

For Sublease

Rainbow @ Blue Diamond Logistics Park

9590 S Rainbow Blvd.

Las Vegas, NV 89139
www.cbre.com/lasvegas

Contact Us

Tyce O'Neill
Associate
+1 702 369 4860
tyce.oneill@cbre.com
Lic. S.0199727

Collin Higgins
Associate
+1 702 369 4854
collin.higgins@cbre.com
Lic. S.0203241



±36,400 - 83,153 SF Available For Sublease

CBRE

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LOCATION HIGHLIGHTS

- + Located in the highly desired Southwest Submarket with a plethora of nearby amenities along Blue Diamond Rd.
- + Excellent connectivity with access to the I-15 freeway via Blue Diamond Rd. or Cactus Ave. and the I-215 freeway via Rainbow Blvd.
- + Clark County Jurisdiction
- + Zoning: IP (Industrial Park)



PROPERTY HIGHLIGHTS

- + Full site concrete paving, no asphalt used
- + Reinforced concrete truck aprons
- + Warehouses are evaporative cooled with 3 air exchanges per hour
- + Warehouses are equipped with LED lighting measuring 20 foot-candles at 36" above finished warehouse floor
- + Fully secured truck court
- + 35,000 lb mechanical dock levelers at every other dock-high door

Master Lease Expires July 31, 2030

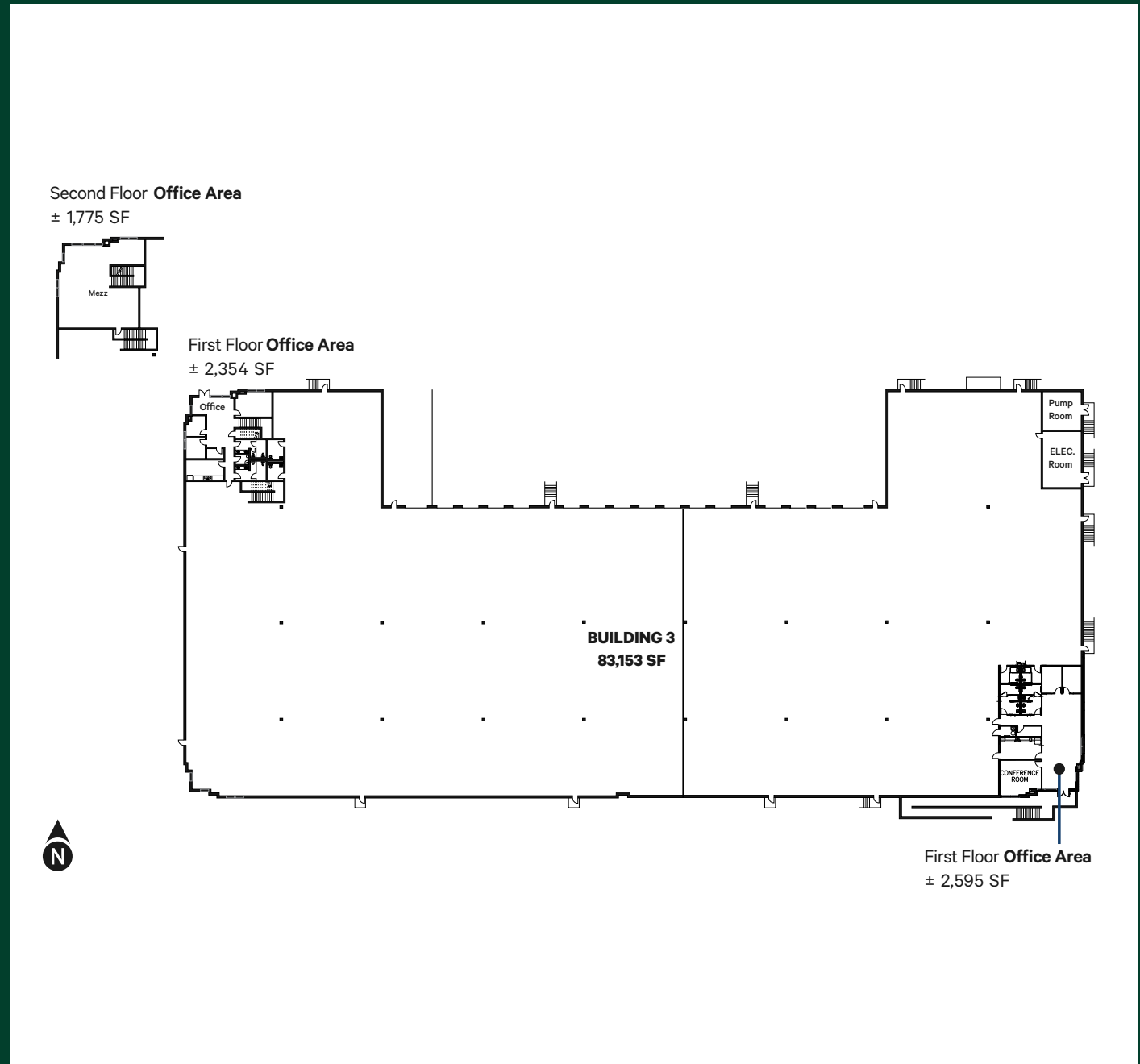


Building Specifications

For Sublease

| | |
|-----------------|--|
| TOTAL SF | ±83,153 SF |
| OFFICE SF | ±6,729 SF |
| YEAR BUILT | 2025 |
| CLEAR HEIGHT | 32' clear from first column |
| DOCK DOORS | 14 (9'x10') |
| GRADE DOORS | 2 (12'x14') |
| TRUCK COURT | ±129' with 60' concrete apron |
| AUTO PARKING | 80 |
| COLUMN SPACING | 50' x 52' with 60' speed bay |
| POWER | 2,000 A, 277/480 V, 3-Phase (expandable) |
| SPRINKLER | ESFR |
| ROOFING | 60 mil TPO |
| ROOF INSULATION | R-19 |
| FLOOR SLAB | 6" concrete slab min |

Contact Broker for Pricing



Potential Building Divisibility

For Sublease

OPTION A

TOTAL SF ±46,753 SF

OFFICE SF ±4,134 SF

DOCK DOORS 9 (9'x10')

GRADE DOORS 1 (12' x 14')

OPTION B

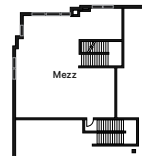
TOTAL SF ±36,400 SF

OFFICE SF ±2,595 SF

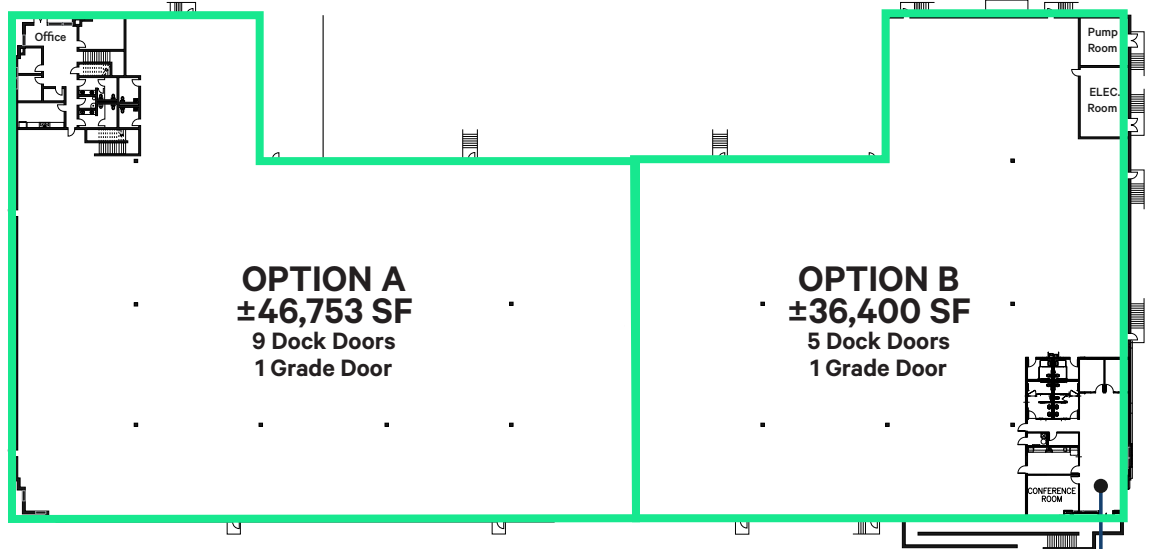
DOCK DOORS 5 (9'x10')

GRADE DOORS 1 (12' x 14')

Second Floor **Office Area**
± 1,775 SF



First Floor **Office Area**
± 2,354 SF



OPTION A
±46,753 SF
9 Dock Doors
1 Grade Door

OPTION B
±36,400 SF
5 Dock Doors
1 Grade Door

First Floor **Office Area**
± 2,595 SF

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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 Estate 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 100,600 workers in the distribution and manufacturing industries
- + Nearly 60,700 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- + According to CBRE-EA, in the next 5 years, manufacturing jobs, are expected to grow by 0.8% and distribution by 0.6%
- + Year-to-date employment growth in Southern Nevada is 4.2% compared to the National Average of 2.9%



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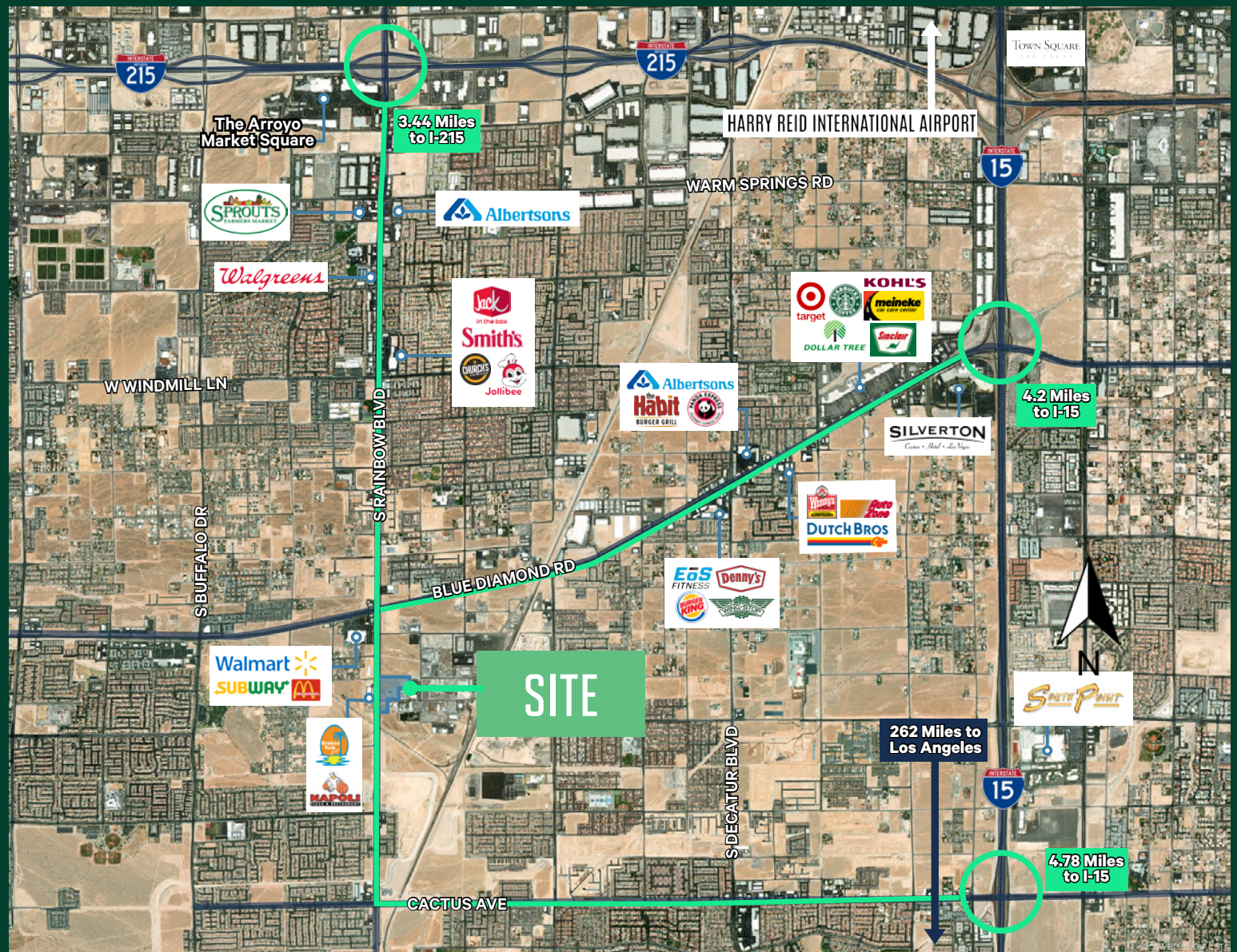
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8548 Rozita Lee Ave, Suite 200
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