- *Available per separate terms*





L O G I C



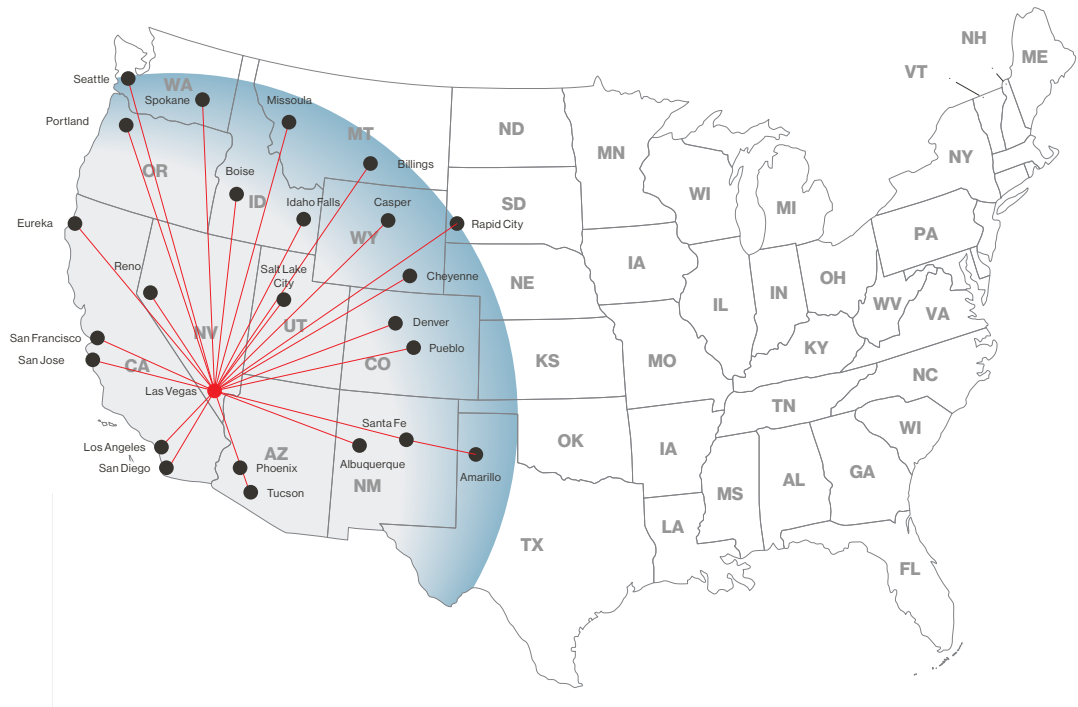


Property Photos



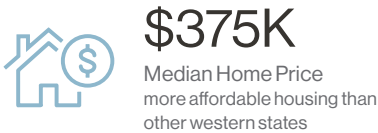
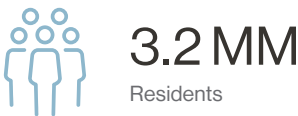
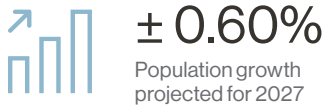
Drive Time from Las Vegas, NV

1-Day Truck Service 2-Day Truck Service



Location	Times (Estimated)	Distance (Miles)
Los Angeles, CA	3 hrs, 54 min	265
Phoenix, AZ	4 hrs, 39 min	300
San Diego, CA	4 hrs, 46 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 20 min	562
Sacramento, CA	8 hrs, 14 min	565
Boise, ID	9 hrs, 31 min	630
Santa Fe, NM	9 hrs, 8 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 52 min	837
Helena, MT	12 hrs, 35 min	907
Portland, OR	15 hrs, 44 min	982
Seattle, WA	16 hrs, 52 min	1,129

Business
Friendly Nevada



Nevada Advantages

Tax-Free Haven

- No Corporate Income Tax
- No Corporate Shares Tax
- No Franchise Tax
- No Personal Income Tax
- No Franchise Tax on Income
- No Inheritance or Gift Tax
- No Unitary Tax
- No Estate Tax

Labor Force

- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries.

Assistance Programs

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement

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For inquiries please reach out to our team.

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Partner
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