

WINDSOR

COMMERCE PARK

W. Carey Avenue & Simmons Street
North Las Vegas | NV 89032

±1,585,440 SF TOTAL ◀
**NEW DEVELOPMENT
FOR LEASE**



Lincoln

CBRE



LOCATION HIGHLIGHTS

Conveniently located in the heart of the North Las Vegas submarket, with connectivity to the I-15 via Cheyenne Ave. or to the US-95 via Rancho Dr. Interchanges.

- ±4.10 miles to Cheyenne Ave. Interchange
- ±2.66 miles to Lake Mead Blvd. Interchange
- ±2.35 miles to Rancho Dr. Interchange
- ±7.6 miles distance from Las Vegas Strip
- ±10.6 miles distance from Harry Reid Int'l Airport

Close proximity to an abundance of amenities.

North Las Vegas Jurisdiction.

Current Zoning: M-1 (City of North Las Vegas)



PROJECT HIGHLIGHTS

- Eight (8) state-of-the-art logistics facilities totaling ±1,585,440 SF
- Buildings range from ±49,920 - 397,440 SF
- Rear loading and cross dock configurations
- Spec Office being delivered in all buildings
- 30' - 36' minimum clear height
- ESFR Sprinkler System



PROPERTY AERIAL



NORTH LAS VEGAS AIRPORT

CAREY AVE

CLAYTON ST

WINDSOR
COMMERCE PARK



EVANS AVENUE

LEASED

A

B

NAP

SIMMONS STREET

CLAYTON STREET

C

LEASED

LEASED

LEASED

LEASED

H

DETENTION

CAREY AVENUE

SITE PLAN





BUILDING A

► **±132,080 SF**

BUILDING SPECIFICATIONS

**2750 SIMMONS ST
NORTH LAS VEGAS, NV 89032**

RENTABLE AREA:	132,080 SF	POWER:	2,000 A, 480/277 V, 3- PHASE	TRAILER PARKING:	8 STALLS
SPEC OFFICE:	2,951 SF	LOADING:	REAR LOADING	ROOFING:	60 mil TPO
BUILDING DEPTH:	310'	DOORS:	23 DOCK HIGH, 1 DRIVE IN	ROOF INSULATION:	R-38 BATT
CLEAR HEIGHT:	36'	DOCK LEVELERS:	(7) 40,000LB MECHANICAL	FLOOR SLAB:	7" CONCRETE
COLUMN SPACING:	52' x 50' TYP. 52' x 60' SPEED BAY	TRUCK COURT:	135'	FLOOR SLOPE:	0% - NO FLOOR SLOPE
SPRINKLERS:	ESFR	CAR PARKING:	126 STALLS		

BUILDING B

2650 SIMMONS ST NORTH
LAS VEGAS, NV 89032

±319,200 SF

BUILDING SPECIFICATIONS

RENTABLE AREA:	319,200 SF
SPEC OFFICE:	3,112 SF
BUILDING DEPTH:	420'
CLEAR HEIGHT:	36'
COLUMN SPACING:	56' X 50' TYP. 56' X 60' SPEED BAY
SPRINKLERS:	ESFR
POWER:	4,000 A, 480/277 V, 3-PHASE
LOADING:	CROSS DOCK
DOORS:	71 DOCK HIGH, 4 DRIVE IN
DOCK LEVELERS:	(22) 40,000LB MECHANICAL
TRUCK COURT:	135'
CAR PARKING:	216 STALLS (12 COMPACT)
TRAILER PARKING:	52 STALLS
ROOFING:	60 MIL TPO
ROOF INSULATION:	R-38 BATT
FLOOR SLAB:	7" CONCRETE
FLOOR SLOPE:	0% - NO FLOOR SLOPE



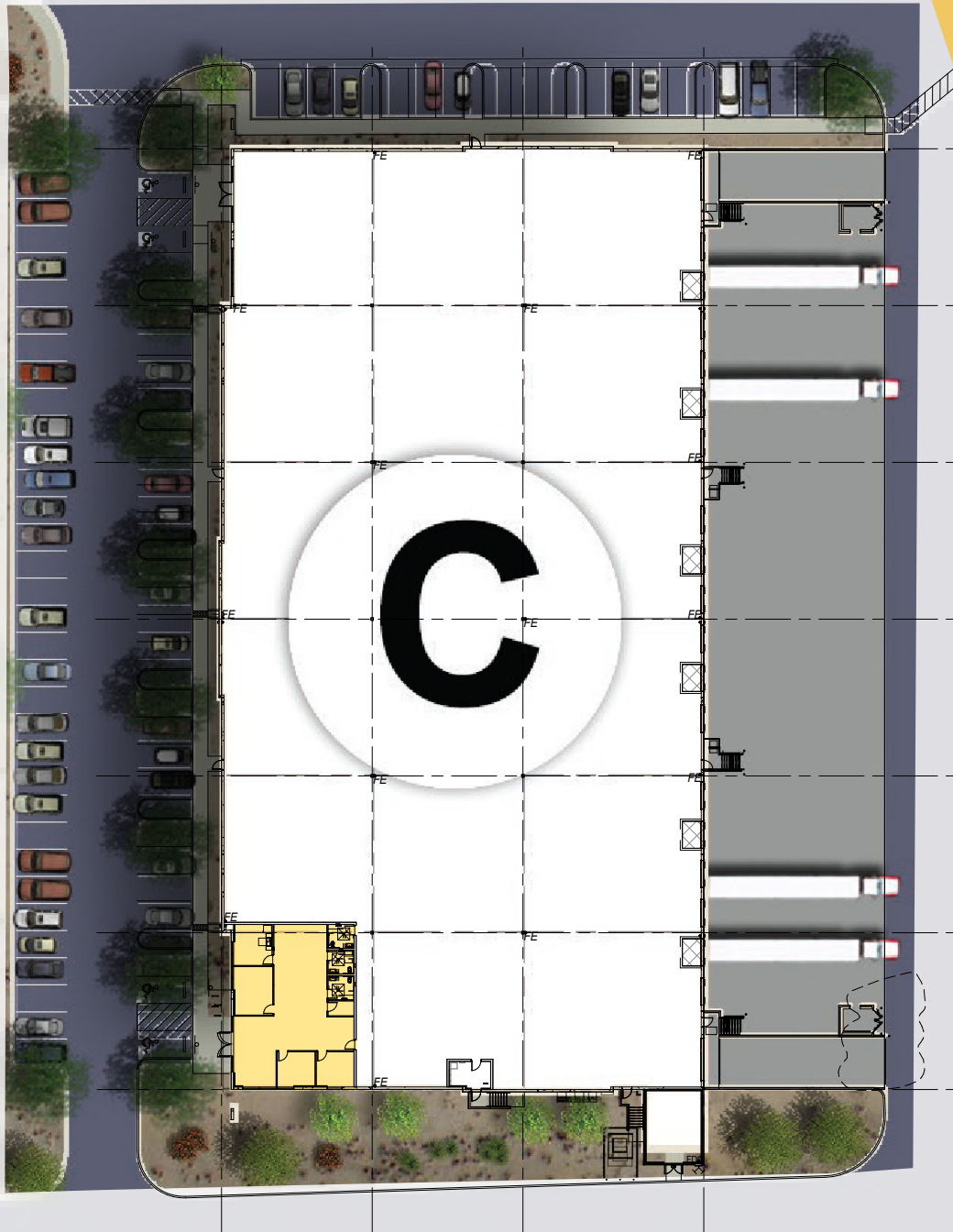
B

BUILDING C

2550 SIMMONS ST NORTH
LAS VEGAS, NV 89032

±49,920 SF

BUILDING SPECIFICATIONS



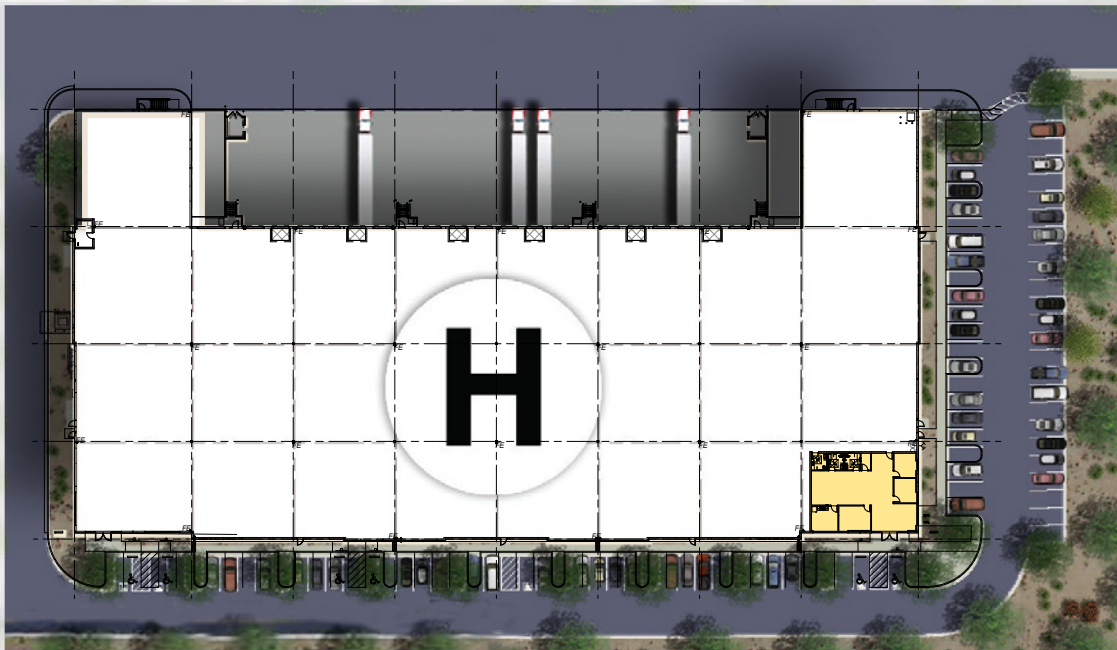
RENTABLE AREA:	49,920 SF
OFFICE SPEC:	2,220 SF
BUILDING DEPTH:	160'
CLEAR HEIGHT:	30'
COLUMN SPACING:	52' X 50' TYP. 52' X 60' SPEED BAY
SPRINKLERS:	ESFR
POWER:	1,200 A, 480/277 V, 3-PHASE
LOADING:	REAR LOADING
DOORS:	18 DOCK HIGH, 2 DRIVE IN
DOCK LEVELERS:	(6) 40,000LB MECHANICAL
TRUCK COURT:	120'
CAR PARKING:	77 STALLS
ROOFING:	60 MIL TPO
ROOF INSULATION:	R-38 BATT
FLOOR SLAB:	6" CONCRETE
FLOOR SLOPE:	0% - NO FLOOR SLOPE

BUILDING H

2100 W CAREY AVE
NORTH LAS VEGAS, NV 89032

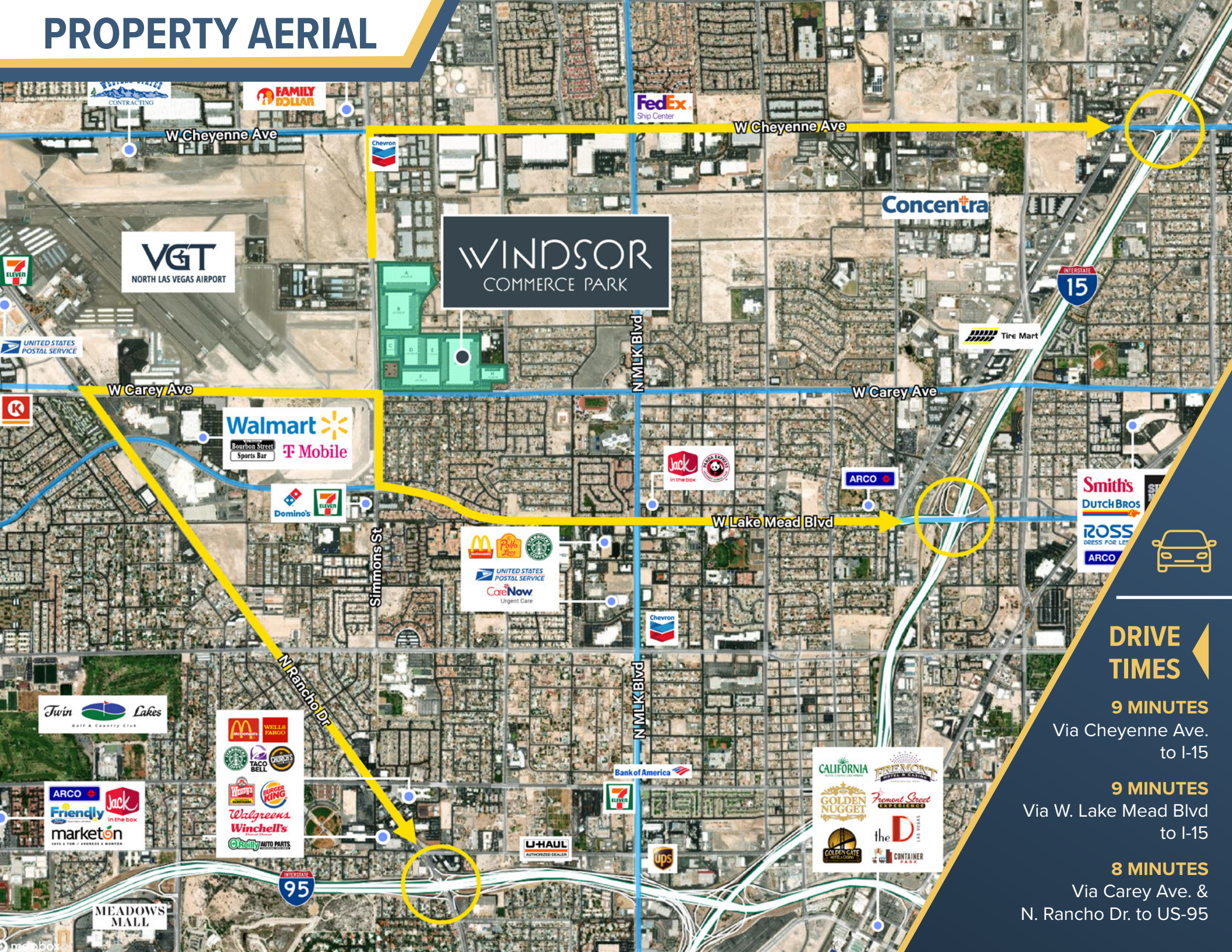
±76,320 SF

BUILDING SPECIFICATIONS



RENTABLE AREA:	76,320 SF
SPEC OFFICE:	2,220 SF
BUILDING DEPTH:	160'
CLEAR HEIGHT:	32'
COLUMN SPACING:	52' X 50' TYP. 52' X 60' SPEED BAY 60' X 60' SPEED BAY ENDS
SPRINKLERS:	ESFR
POWER:	1,200 A, 480/277 V,3-PHASE
LOADING:	REAR LOADING
DOORS:	18 DOCK HIGH, 2 DRIVE IN
DOCK LEVELERS:	(6) 40,000LB MECHANICAL
TRUCK COURT:	120'
CAR PARKING:	85 STALLS
ROOFING:	60 MIL TPO
ROOF INSULATION:	R-38 BATT
FLOOR SLAB:	6" CONCRETE

PROPERTY AERIAL



DRIVE TIMES

- 9 MINUTES
Via Cheyenne Ave. to I-15
- 9 MINUTES
Via W. Lake Mead Blvd to I-15
- 8 MINUTES
Via Carey Ave. & N. Rancho Dr. to US-95



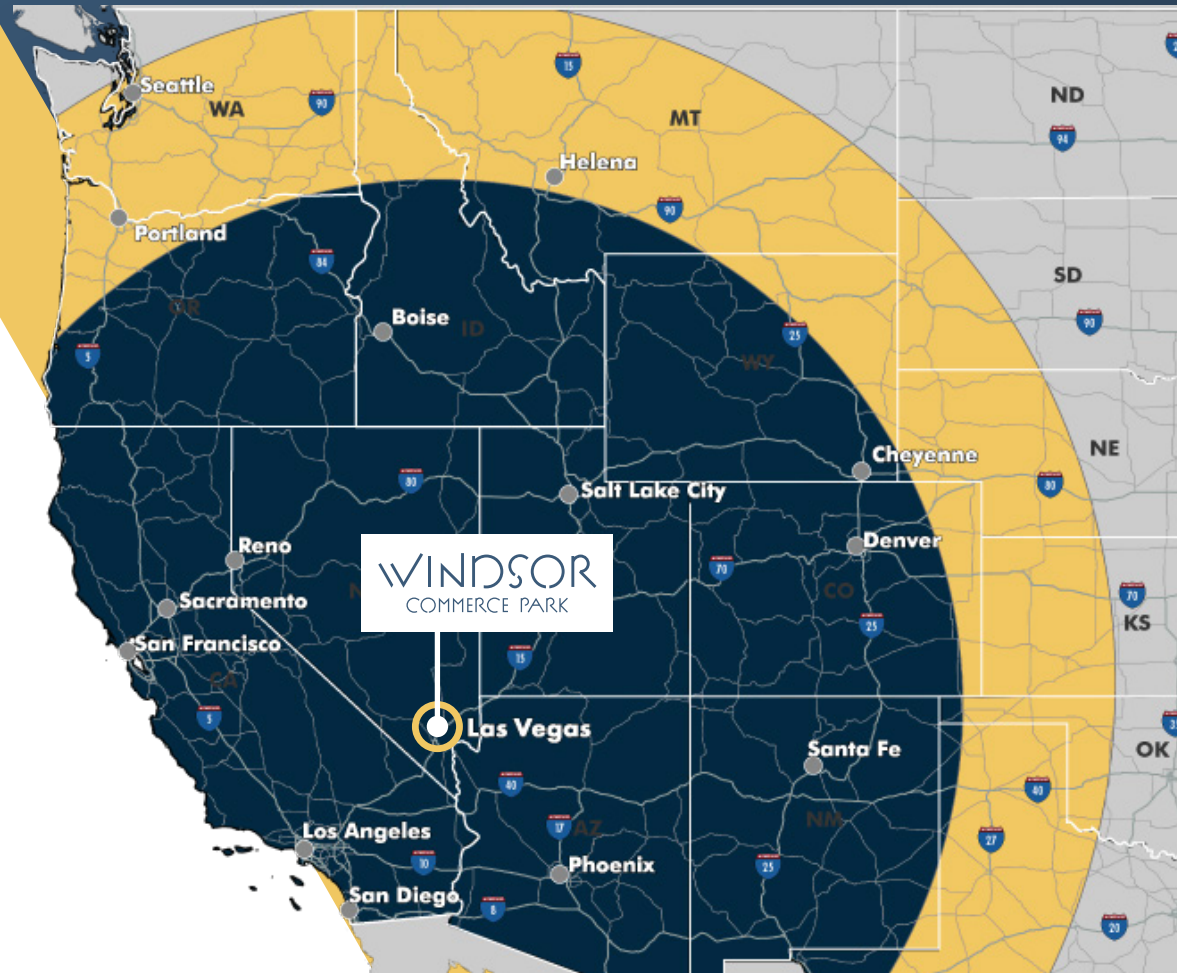
LOCATION & TRANSPORTATION

- US-95 Interchange is ±4.10 miles from site
 - I-15 Interchange is ±4.10 miles from site
 - Harry Reid Airport is ±10.6 miles from site
 - The Las Vegas Strip is ±7.6 miles from site
-
- FedEx Freight - 8.7 Miles
 - FedEx Ship Center - 2.3 Miles
 - FedEx Air Cargo - 13.8 Miles
 - FedEx Ground - 11.2 Miles
 - UPS Freight Service Center - 7.7 Miles
 - UPS Customer Center - 3.9 Miles
 - UPS Air Cargo - 13.8 Miles
 - US Post Office - 2.8 Miles

■ 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	265	3 hrs, 54 min	Boise, ID	634	9 hrs, 31 min
Phoenix, AZ	300	4 hrs, 39 min	Santa Fe, NM	634	9 hrs, 8 min
San Diego, CA	327	4 hrs, 46 min	Denver, CO	752	10 hrs, 45 min
Salt Lake City, UT	424	5 hrs, 50 min	Cheyenne, WY	837	11 hrs, 52 min
Reno, NV	452	6 hrs, 55 min	Helena, MT	907	12 hrs, 31 min
San Francisco, CA	562	8 hrs, 20 min	Portland, OR	982	15 hrs, 44 min
Sacramento, CA	565	8 hrs, 14 min	Seattle, WA	1,129	16 hrs, 52 min





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%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages

LAS VEGAS BUSINESS FACTS



WINDSOR COMMERCE PARK

FOR MORE INFORMATION, PLEASE CONTACT

KEVIN HIGGINS, SIOR
Vice Chairman
702 369 4844
kevin.j.higgins@cbre.com
Lic: BS.0016109

JAKE HIGGINS, SIOR
Executive Vice President
702 369 4844
jake.higgins@cbre.com
Lic: S.0176473



CBRE Las Vegas | 8548 Rozita Lee Ave. | Suite 200 | Las Vegas, NV 89113

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

Lincoln

CBRE