



SOUTHERN GATEWAY

AT I-15

S. Las Vegas Boulevard, Las Vegas, NV 89044



BLDG A
80,000 SF

BLDG B
130,000 SF

BLDG C
210,000 SF

CLOSER. FASTER. CONNECTED.

±40K SF to ±210,000 SF for Lease

OMP



Invesco



CUSHMAN &
WAKEFIELD

THE POWER OF EFFICIENCY



3 building
industrial park



Units ranging from
40K SF - 210K SF



One day turnaround from
Southern California (including
the Ports of LA and Long Beach)



Signage opportunities



Excellent visibility from I-15



Delivering Q2-2025

The Gateway to Las Vegas

Southern Gateway at I-15 is the missing link in your supply chain: a hyper-connected distribution and logistics park strategically positioned to maximize efficiency and save time. Its location at the southern tip of the greater Las Vegas metropolitan area can be reached in a **one-day turnaround from Southern California**, and other major southwest markets are also easily accessible. Take advantage of brand-new, state-of-the-art warehouse and distribution space while avoiding congestion and saving money.



**Avoid congestion and get here faster -
including to and from Southern California
within a duty period.**

MODERN FACILITIES TO KEEP BUSINESS MOVING



 **SOUTHERN
GATEWAY**
AT I-15

Streamline your operations in state-of-the-art
warehouse & distribution space.

www.southerngatewaynv.com



TOTAL PROJECT SIZE
420,000 SF



PROPERTY ZONING
MD Designed Manufacturing



BUILDING INTERIOR
White-box Interior



WAREHOUSE COOLING
EVAP Coolers



ROOF INSULATION
Steel roof system(s) with R-38
rigid insulation



WAREHOUSE INSULATION
TIPS Insulated Panel System
with R-20 insulating value



LOADING EQUIPMENT
35,000 lb Hydraulic Levelers



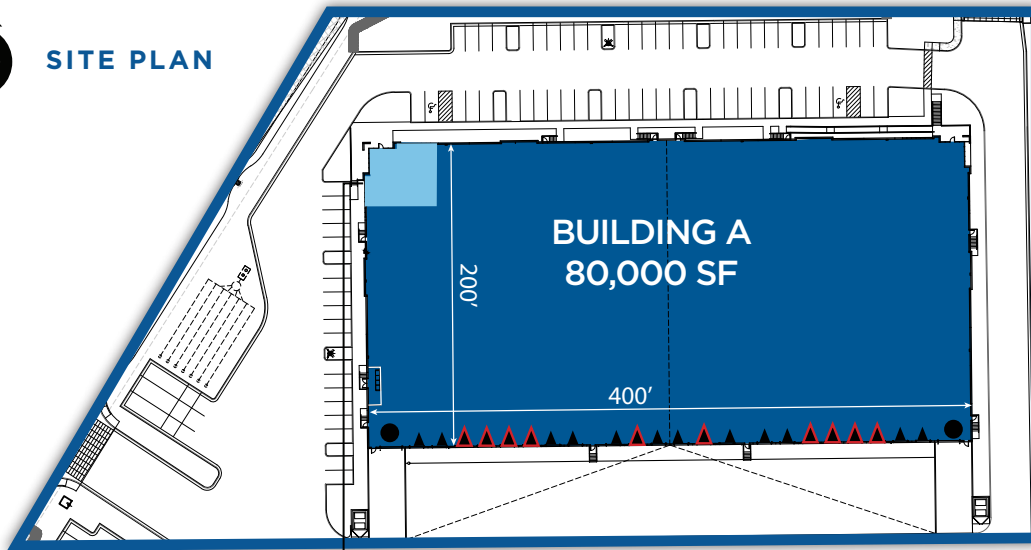
SUPERIOR LOCATION
Closest industrial
development to CA

BUILDING A

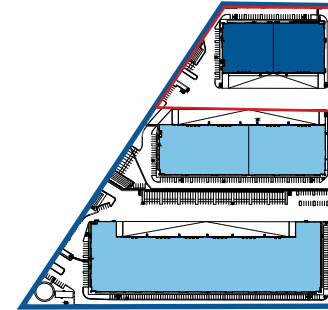
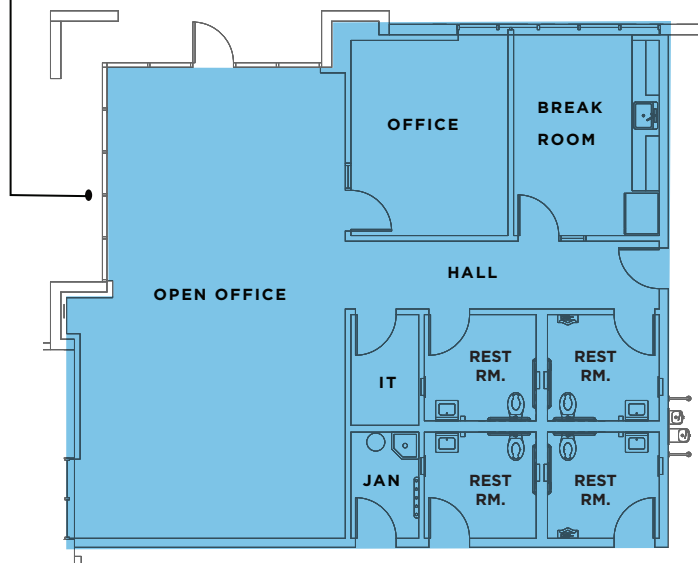
15150 S. Las Vegas Boulevard, Las Vegas, NV 89044



SITE PLAN



SPEC OFFICE
1,713 SF



BUILDING DETAILS

- BUILDING SIZE: 80,000 SF
- DIVISIBLE TO: 40,000 SF
- LOT SIZE: 5.27 Acres
- CLEAR HEIGHT: 32'
- SPEC OFFICE: 1,713 SF (Expandable)
- AUTO PARKING: 79 Stalls
- DOCK DOORS: 22 Doors
- PIT LEVELERS: 10 Levelers
- GRADE LEVEL DOORS: 2 Doors
- TRAILER PARKING: 3 Stalls
- POWER: 1,600A UPS with 600A Tenant Meter
- SPRINKLERS: ESFR
- DIMENSIONS: 200' x 400'
- COLUMN SPACING: 50' x 50'
- TRUCK COURT: 205'
- WAREHOUSE LIGHTING: LED on 8' Whips

● = GRADE LEVEL LOADING DOORS

▲ = DOCK HIGH LOADING DOORS

▲ = PIT LEVELERS

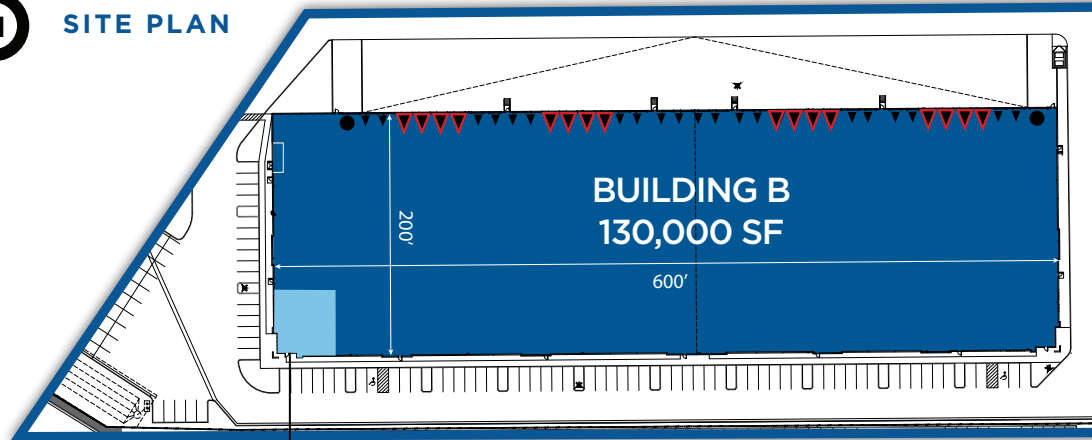
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BUILDING B

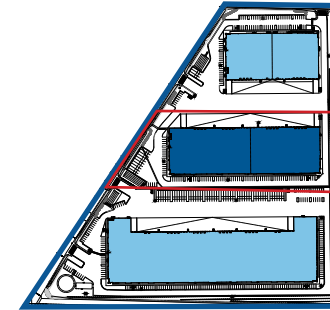
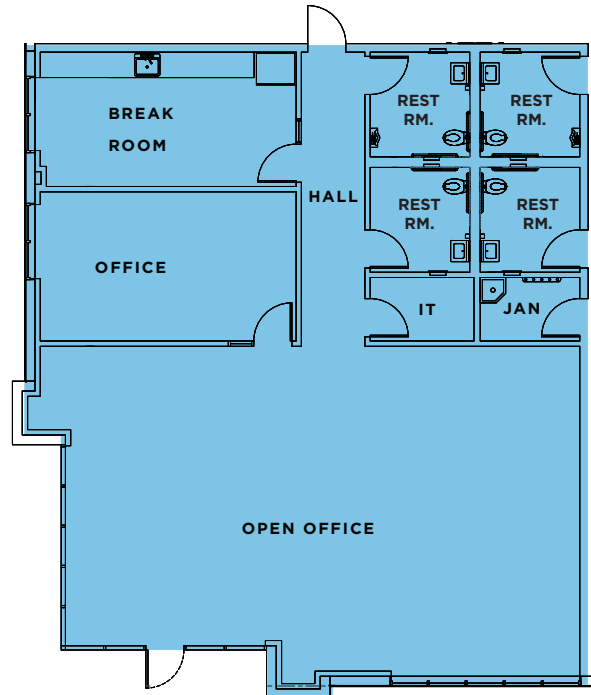
15200 S. Las Vegas Boulevard, Las Vegas, NV 89044



SITE PLAN



SPEC OFFICE
2,250 SF



BUILDING DETAILS

- BUILDING SIZE: 130,000 SF
- DIVISIBLE TO: 65,000 SF
- LOT SIZE: 8.57 Acres
- CLEAR HEIGHT: 32'
- SPEC OFFICE: 2,250 SF (Expandable)
- AUTO PARKING: 87 Stalls
- DOCK DOORS: 36 Doors
- PIT LEVELERS: 16 Levelers
- GRADE LEVEL DOORS: 2 Doors
- TRAILER PARKING: 10 Stalls
- POWER: 2,000A UPS with 1,000A Tenant Meter
- SPRINKLERS: ESFR
- DIMENSIONS: 200' x 650'
- COLUMN SPACING: 50' x 50'
- TRUCK COURT: 205'
- WAREHOUSE LIGHTING: LED on 8' Whips

● = GRADE LEVEL LOADING DOORS

▲ = DOCK HIGH LOADING DOORS

▲ = PIT LEVELERS

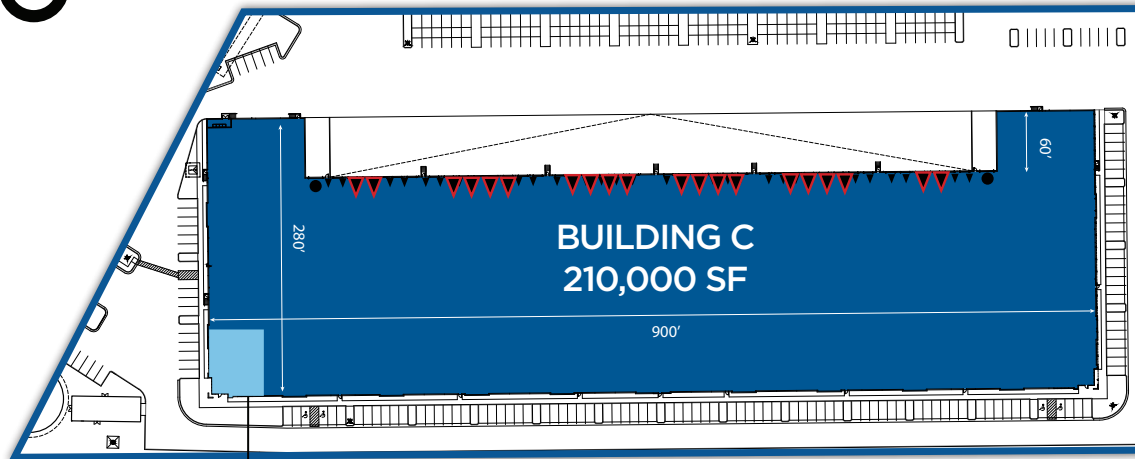
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BUILDING C

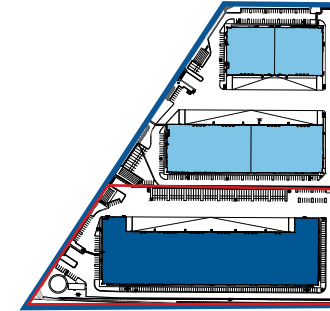
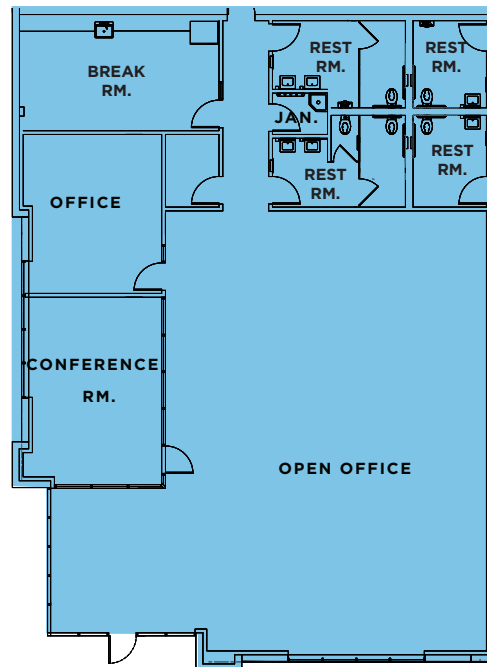
15260 S. Las Vegas Boulevard, Las Vegas, NV 89044



SITE PLAN



SPEC OFFICE 3,700 SF



BUILDING DETAILS

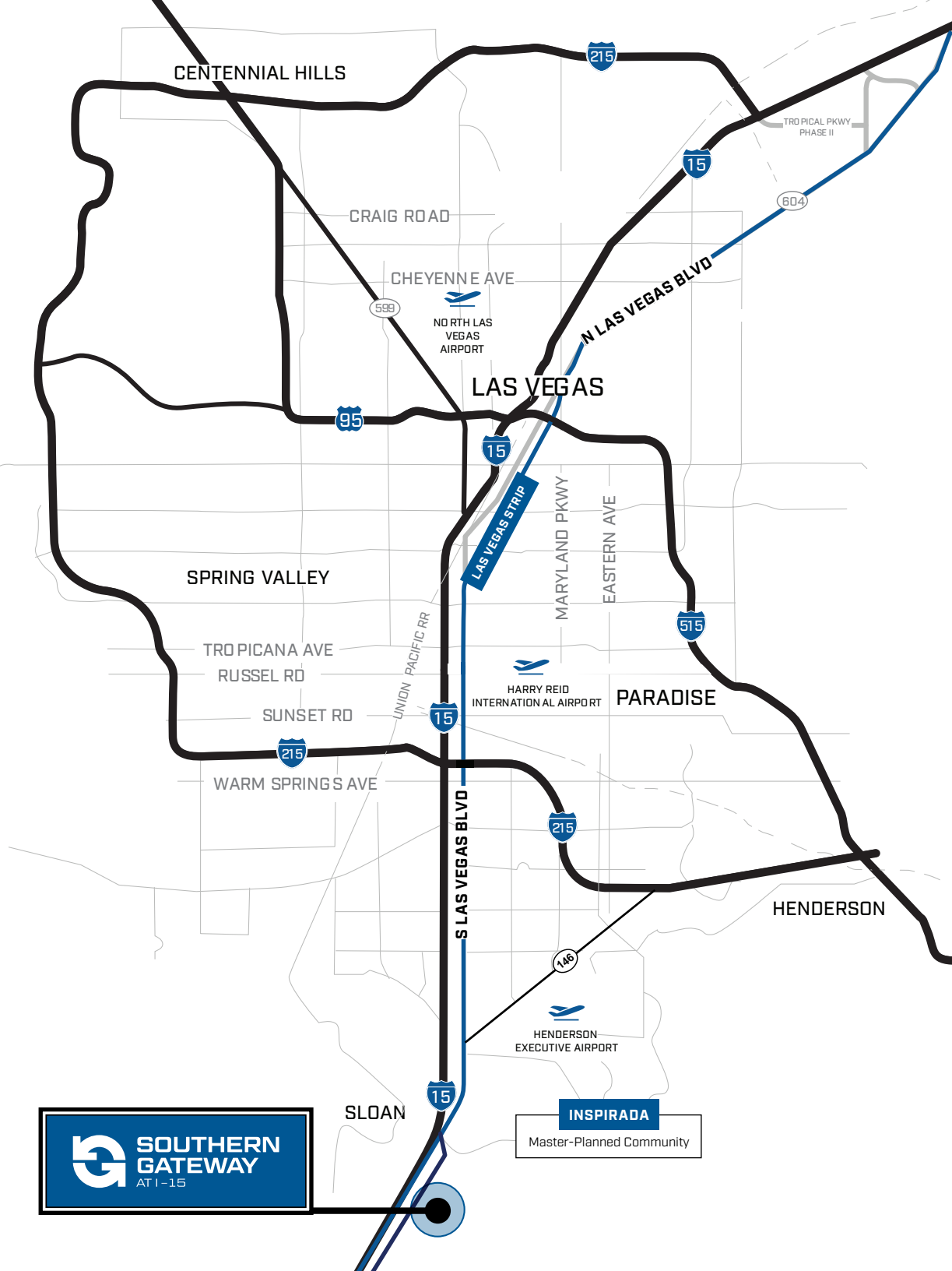
- BUILDING SIZE: 210,000 SF
- LOT SIZE: 13.85 Acres
- CLEAR HEIGHT: 36'
- SPEC OFFICE: 3,700 SF (Expandable)
- AUTO PARKING: 169 Stalls
- DOCK DOORS: 40 Doors
- PIT LEVELERS: 20 Levelers
- GRADE LEVEL DOORS: 2 Doors
- TRAILER PARKING: 48 Stalls
- POWER: 3,000A UPS with 2,000A Tenant Meter
- SPRINKLERS: ESFR
- DIMENSIONS: 220' x 900'
- COLUMN SPACING: 50' x 50'
- TRUCK COURT: 185'
- WAREHOUSE LIGHTING: LED on 8' Whips

● = GRADE LEVEL LOADING DOORS

▲ = DOCK HIGH LOADING DOORS

▲ = PIT LEVELERS

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Location Details

- Conveniently located off of Interstate 15, just 5 minutes to the St. Rose Parkway exit.
- Favorably positioned as a regional southwest logistics, e-commerce, distribution, and manufacturing site.
- Closest available industrial development offering seamless distribution within a 4 hour drive to the LA/Long Beach ports.
- Prime I-15 Frontage with immediate access off of Las Vegas Boulevard.
- Within 5 minutes of an abundance of amenities including eateries, shopping, and rooftops.
- Neighboring the 1,940-acre master-planned Inspirada community, M Resort & Casino, the Las Vegas Raiders Headquarters & Practice Facility, and Henderson Executive Airport.
- Pro-business environment with favorable tax structures and an abundance of labor, with a population of 165,000+ within 15 minutes.
- Favorable business climate with no corporate or personal income tax and over 70,000 logistics & manufacturing employees

ACCESS & VISIBILITY

ABUNDANCE OF AMENITIES



116,000 VPD



146



SLAS VEGAS BLVD

52,000 VPD

VIA INSPIRADA ROAD



HENDERSON

Mixed Use
Retail/Multi Family

Provisions at
Henderson West
Retail/Multi Family

VOLUNTEER BLVD



Mixed Use
Retail/Multi Family



Rio Secco
Gold Club

The Revere
Golf Club

Southern Highlands
Golf Club



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OMP



Invesco



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