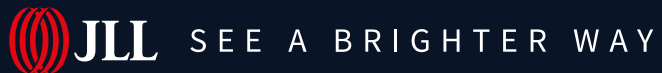




# For Sublease

±100,000 SF (divisible to ±50,000 SF)

5210 E. Carey Avenue, Las Vegas, NV 89156



Jones Lang LaSalle Brokerage, Inc. License #: B.1000836.CORP

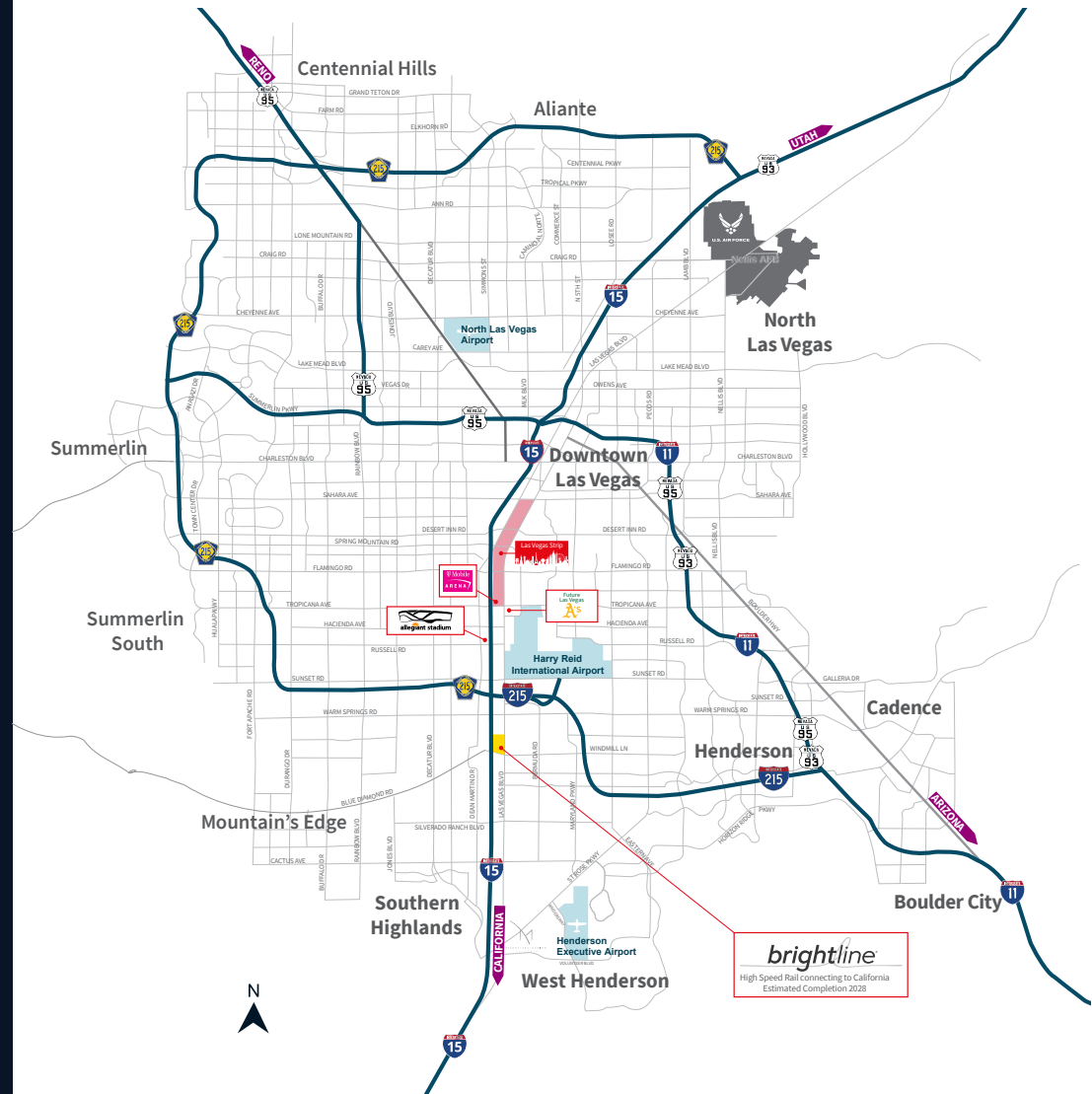
5210 E. Carey Avenue, Las Vegas, NV 89156

## Location highlights

- Strategically positioned in North Las Vegas's highly sought-after submarket—the epicenter of e-commerce and logistics for the southwest region
- ±4.5 miles to Cheyenne Interchange
- ±5.0 miles to Lamb Interchange
- Clark County Jurisdiction
- Zoning: M-1

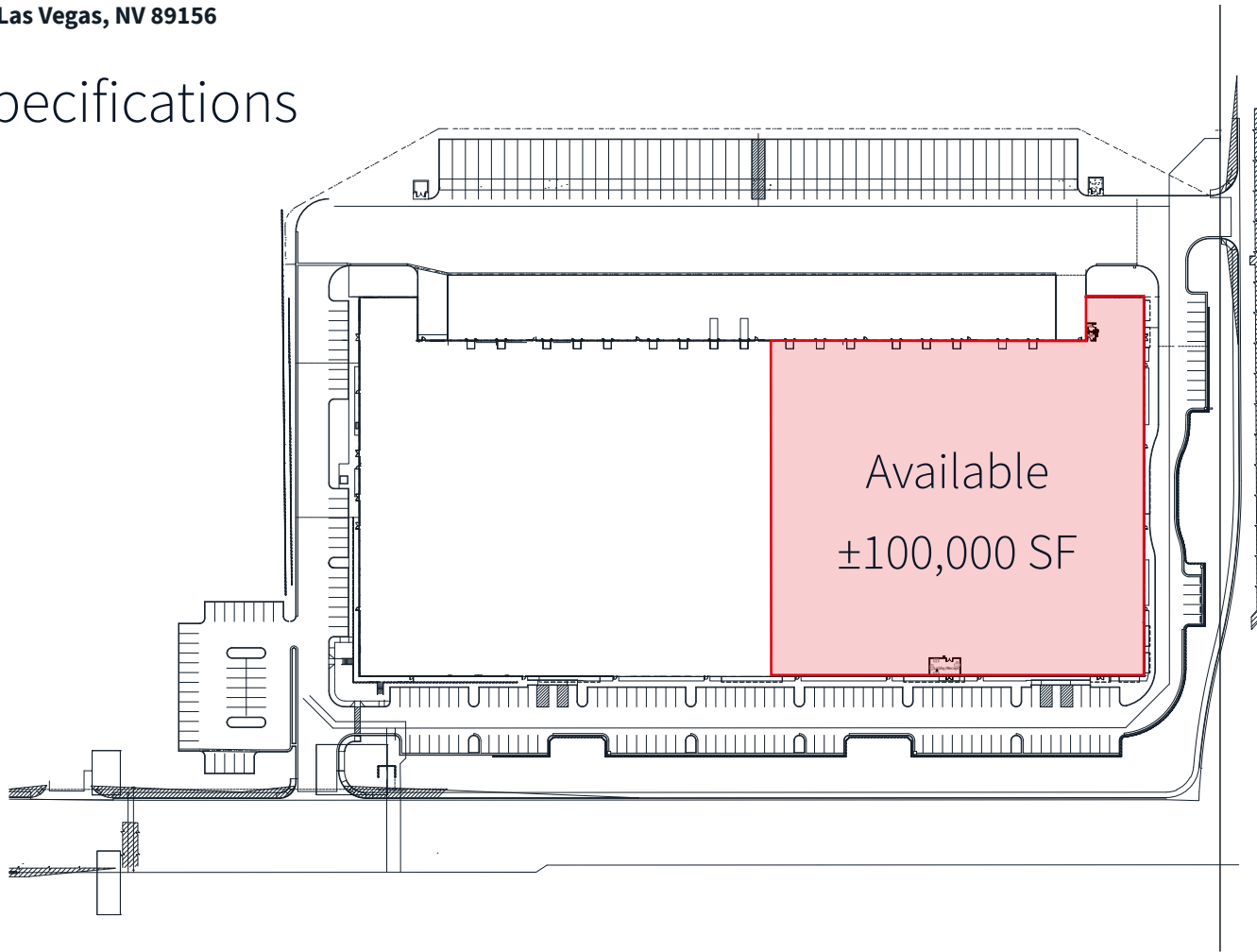
## Sublease highlights

- ±50,000 – 100,000 SF
- ±8 dock doors with mechanical pit levelers, dock locks, stop/go lights, and fans (additional knock-out panels available)
- 1 grade door (12' X 14')
- Office – Minimal
- Sublease term – Short to long term available
- Rate – Negotiable
- Available – Immediately
- Master lease expires 8/31/2036



5210 E. Carey Avenue, Las Vegas, NV 89156

## Building specifications



**Total SF:** ±100,000 SF

**Divisible to:** ±50,000 SF

**Master Lease Expires:** 8/31/2036

**Office:** Minimal

**Clear Height:** 36' minimum clear height

**Column Spacing:** 50' x 56' with typical 60' speed bay

**Power:** 277/480 V, 3-Phase

**Sprinkler:** ESFR

**Dock Doors:** ±8 dock doors with mechanical pit levelers, dock locks, stop/go lights, and fans (additional knock-out panels available)

**Grade Doors:** 1 grade door (12' X 14')

**Car Parking / Trailer Stalls:** ±100  
±25

**Truck Court:** 135'

**Sublease Term:** Short to long term available

**Rate:** Negotiable

**Available:** Immediately

5210 E. Carey Avenue, Las Vegas, NV 89156

# Location Map



5210 E. Carey Avenue, Las Vegas, NV 89156

## Location and transportation

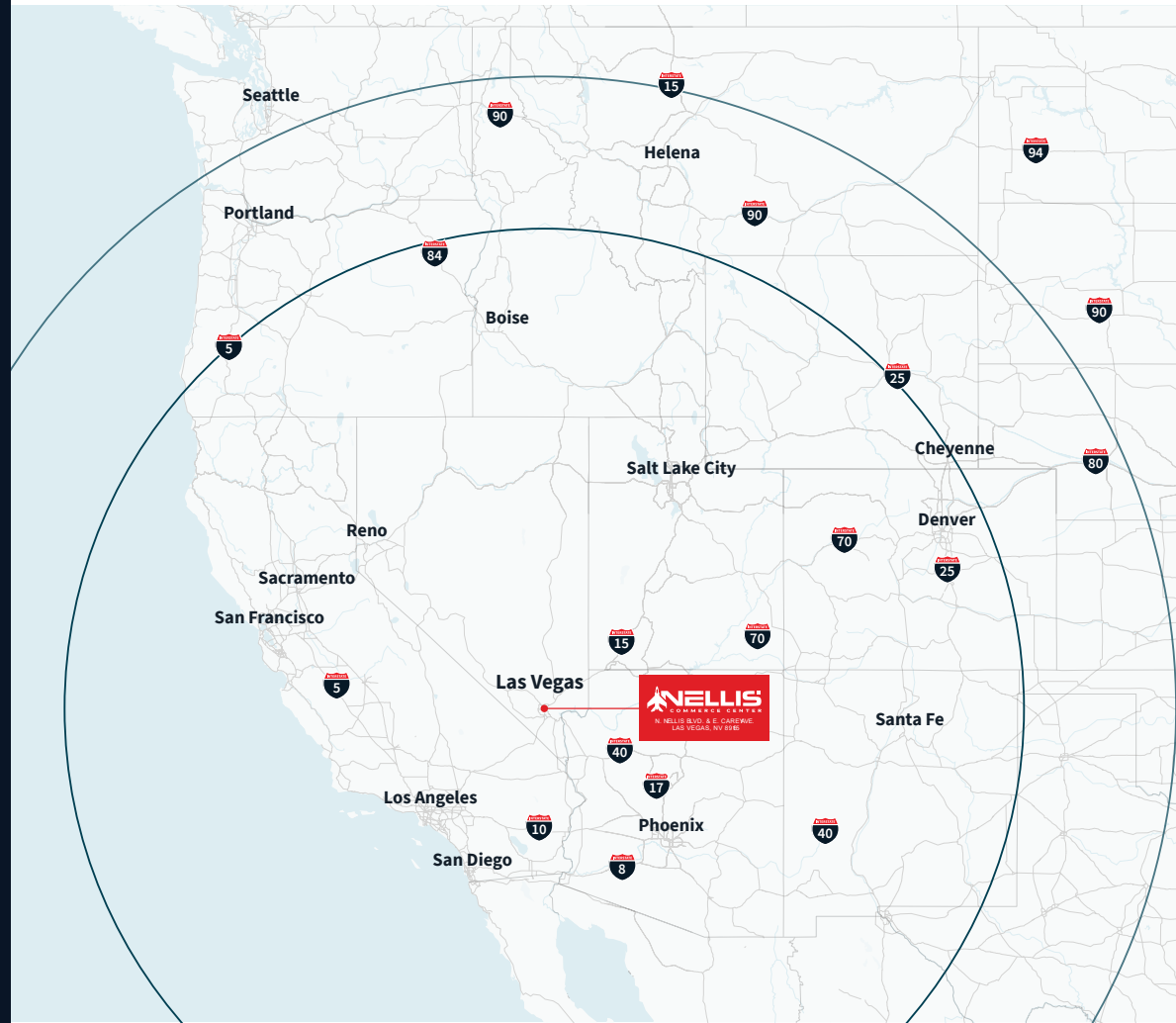
- I-15 Interchange is ±4.5 miles from site
- US-95 Interchange is ±7.0 miles from site
- Harry Reid Airport is ±12.4 miles from site
- The Las Vegas Strip is ±10.0 miles from site

## Shipping and mailing services

- FedEx Freight: 4.2 Miles
- FedEx Ship Center : 6.7 Miles
- FedEx Air Cargo: 12.5 Miles
- FedEx Ground: 2.5 Miles
- UPS Freight Service Center: 3.3 Miles
- UPS Customer Center: 7.6 Miles
- UPS Air Cargo : 12.7 Miles
- US Post Office: 3.0 Miles

First circle : one day truck service

Second circle: two day truck service



	Distance (mi.)	Time (est.)		Distance (mi.)	Time (est.)
<b>Los Angeles, CA</b>	265	3 hrs, 54 min	<b>Boise, ID</b>	634	9 hrs, 31 min
<b>Phoenix, AZ</b>	300	4 hrs, 39 min	<b>Santa Fe, NM</b>	634	9 hrs, 8 min
<b>San Diego, CA</b>	372	4 hrs, 46 min	<b>Denver, CO</b>	752	10 hrs, 45 min
<b>Salt Lake City, UT</b>	424	5 hrs, 50 min	<b>Cheyenne, WY</b>	837	11 hrs, 52 min
<b>Reno, NV</b>	452	6 hrs, 55 min	<b>Helena, MT</b>	907	12 hrs, 31 min
<b>San Francisco, CA</b>	562	8 hrs, 20 min	<b>Portland, OR</b>	982	15 hrs, 44 min
<b>Sacramento, CA</b>	565	8 hrs, 14 min	<b>Seattle, WA</b>	1,129	16 hrs, 52 min

# 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

- 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%



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