

PARADISE

INDUSTRIAL DISTRIBUTION
CENTER

12550 PARADISE RD
HENDERSON, NV 89044

**±84,425 SF
AVAILABLE**



HABITAT

CBRE

Location Highlights

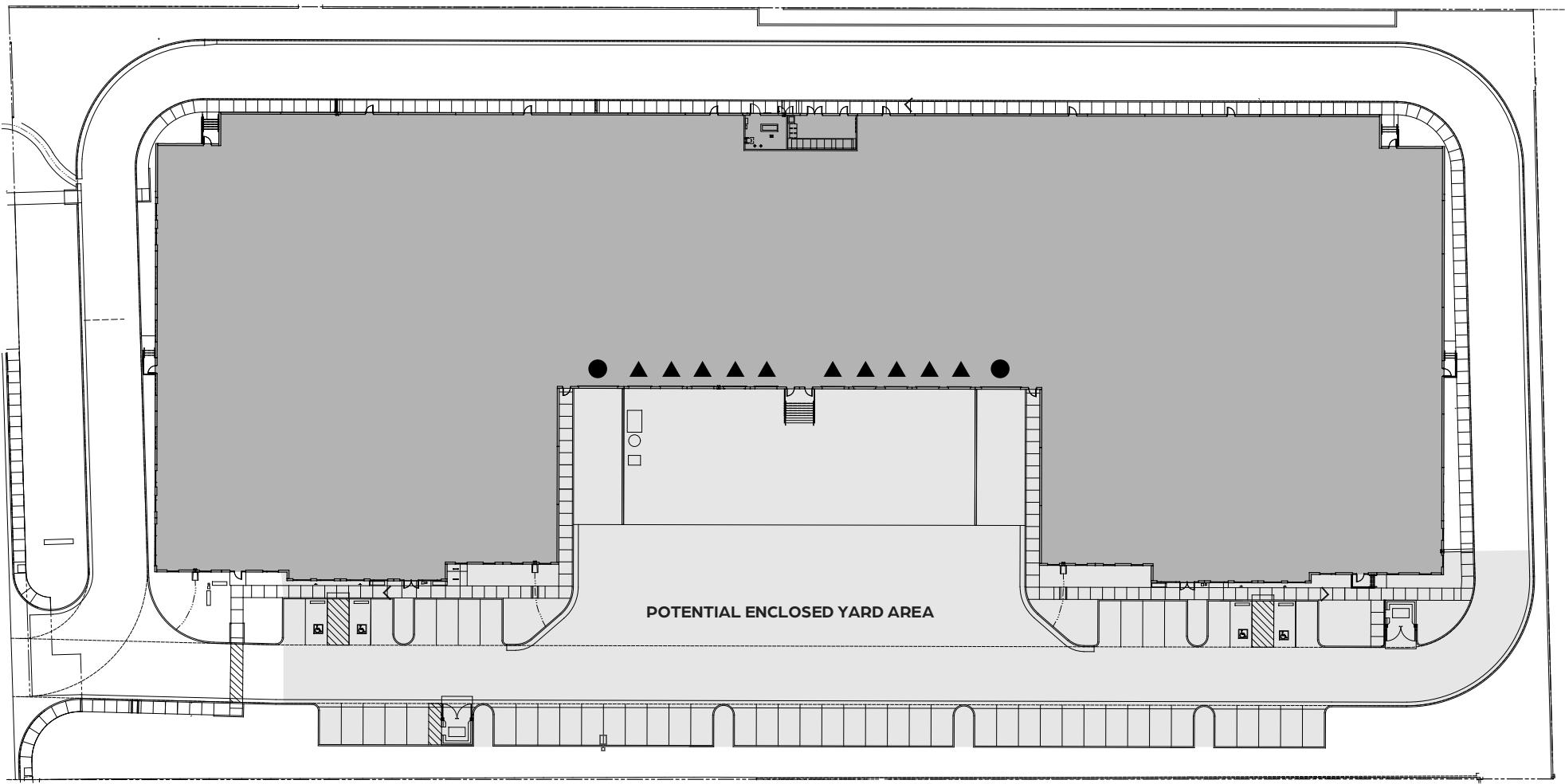
- Strategically located at the first I-15 interchange entering Las Vegas from Southern California
- ±1.5 miles to Henderson Executive Airport
- ±3.8 miles to I-15 freeway via Volunteer Blvd
- ±12.0 miles to Harry Reid International Airport
- ±13.0 miles to Las Vegas Strip

Project Highlights

- Recently completed state-of-the-art freestanding distribution building
- Build to Suit office
- Ready for tenant improvements



Building Specifications

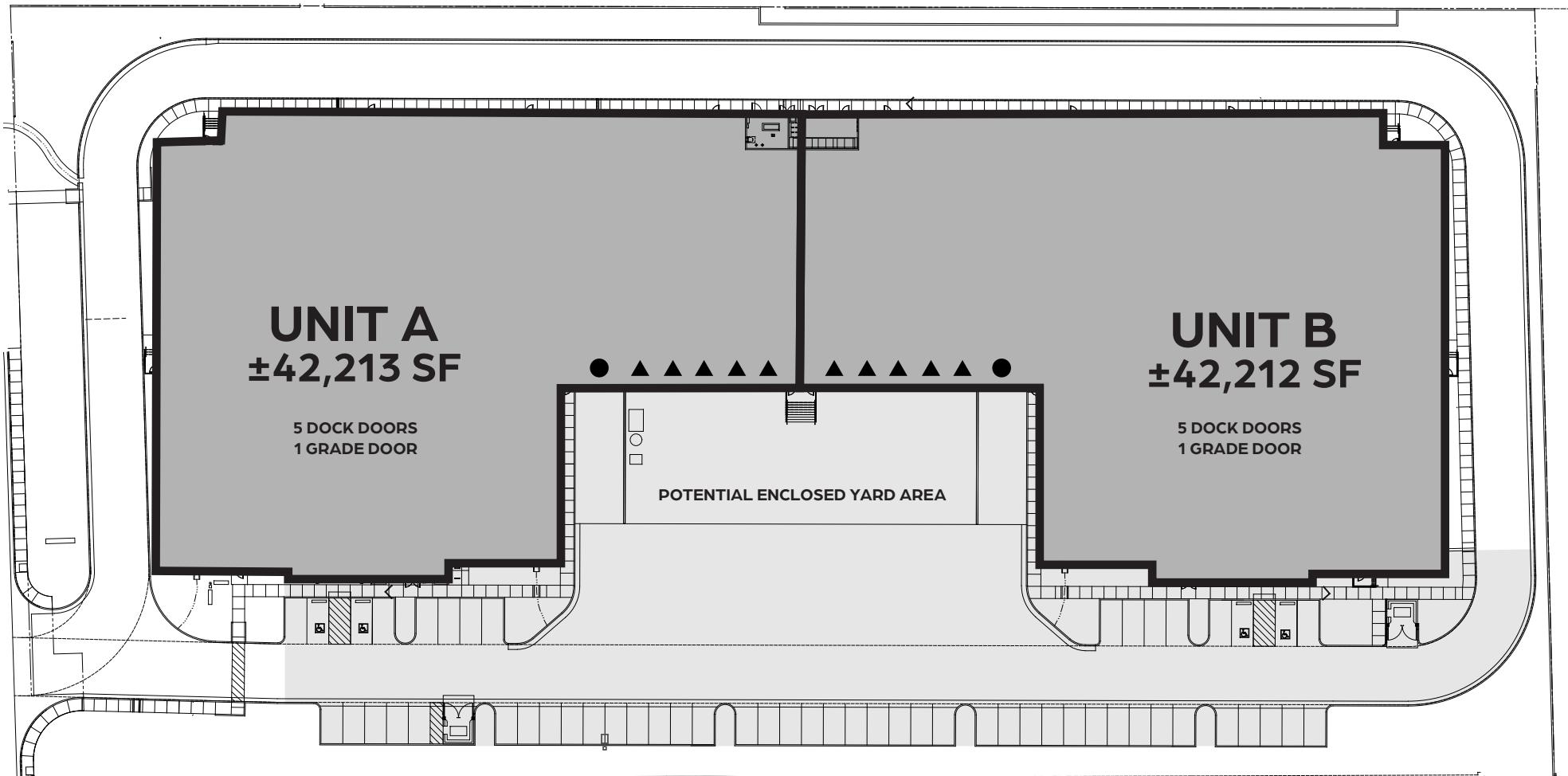


TOTAL SF	84,425 SF	COLUMN SPACING	50' x 50' typical
DIVISIBILITY	42,212 SF	TRUCK APRON	56' depth
CLEAR HEIGHT	32'	SPRINKLERS	ESFR
POWER	2,500 A, 277/480 V, 3-Phase	SLAB	6,500 PSF (PSI 6" depth)
DOCK DOORS	(10) 9' x 10' doors (5 per unit w/ dock packages)	ROOFING	60 mil TPO (20 year warranty)
GRADE DOORS	(2) 12' x 14' doors	PARKING	56 stalls

▲ DOCK DOOR
● GRADE DOOR

▲
NORTH

Potential Divisibility



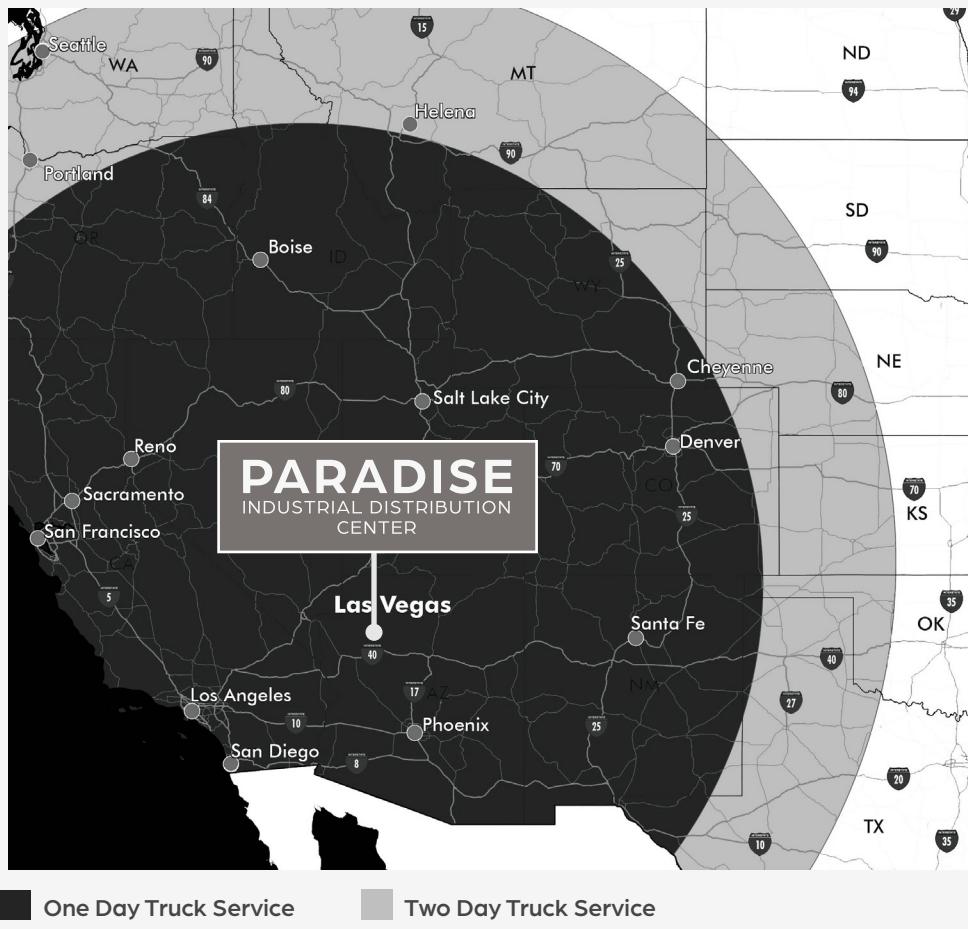
▲ DOCK DOOR
● GRADE DOOR

▲
NORTH

Amenity Map



Regional Advantage



TRANSIT ANALYSIS FROM LAS VEGAS, NV

	Distance (mi.)	Time (est.)		Distance (mi.)	Time (est.)
Los Angeles, CA	257	4 hrs, 1 min	Boise, ID	638	9 hrs, 49 min
Phoenix, AZ	299	5 hrs, 25 min	Santa Fe, NM	630	9 hrs, 8 min
San Diego, CA	318	4 hrs, 58 min	Denver, CO	762	11 hrs, 14 min
Salt Lake City, UT	433	6 hrs, 19 min	Cheyenne, WY	863	12 hrs, 44 min
Reno, NV	455	7 hrs, 4 min	Helena, MT	915	13 hrs, 11 min
San Francisco, CA	558	8 hrs, 35 min	Portland, OR	983	15 hrs, 50 min
Sacramento, CA	552	8 hrs, 36 min	Seattle, WA	1,138	17 hrs, 14 min

LOCATION AND TRANSPORTATION

- I-15 Interchange is ±3.8 miles
- Harry Reid Airport is ±12.0 miles
- The Las Vegas Strip is ±13.0 miles

SHIPPING AND MAILING SERVICES

- FedEx Ground: 1.2 Miles
- FedEx Freight: 11.9 Miles
- FedEx Ship Center: 13.4 Miles
- FedEx Air Cargo: 14.2 Miles
- UPS Freight Service Center: 13.8 Miles
- UPS Customer Center: 13.8 Miles
- UPS Air Cargo: 14.3 Miles
- US Post Office: 3.8 Miles

Las Vegas Business Facts



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 OVERVIEW

- 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 198,300 workers in the distribution, transportation, manufacturing, warehousing, and construction industries
- Over 61,800 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 1.3%, transportation and warehousing by 0.8%, and construction by 1.9%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages



BROKER CONTACT INFORMATION

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