

PARADISE

INDUSTRIAL DISTRIBUTION
CENTER

12550 PARADISE RD
HENDERSON, NV 89044

**±84,425 SF
AVAILABLE**



HABITAT

CBRE

Location Highlights

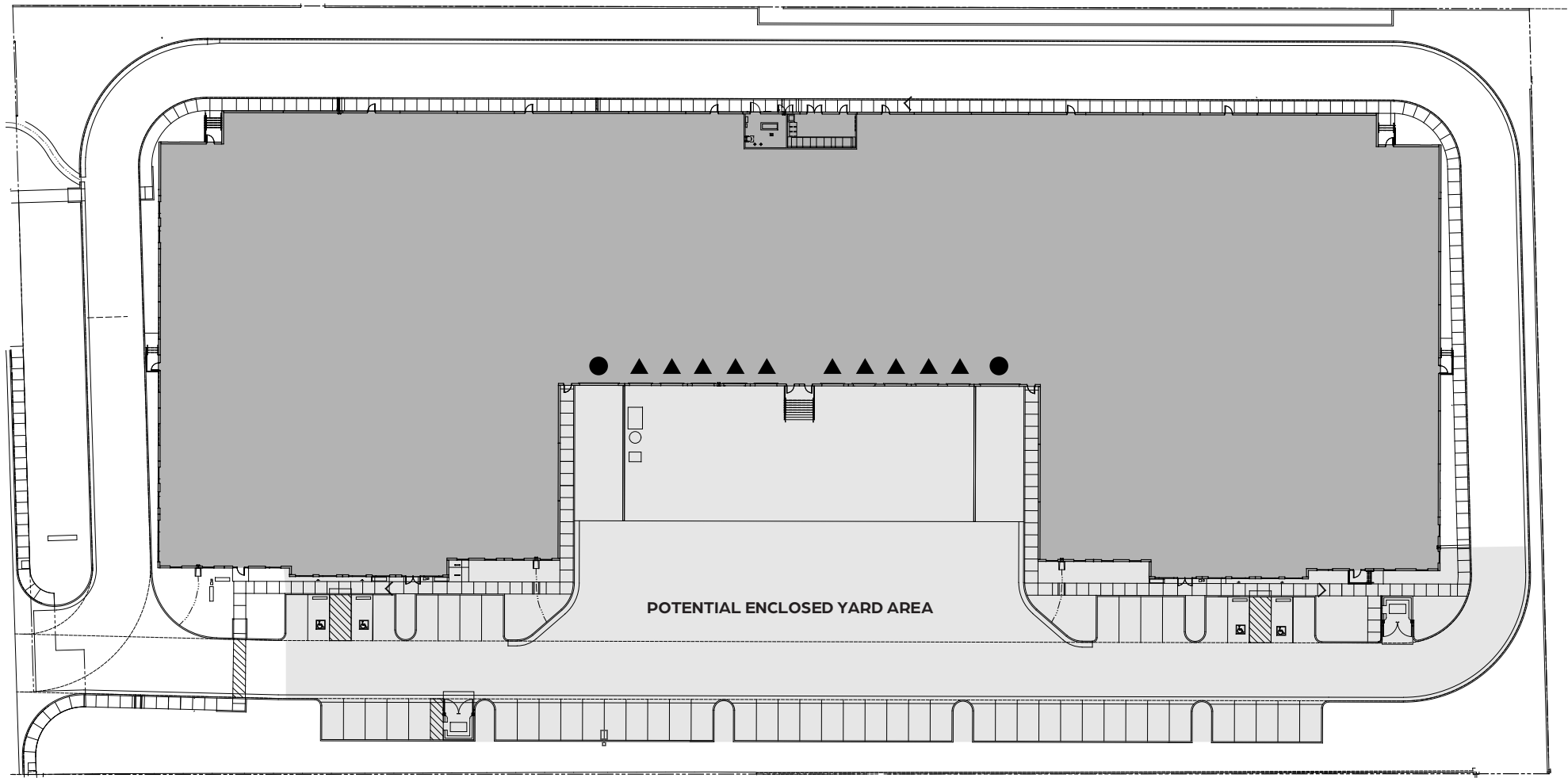
- Strategically located at the first I-15 interchange entering Las Vegas from Southern California
- ± 1.5 miles to Henderson Executive Airport
- ± 3.8 miles to I-15 freeway via Volunteer Blvd
- ± 12.0 miles to Harry Reid International Airport
- ± 13.0 miles to Las Vegas Strip

Project Highlights

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



Building Specifications



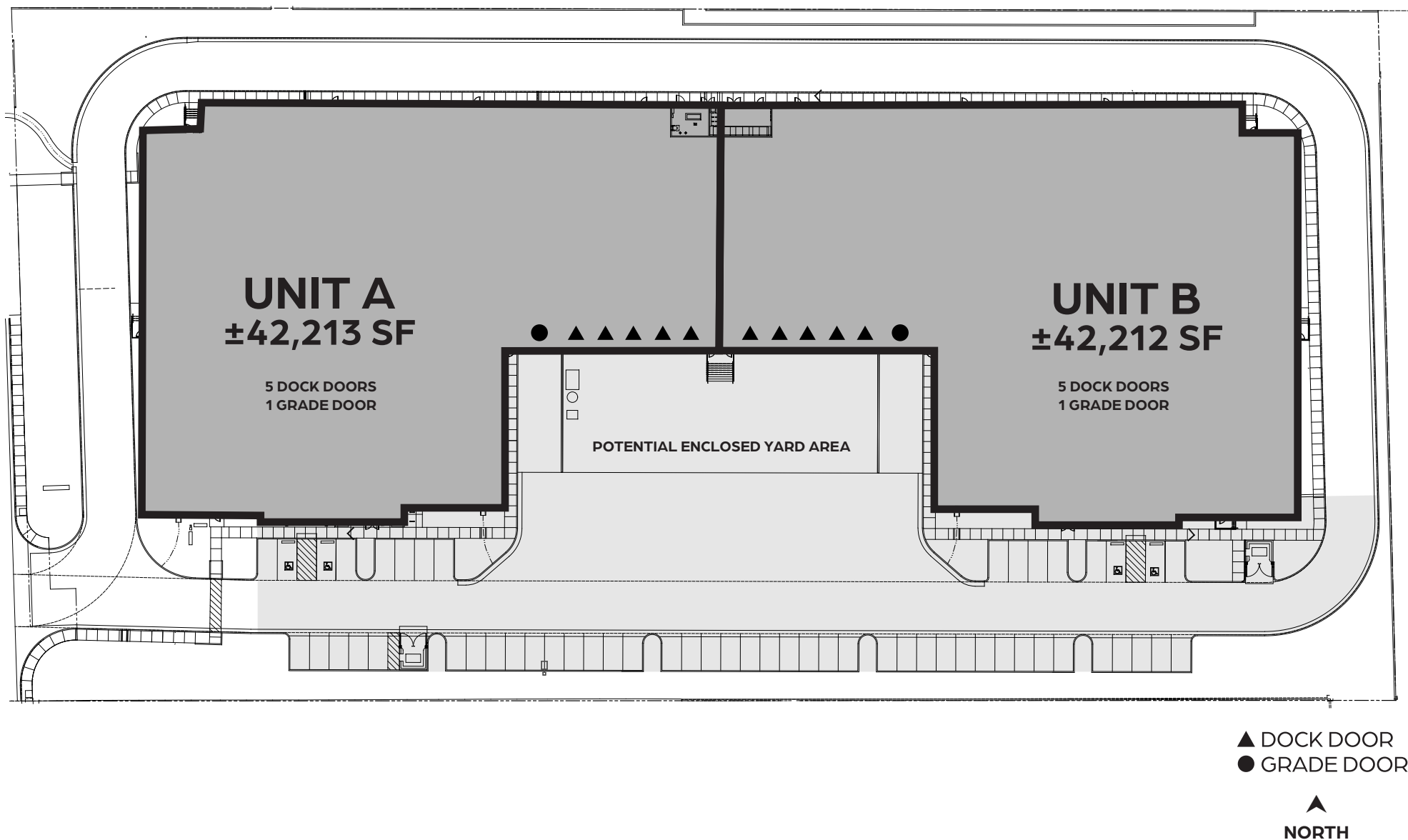
TOTAL SF	84,425 SF
DIVISIBILITY	42,212 SF
CLEAR HEIGHT	32'
POWER	2,500 A, 277/480 V, 3-Phase
DOCK DOORS	(10) 9' x 10' doors (5 per unit w/ dock packages)
GRADE DOORS	(2) 12' x 14' doors

COLUMN SPACING	50' x 50' typical
TRUCK APRON	56' depth
SPRINKLERS	ESFR
SLAB	6,500 PSF (PSI 6" depth)
ROOFING	60 mil TPO (20 year warranty)
PARKING	56 stalls

▲ DOCK DOOR
● GRADE DOOR

▲
NORTH

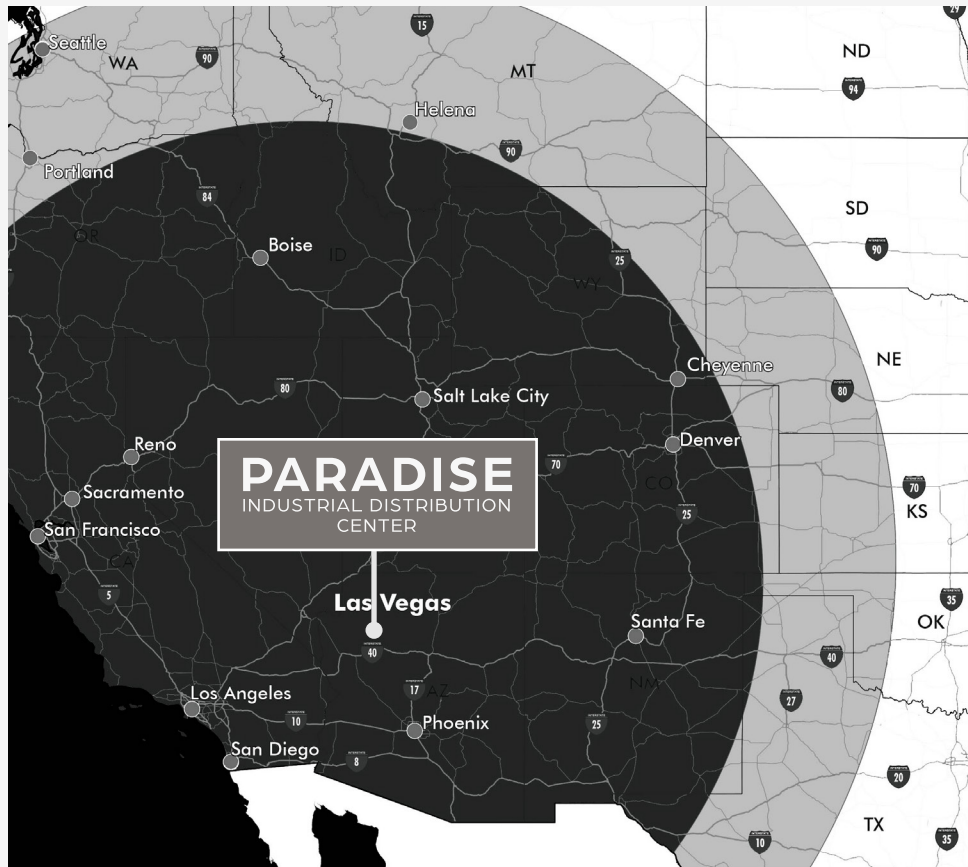
Potential Divisibility



Amenity Map



Regional Advantage



■ 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	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



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