



±5,869 SF - ±189,568 SF
DELIVERING Q3 2025

SOUTHWEST BELTWAY COMMERCE CENTER

W. SUNSET RD & WESTWIND RD
LAS VEGAS, NV



LOCATION HIGHLIGHTS

- Nestled in the sought-after Southwest submarket, this location boasts exceptional connectivity with immediate access to the I-215 freeway via Jones Blvd. or Decatur Blvd.
- The project enjoys proximity to a variety of services and amenities and is encircled by a multitude of industrial owners/users and manufacturing/distribution centers.
- Clark County Jurisdiction
- Zoning: IP (Industrial Park)



**SOUTHWEST BELTWAY
COMMERCE CENTER**


±0.5 MILES
to I-215


±2.6 MILES
to I-15


±3.5 MILES
to Allegiant
Stadium

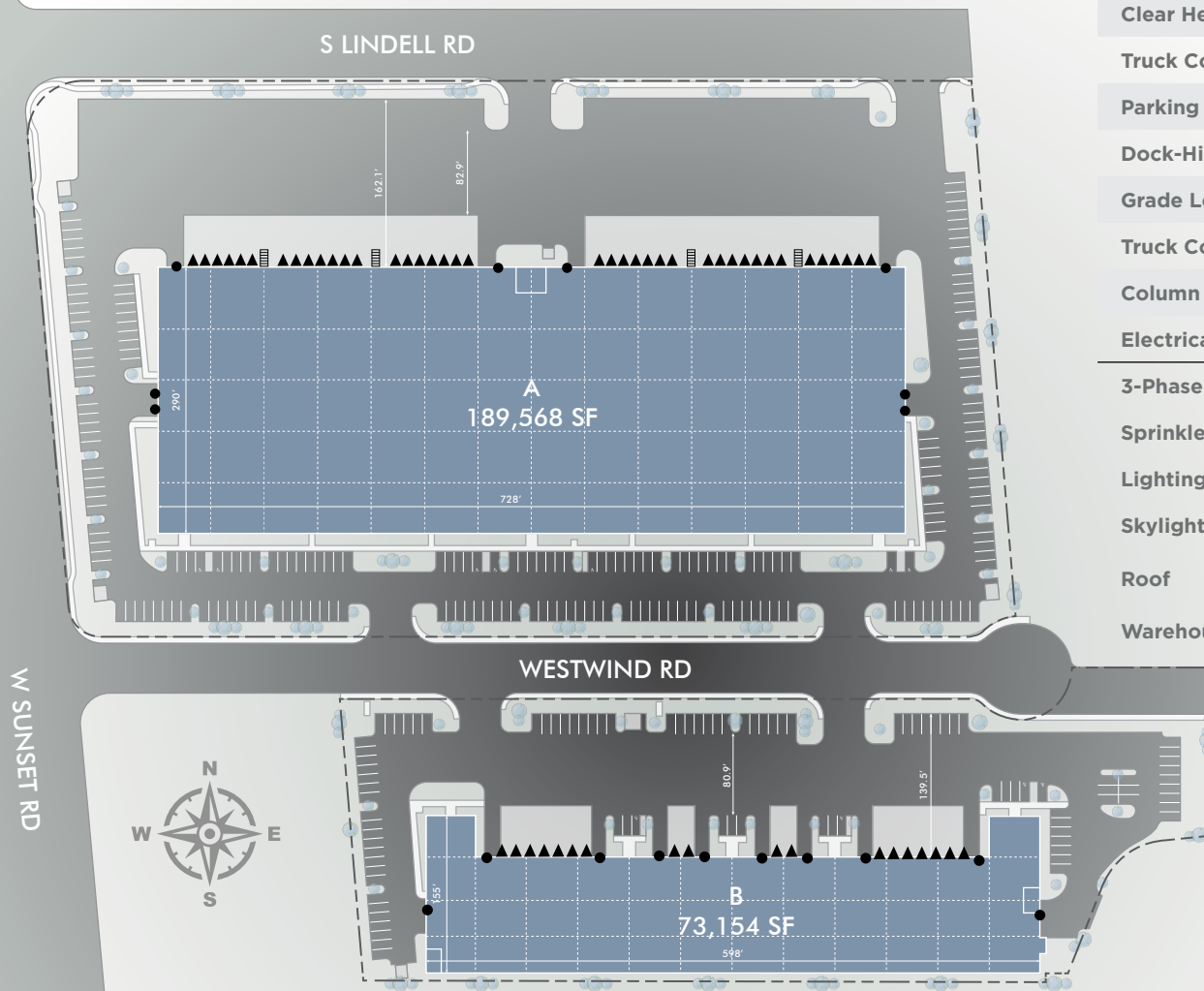

±7 MILES
to Harry Reid
International
Airport


±7.3 MILES
to the Las
Vegas Strip

PROJECT HIGHLIGHTS



BUILDING FEATURES	BUILDING A	BUILDING B
Total Building SF	189,568	73,154
Divisible To	40,328	5,869
Clear Height	32'	26'
Truck Court	162.1'	139.5'
Parking Spaces	216	94
Dock-High Doors	40	18
Grade Level Doors	8	10
Truck Court	82.9'	80.9'
Column Spacing	50' x 52'	40' x 50'
Electrical	4,000 Amps	1,600 Amps
3-Phase Power	277/480 Volts	
Sprinklers	ESFR Sprinkler System	
Lighting	LED	
Skylights	1%	
Roof	R38 Insulation Under Roof Deck with White Scrim Sheet	
Warehouse Cooling	Evaporative Cooled	



LEGEND

- ▲ Dock High Doors
- Grade Doors

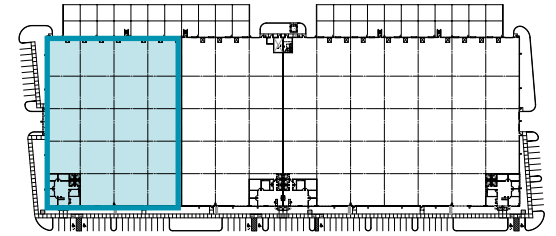
DIVISIBILITY PLAN



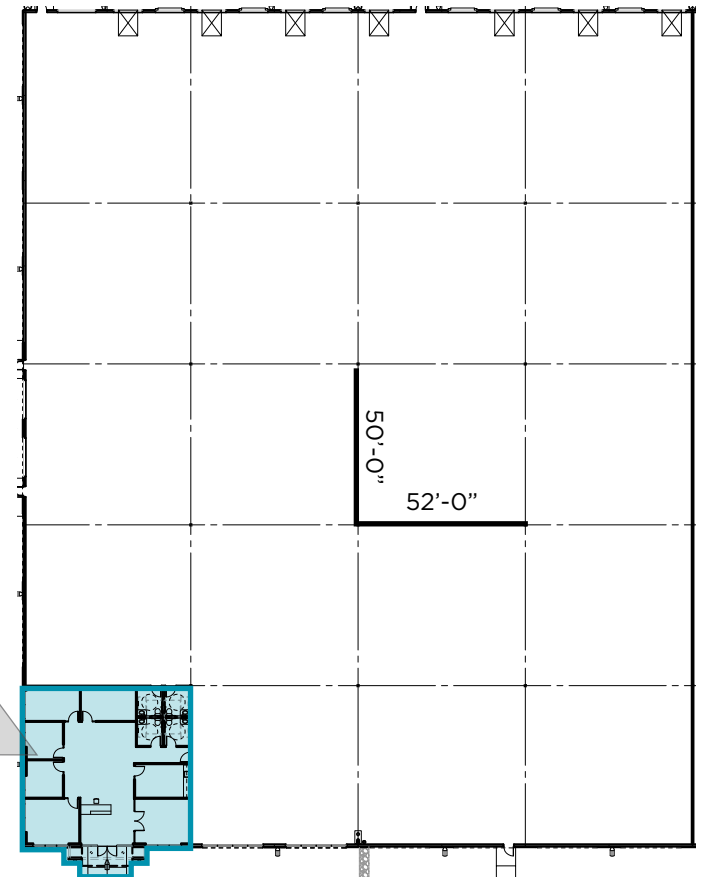
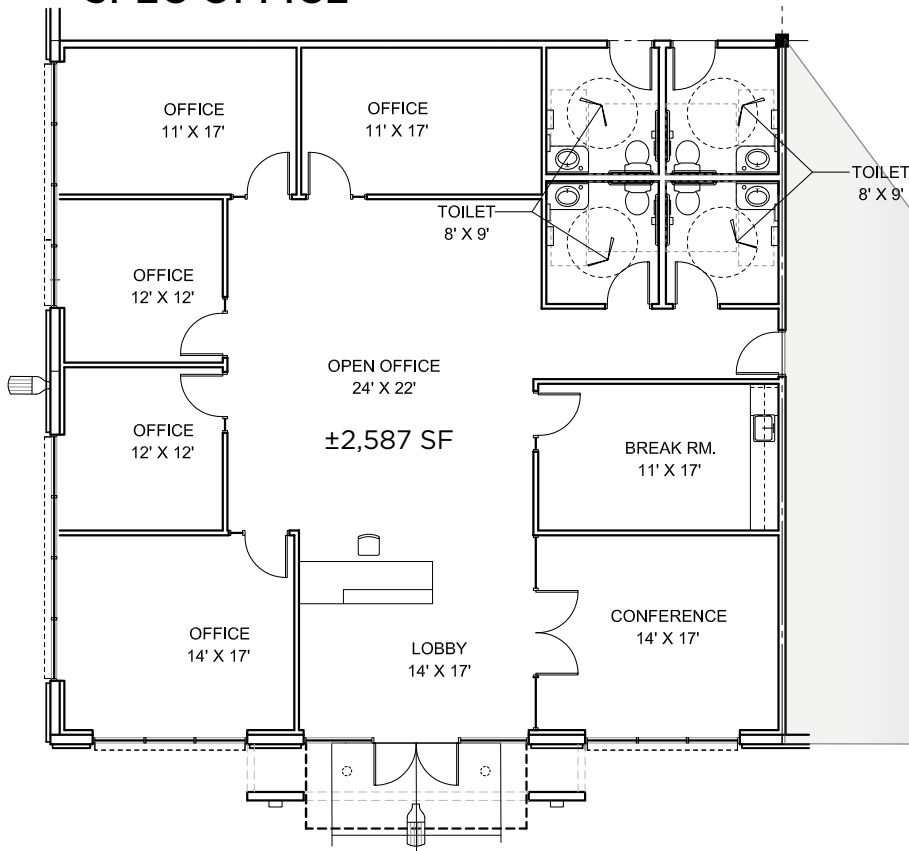
SUITE 100

BUILDING A | 6520 WESTWIND RD
LAS VEGAS, NV 89118

- ±54,403 SF
- ±2,587 SF OF OFFICE
- 32' MINIMUM CLEAR HEIGHT
- 13 DOCK HIGH DOORS
- 3 GRADE LEVEL DOORS
- 200 AMPS, (EXPANDABLE)
- 7 PIT LEVELERS



SPEC OFFICE



DIVISIBILITY PLAN

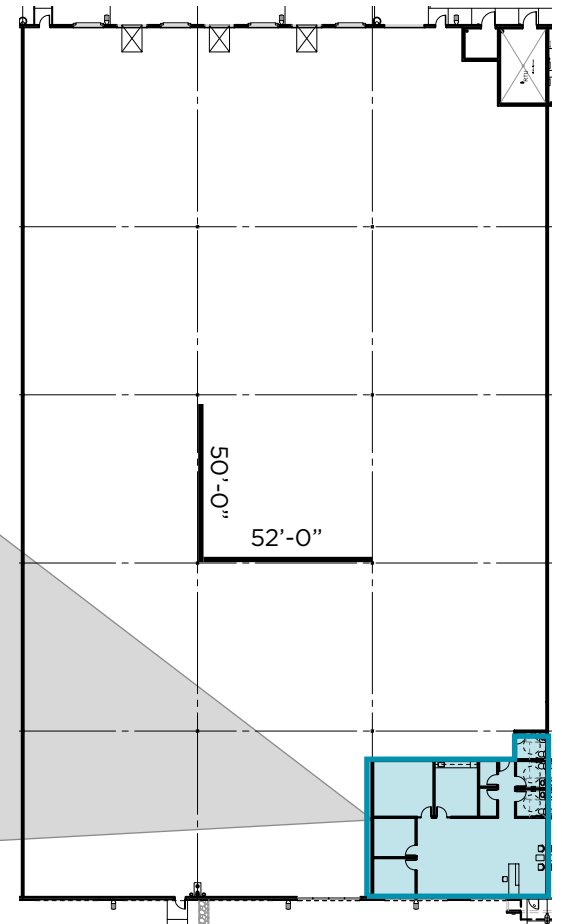
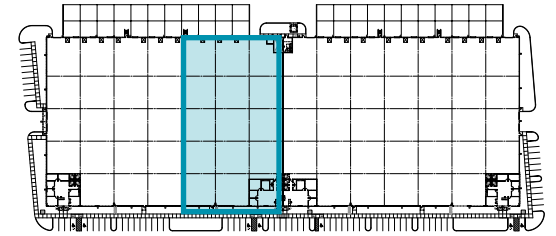
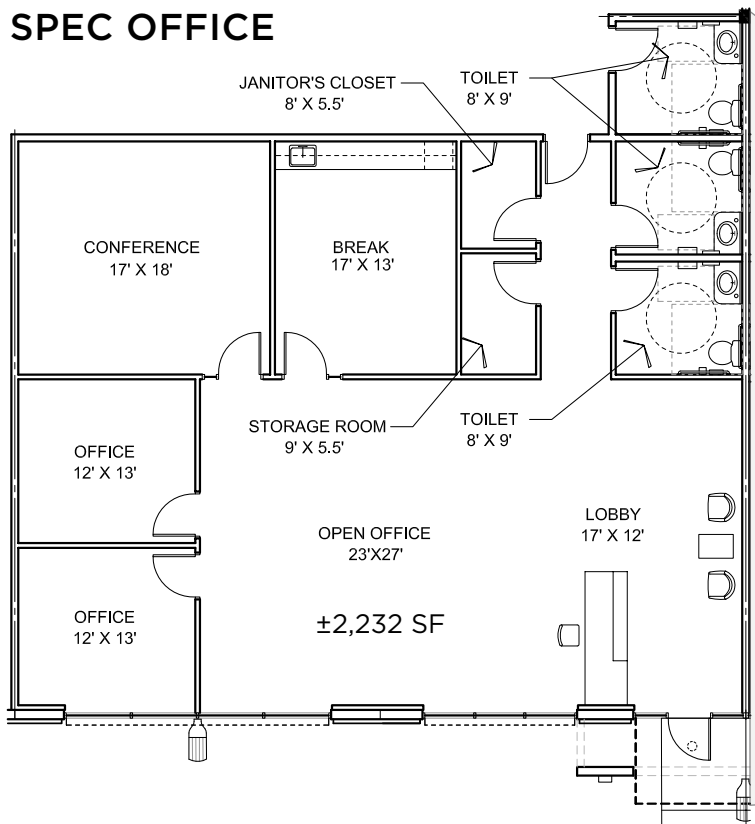


SUITE 105

BUILDING A | 6520 WESTWIND RD
LAS VEGAS, NV 89118

- ±40,328 SF
- ±2,232 SF OF OFFICE
- 32' MINIMUM CLEAR HEIGHT
- 7 DOCK HIGH DOORS
- 1 GRADE LEVEL DOORS
- 200 AMPS, (EXPANDABLE)
- 3 PIT LEVELERS

SPEC OFFICE



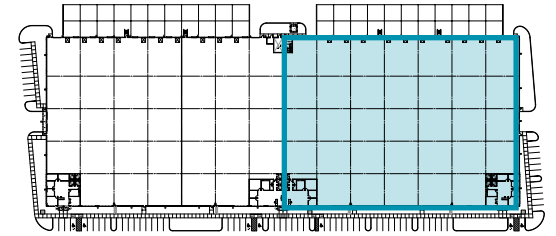
DIVISIBILITY PLAN



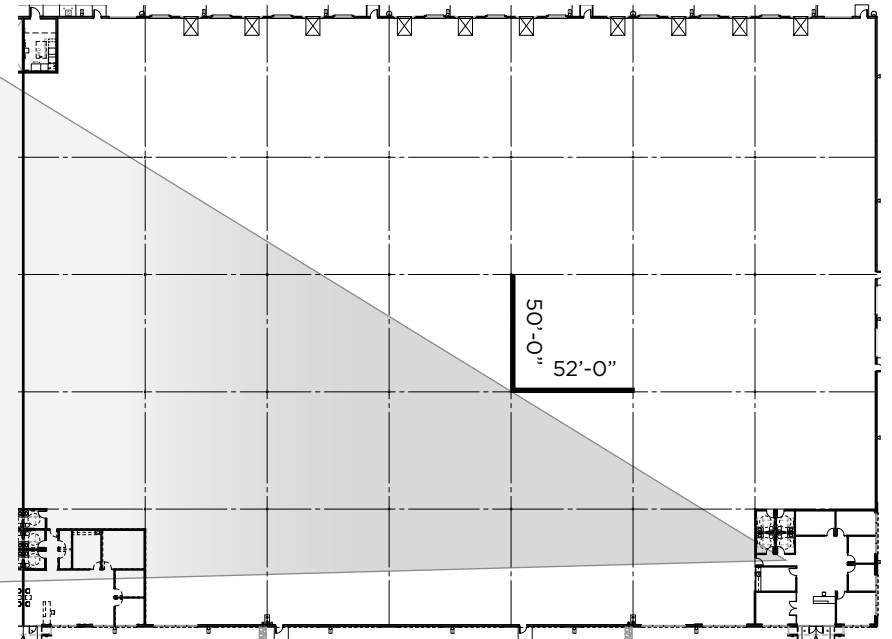
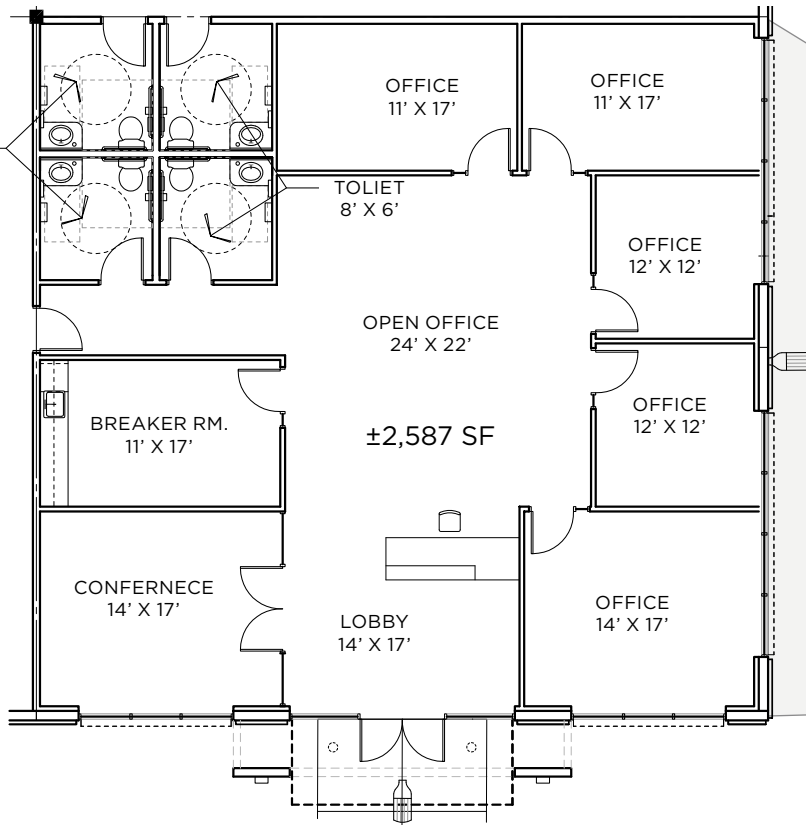
SUITE 110-115

BUILDING A | 6520 WESTWIND RD
LAS VEGAS, NV 89118

- ±94,837 SF
- ±2,749 SF OF OFFICE
- 32' MINIMUM CLEAR HEIGHT
- 20 DOCK HIGH DOORS
- 4 GRADE LEVEL DOORS
- 400 AMPS, (EXPANDABLE)
- 10 PIT LEVELERS



SPEC OFFICE



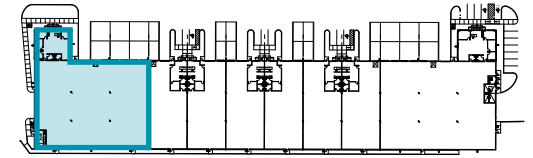
DIVISIBILITY PLAN



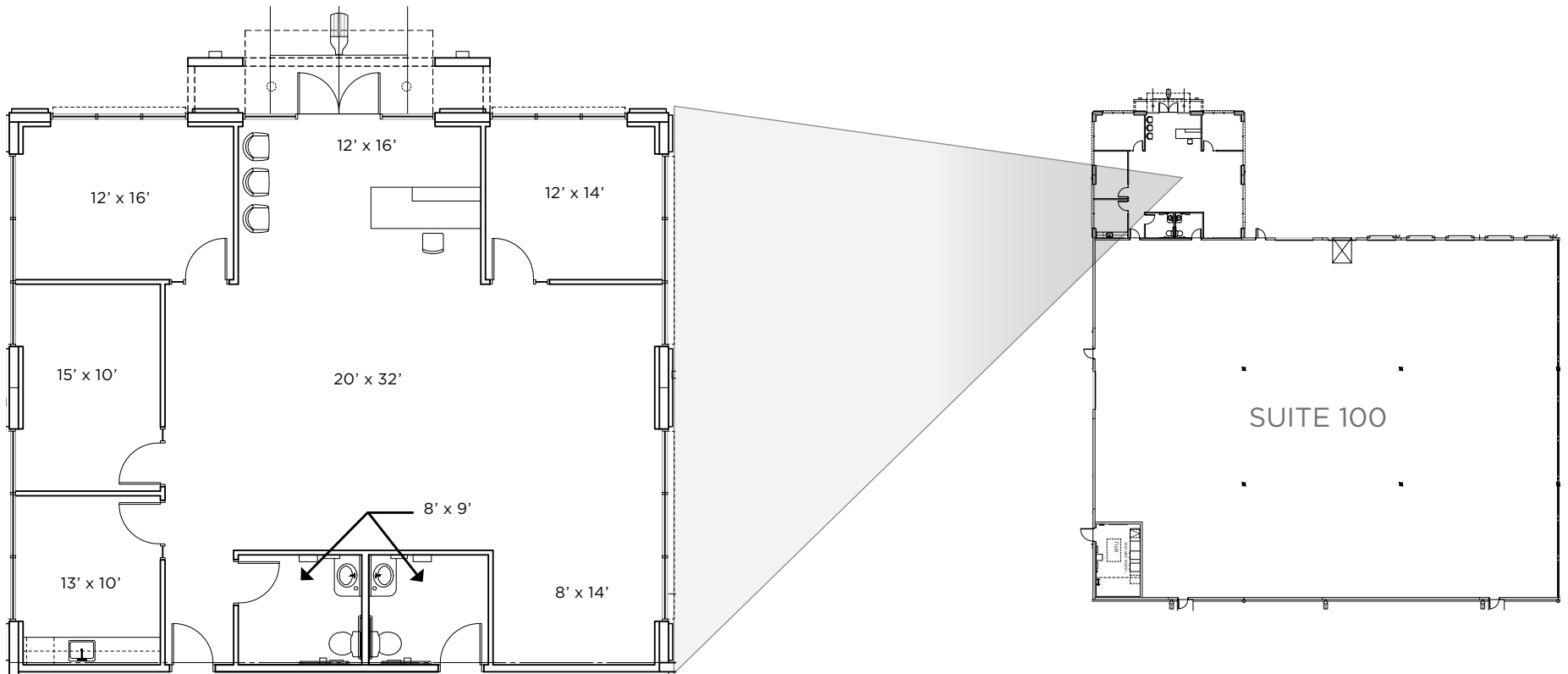
SUITE 100

BUILDING B | 6551 WESTWIND RD
LAS VEGAS, NV 89118

- ±18,873 SF
- ±1,940 SF OF OFFICE
- 26' MINIMUM CLEAR HEIGHT
- 6 DOCK HIGH DOORS
- 2 GRADE LEVEL DOORS
- 200 AMPS
- 1 PIT LEVELER



SPEC OFFICE



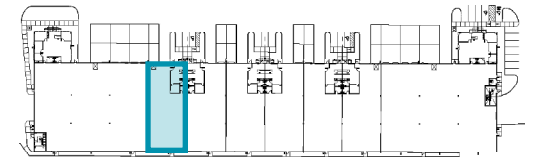
DIVISIBILITY PLAN



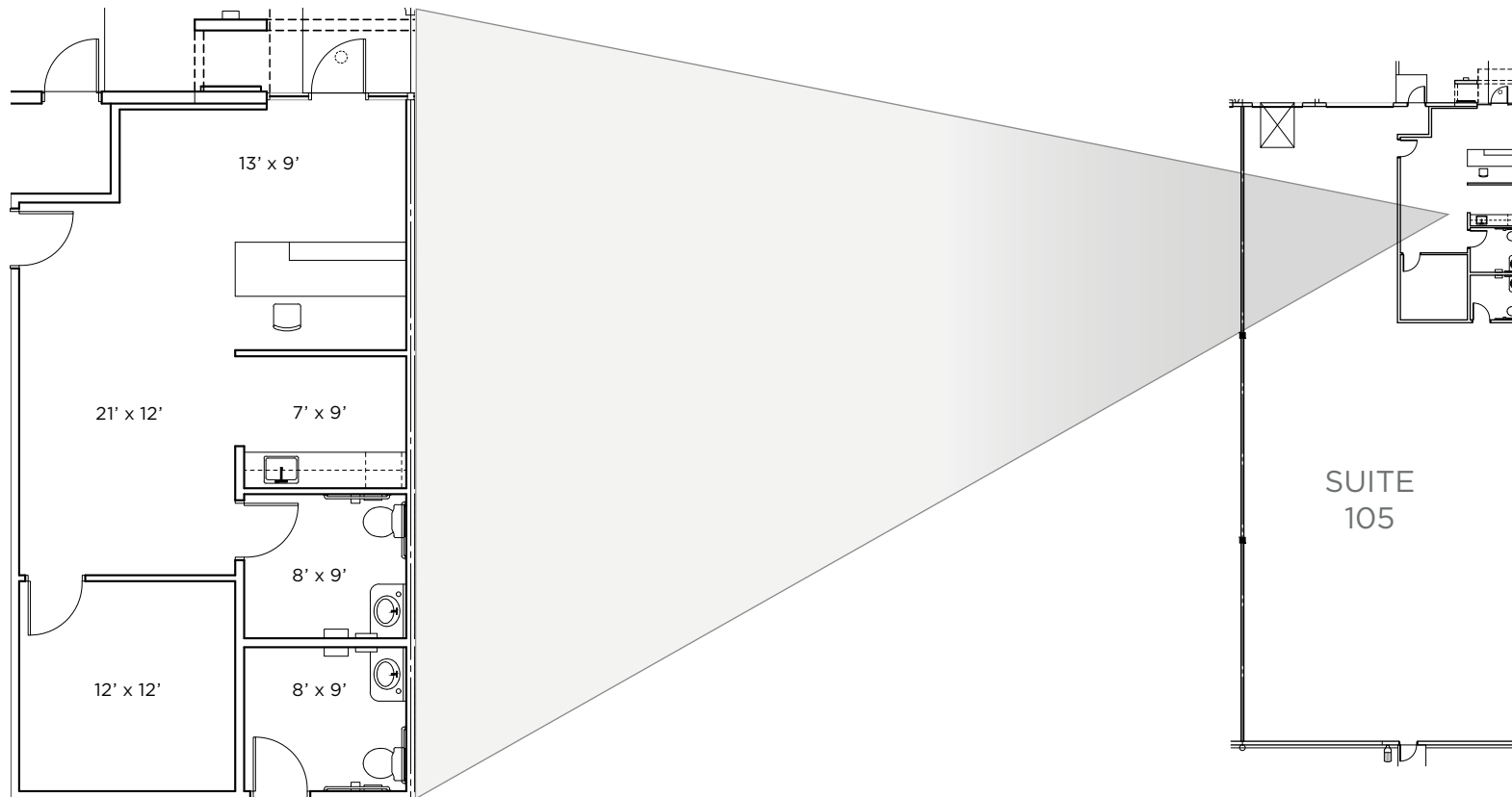
SUITE 105

BUILDING B | 6551 WESTWIND RD
LAS VEGAS, NV 89118

- ±5,869 SF
- ±828 SF OF OFFICE
- 26' MINIMUM CLEAR HEIGHT
- 1 DOCK HIGH DOOR
- 1 GRADE LEVEL DOOR
- 200 AMPS
- 1 PIT LEVELER



SPEC OFFICE



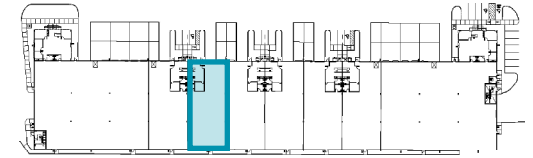
DIVISIBILITY PLAN



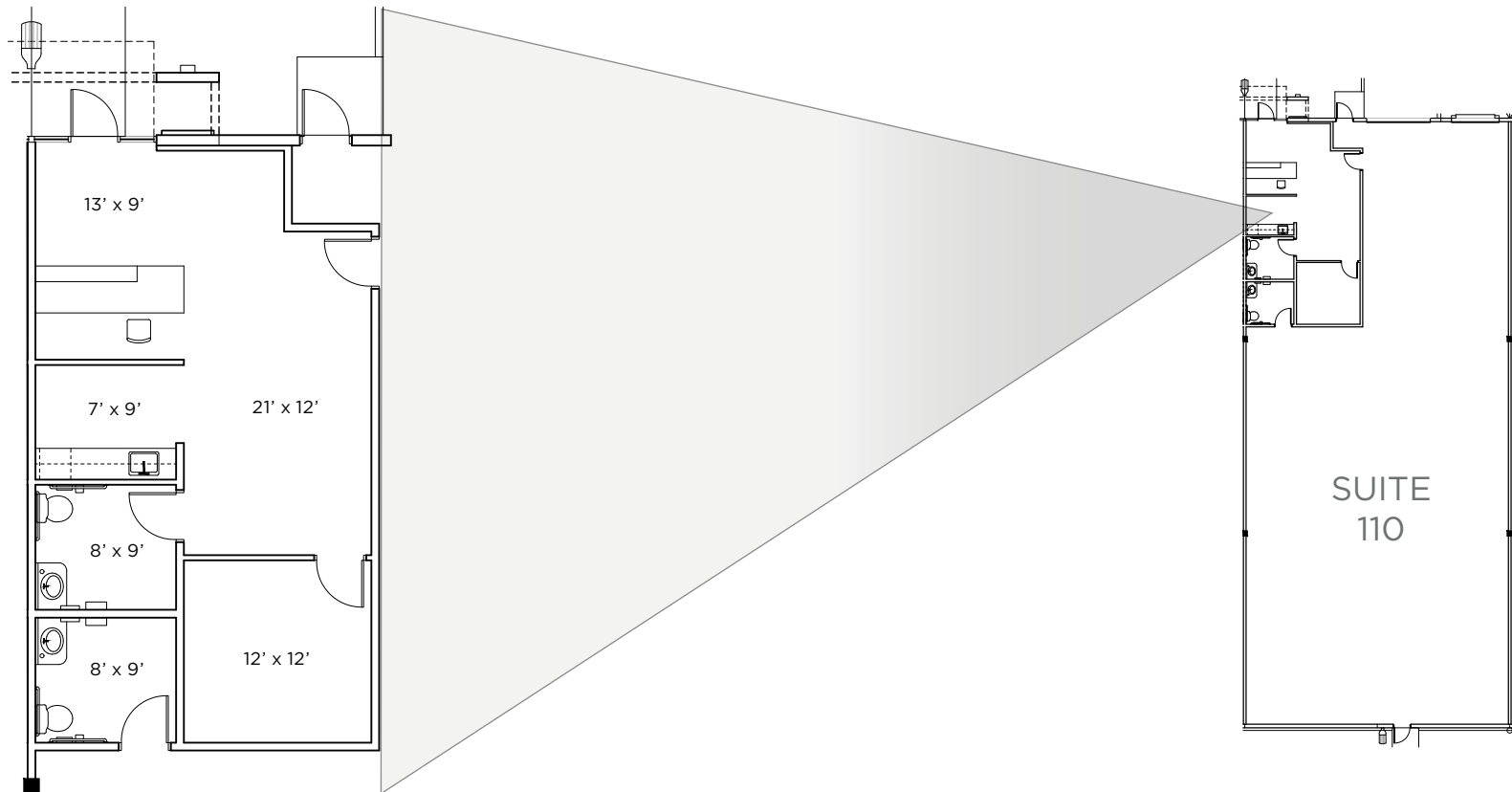
SUITE 110

BUILDING B | 6551 WESTWIND RD
LAS VEGAS, NV 89118

- ±5,869 SF
- ±828 SF OF OFFICE
- 26' MINIMUM CLEAR HEIGHT
- 1 DOCK HIGH DOOR
- 1 GRADE LEVEL DOOR
- 200 AMPS



SPEC OFFICE



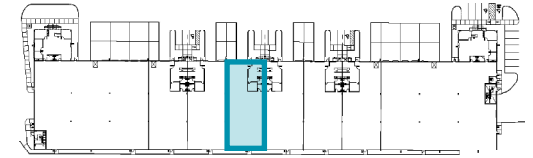
DIVISIBILITY PLAN



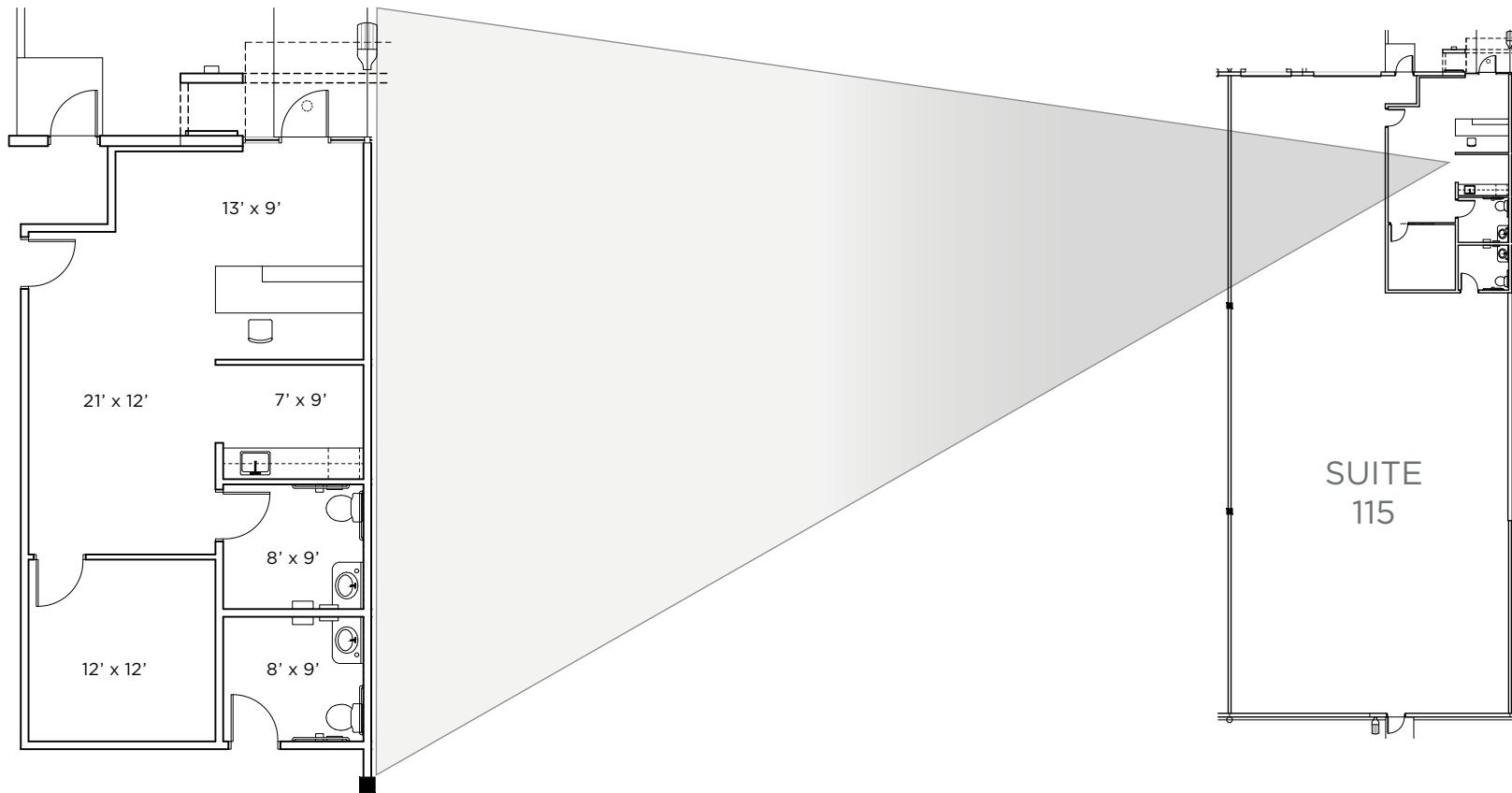
SUITE 115

BUILDING B | 6551 WESTWIND RD
LAS VEGAS, NV 89118

- ±5,869 SF
- ±828 SF OF OFFICE
- 26' MINIMUM CLEAR HEIGHT
- 1 DOCK HIGH DOOR
- 1 GRADE LEVEL DOOR
- 200 AMPS



SPEC OFFICE



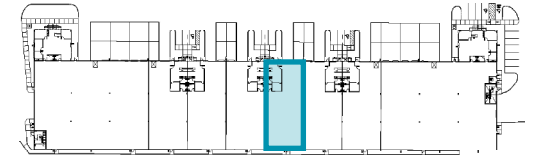
DIVISIBILITY PLAN



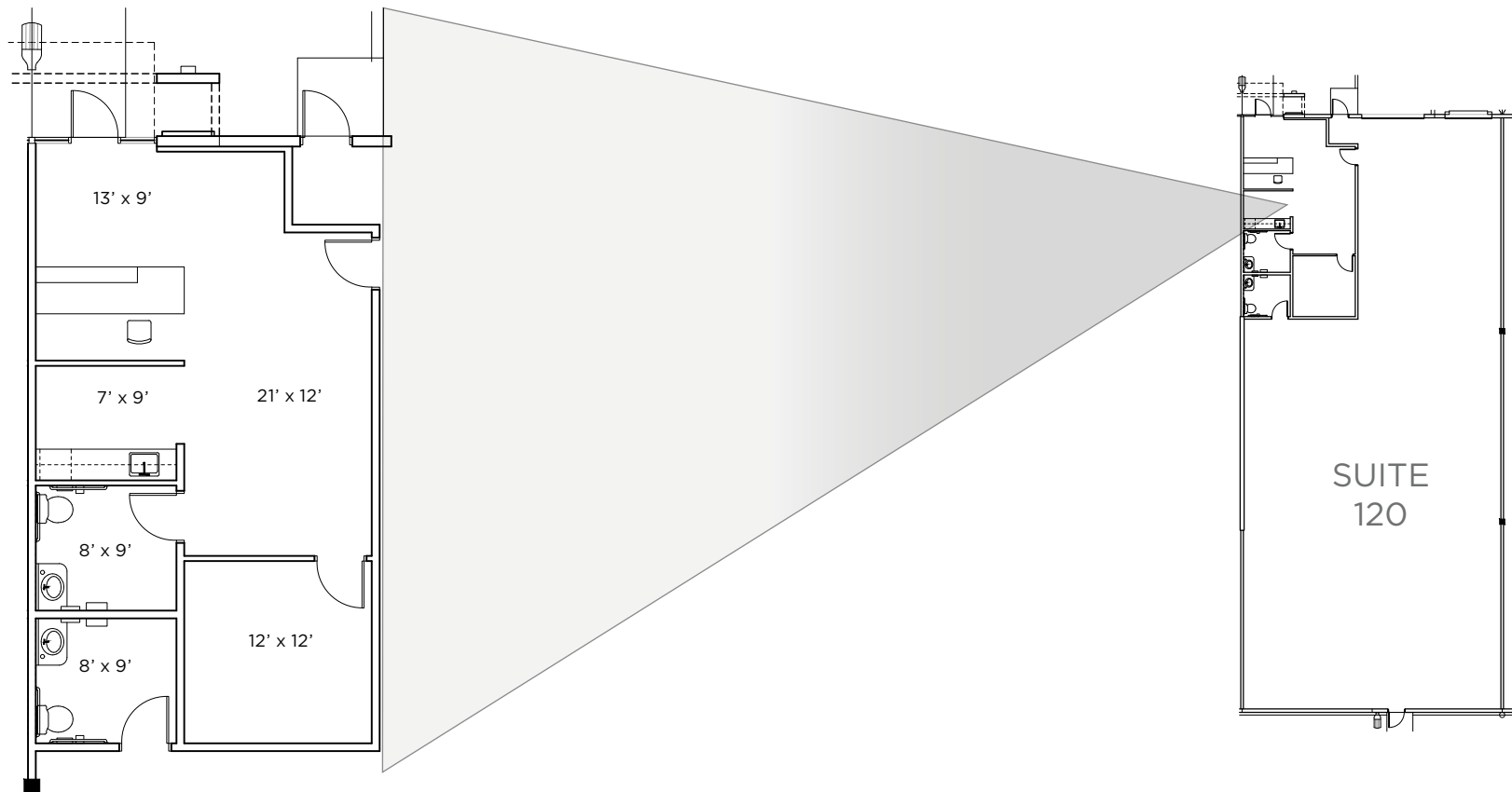
SUITE 120

BUILDING B | 6551 WESTWIND RD
LAS VEGAS, NV 89118

- ±5,869 SF
- ±828 SF OF OFFICE
- 26' MINIMUM CLEAR HEIGHT
- 1 DOCK HIGH DOOR
- 1 GRADE LEVEL DOOR
- 200 AMPS



SPEC OFFICE



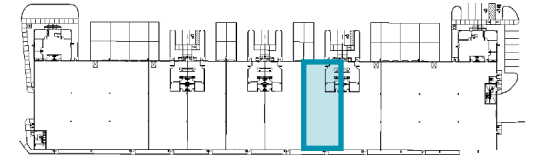
DIVISIBILITY PLAN



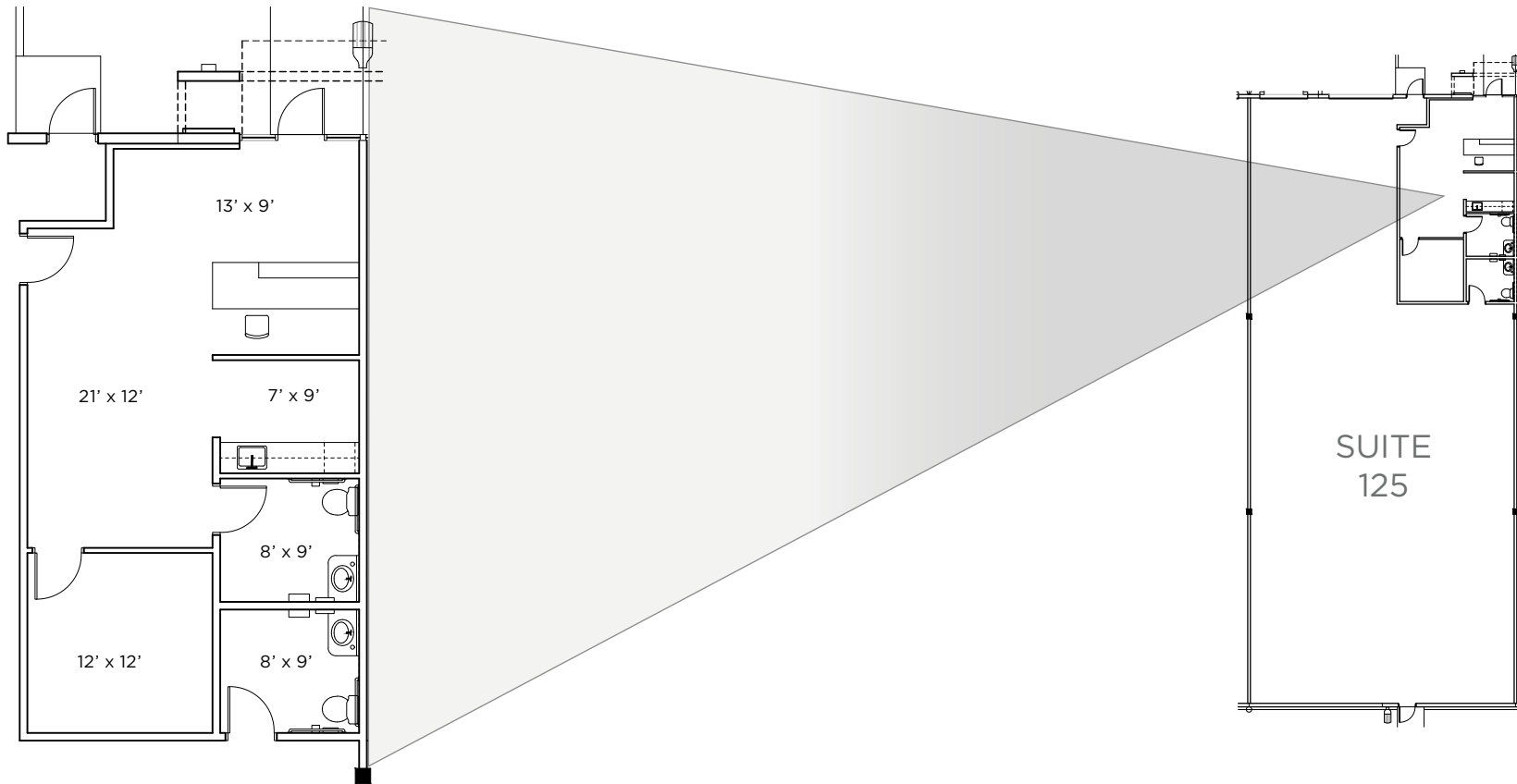
SUITE 125

BUILDING B | 6551 WESTWIND RD
LAS VEGAS, NV 89118

- ±5,869 SF
- ±828 SF OF OFFICE
- 26' MINIMUM CLEAR HEIGHT
- 1 DOCK HIGH DOOR
- 1 GRADE LEVEL DOOR
- 200 AMPS



SPEC OFFICE



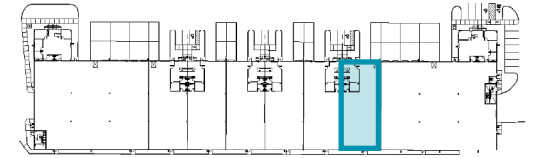
DIVISIBILITY PLAN



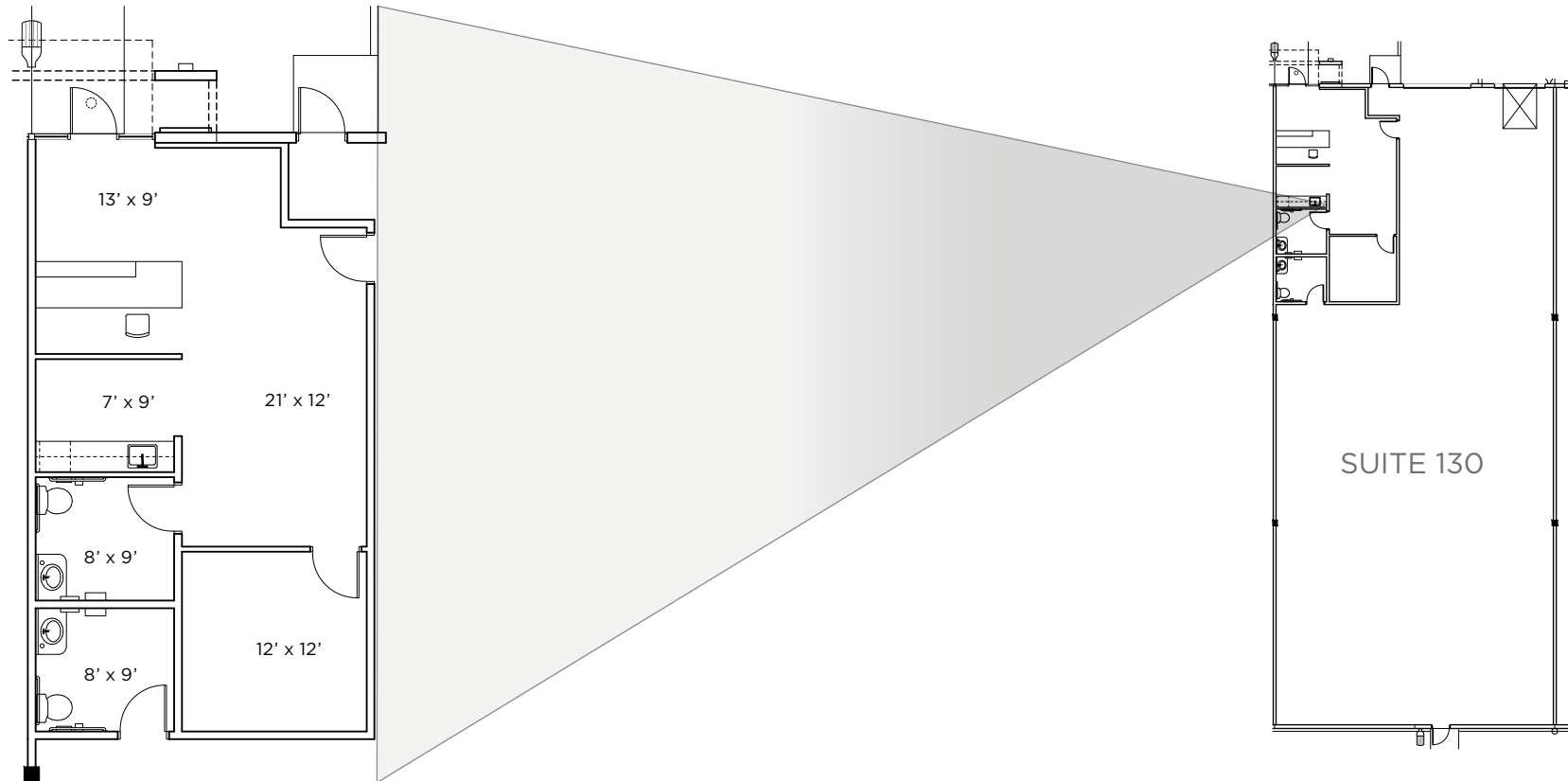
SUITE 130

BUILDING B | 6551 WESTWIND RD
LAS VEGAS, NV 89118

- ±5,869 SF
- ±828 SF OF OFFICE
- 26' MINIMUM CLEAR HEIGHT
- 1 DOCK HIGH DOOR
- 1 GRADE LEVEL DOOR
- 200 AMPS
- 1 PIT LEVELER



SPEC OFFICE



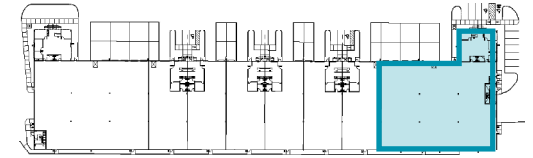
DIVISIBILITY PLAN



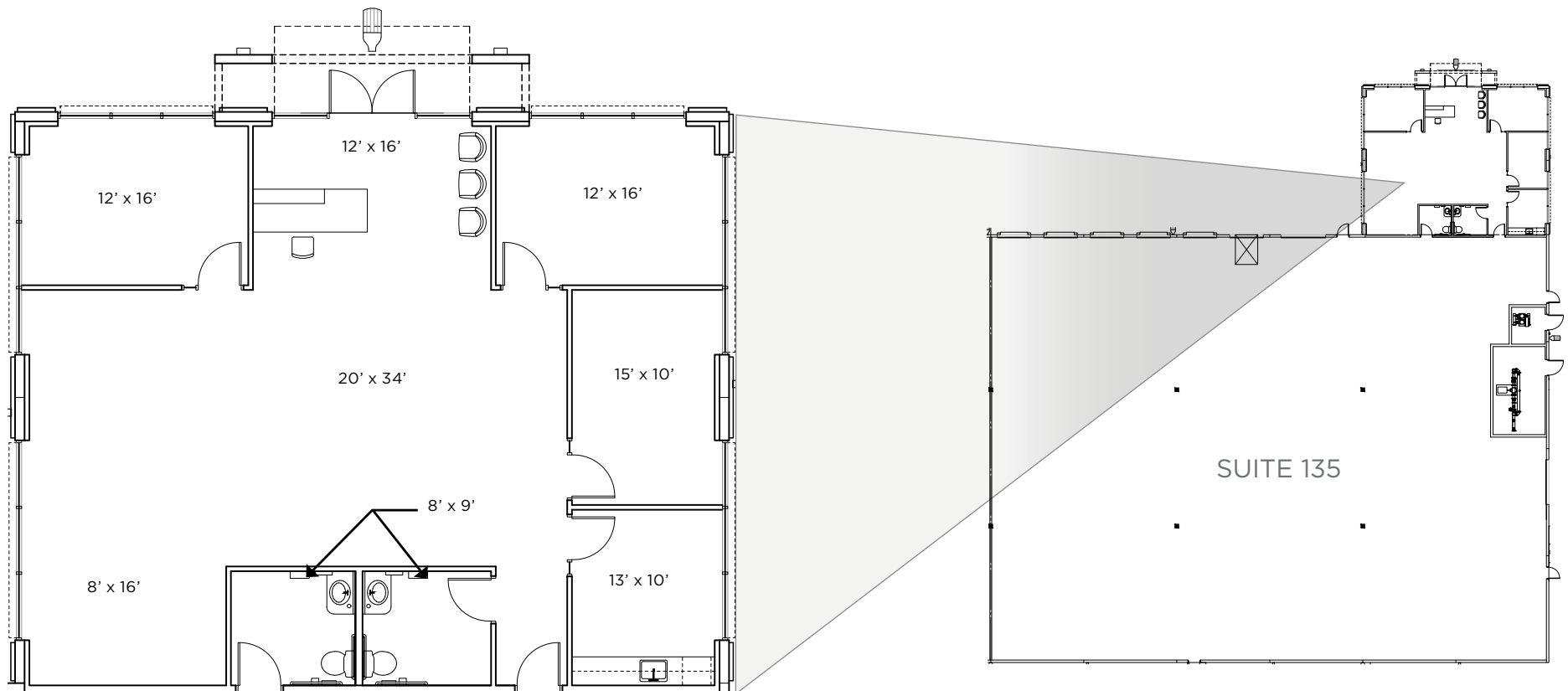
SUITE 135

BUILDING B | 6551 WESTWIND RD
LAS VEGAS, NV 89118

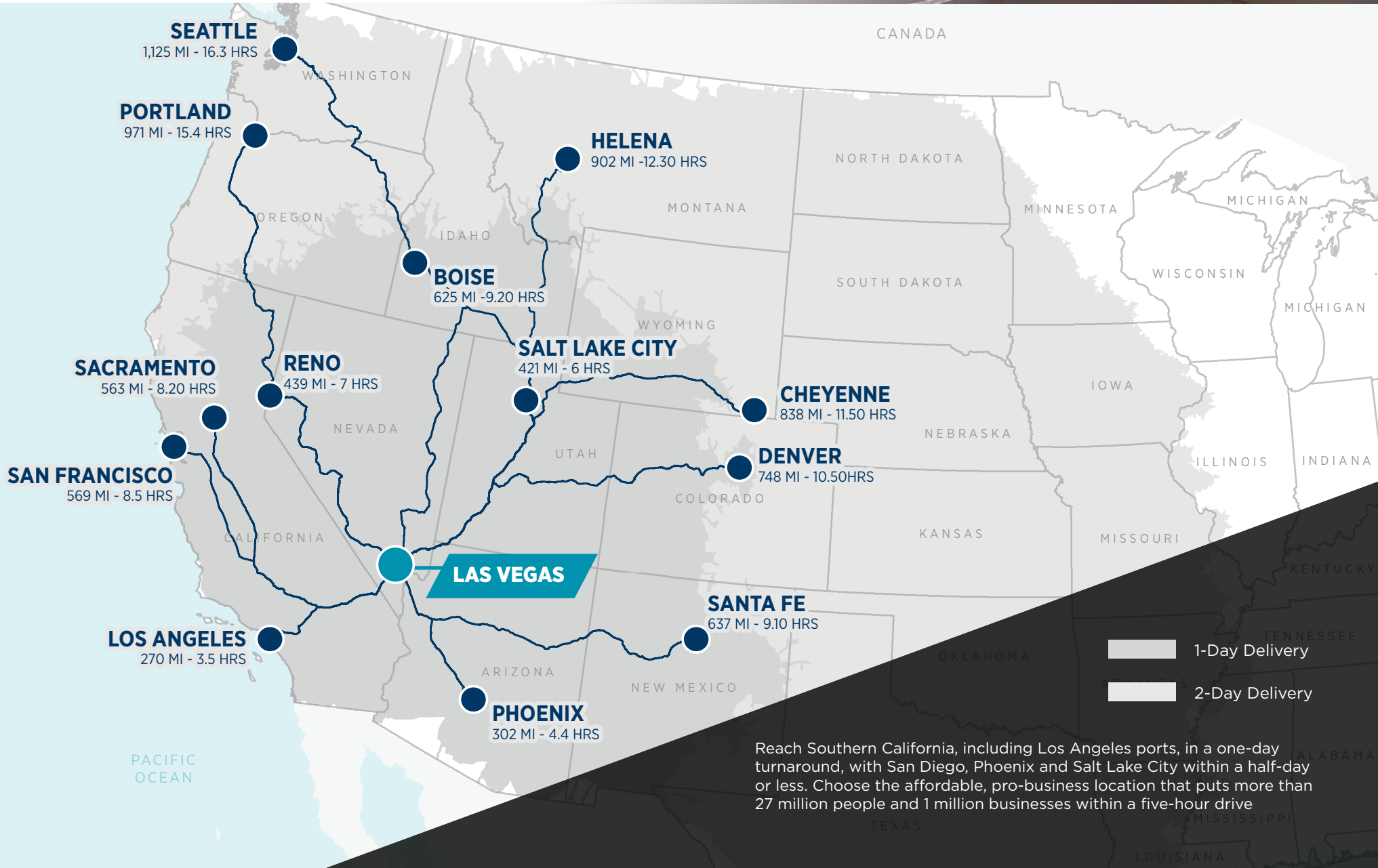
- ±19,067 SF
- ±2,020 SF OF OFFICE
- 26' MINIMUM CLEAR HEIGHT
- 6 DOCK HIGH DOOR2
- 2 GRADE LEVEL DOORS
- 200 AMPS
- 1 PIT LEVELER



SPEC OFFICE



ADVANTAGEOUS LOGISTICS



BUSINESS FRIENDLY ENVIRONMENT



NEVADA WAS RANKED #9 IN THE US FOR THEIR BUSINESS-FRIENDLY TAX CLIMATE, BY THE TAX FOUNDATIONS 2019 STATE BUSINESS TAX CLIMATE INDEX

- NO CORPORATE TAX
- NO PERSONAL INCOME TAX
- NO INVENTORY TAX
- NO UNITARY TAX
- NO ESTATE AND/OR GIFT TAXES
- NO FRANCHISE TAX
- NO INHERITANCE TAX
- NO SPECIAL INTANGIBLE TAX

TAX INCENTIVES

Nevada has one of the most business-friendly tax structures in the country and from a business planning perspective the return on investment in the form of tax savings can be enormous. Companies continue to identify Southern Nevada as an economy characterized by ease of doing business, favorable tax structures and incentives. This business-friendly environment is creating an unparalleled motivation for business leaders to establish roots in Nevada.



FAVORABLE TAX
STRUCTURE



LOW COST
OF BUSINESS



INFLUX OF
NEW BUSINESS




PROXIMITY TO
MAJOR MARKETS



IMPRESSIVE JOB &
POPULATION GROWTH

LABOR

- Southern Nevada boasts some of the lowest labor costs in the region.
- The U.S. Bureau of Labor Statistics reports that the Las Vegas metropolitan area employs over 105,800 individuals in the distribution, transportation, warehousing, and manufacturing sectors.
- The University of Nevada, Las Vegas, and the College of Southern Nevada together have more than 60,000 enrolled students.
- Over the next five years, manufacturing jobs are projected to increase by 1.6%, while transportation and warehousing jobs are expected to rise by 0.8%.
- Industrial employment sectors in Las Vegas are anticipated to grow at a faster rate than the national average.
- By the end of 2023, employment growth in Las Vegas reached 4.1%, compared to 3.5% in Nevada, both exceeding the national average of 1.9%.



For More Information, Please Contact:

GREG TASSI, SIOR

Vice Chair
(702) 605 1713
greg.tassi@cushwake.com

NICK ABRAHAM, SIOR

Senior Director
(702) 605 1620
nick.abraham@cushwake.com



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-10.21.2024