



For Sublease

±100,000 SF (divisible to ±50,000 SF)

5210 E. Carey Avenue, Las Vegas, NV 89156



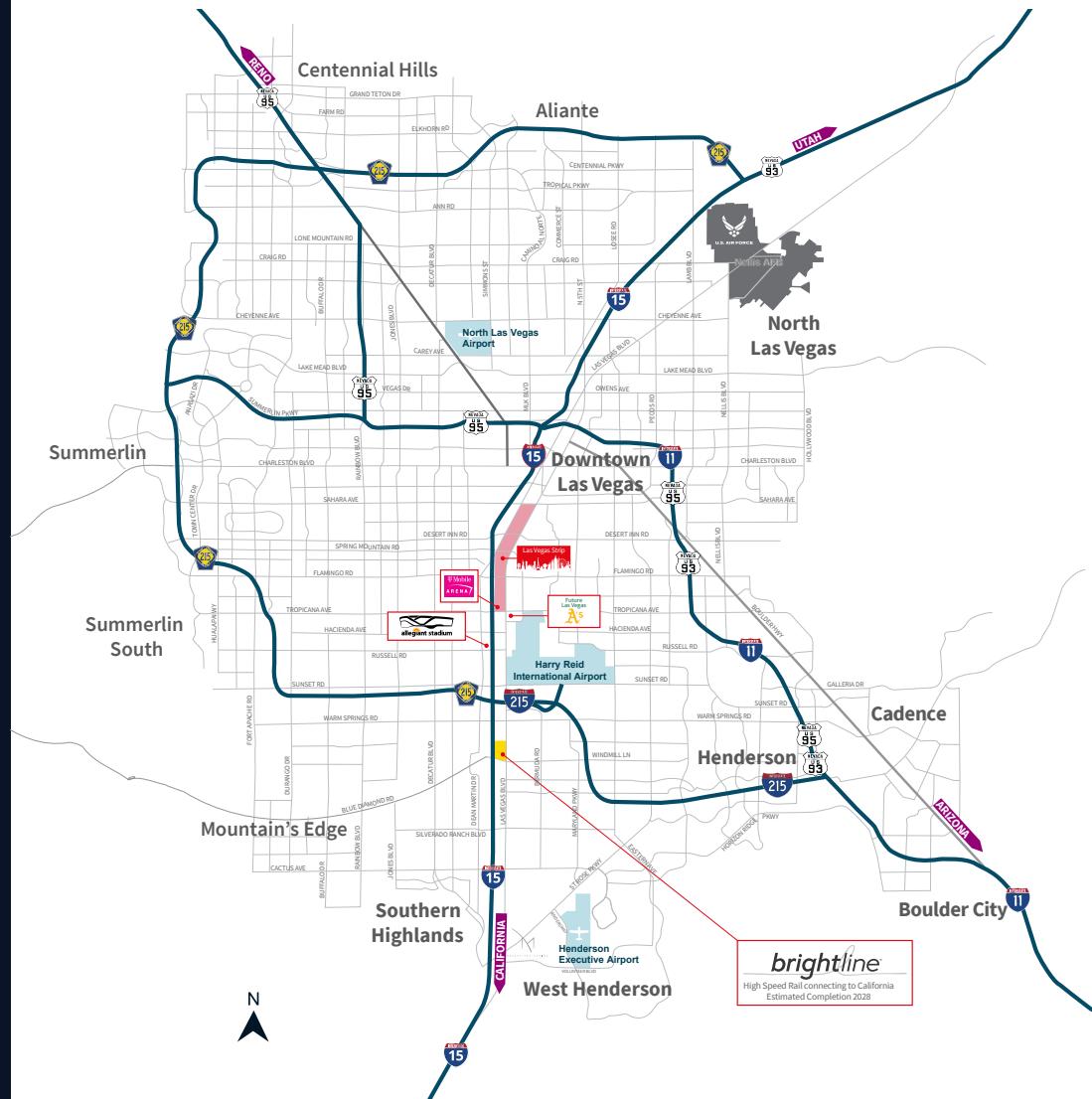
Jones Lang LaSalle Brokerage, Inc. License #: B.1000836.CORP

Location highlights

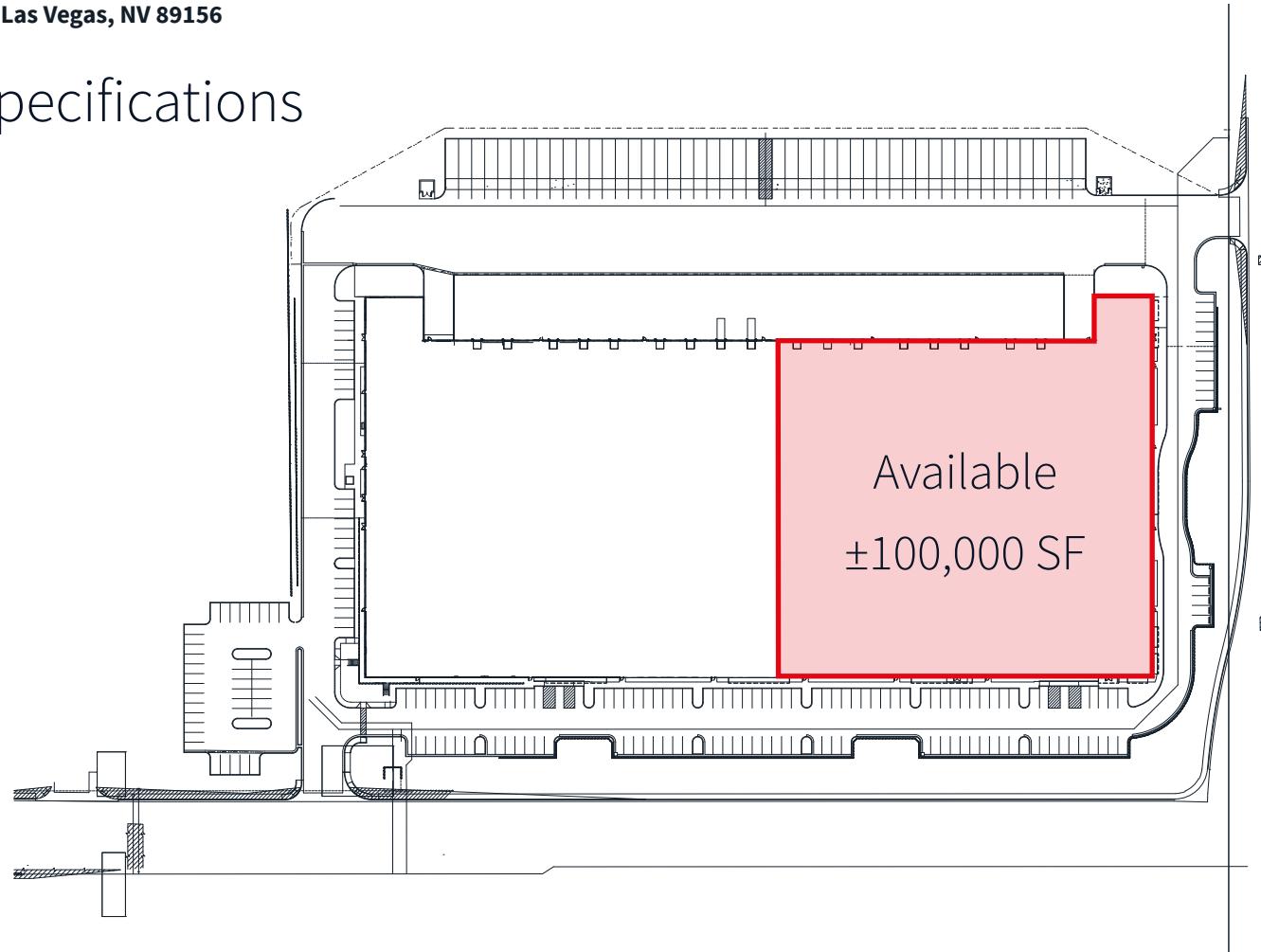
- Strategically positioned in North Las Vegas's highly sought-after submarket—the epicenter of e-commerce and logistics for the southwest region
- ±4.5 miles to Cheyenne Interchange
- ±5.0 miles to Lamb Interchange
- Clark County Jurisdiction
- Zoning: M-1

Sublease highlights

- ±50,000 – 100,000 SF
- ±8 dock doors (additional knock-out panels)
- 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



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 (additional knock-out panels)
Grade Doors:	1 grade door (12' X 14')
Truck Court:	135'

Car Parking:	±100
Trailer Parking:	±25
Sublease Term:	Short to long term available
Rate:	Negotiable
Available:	Immediately

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Location Map



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Location and transportation

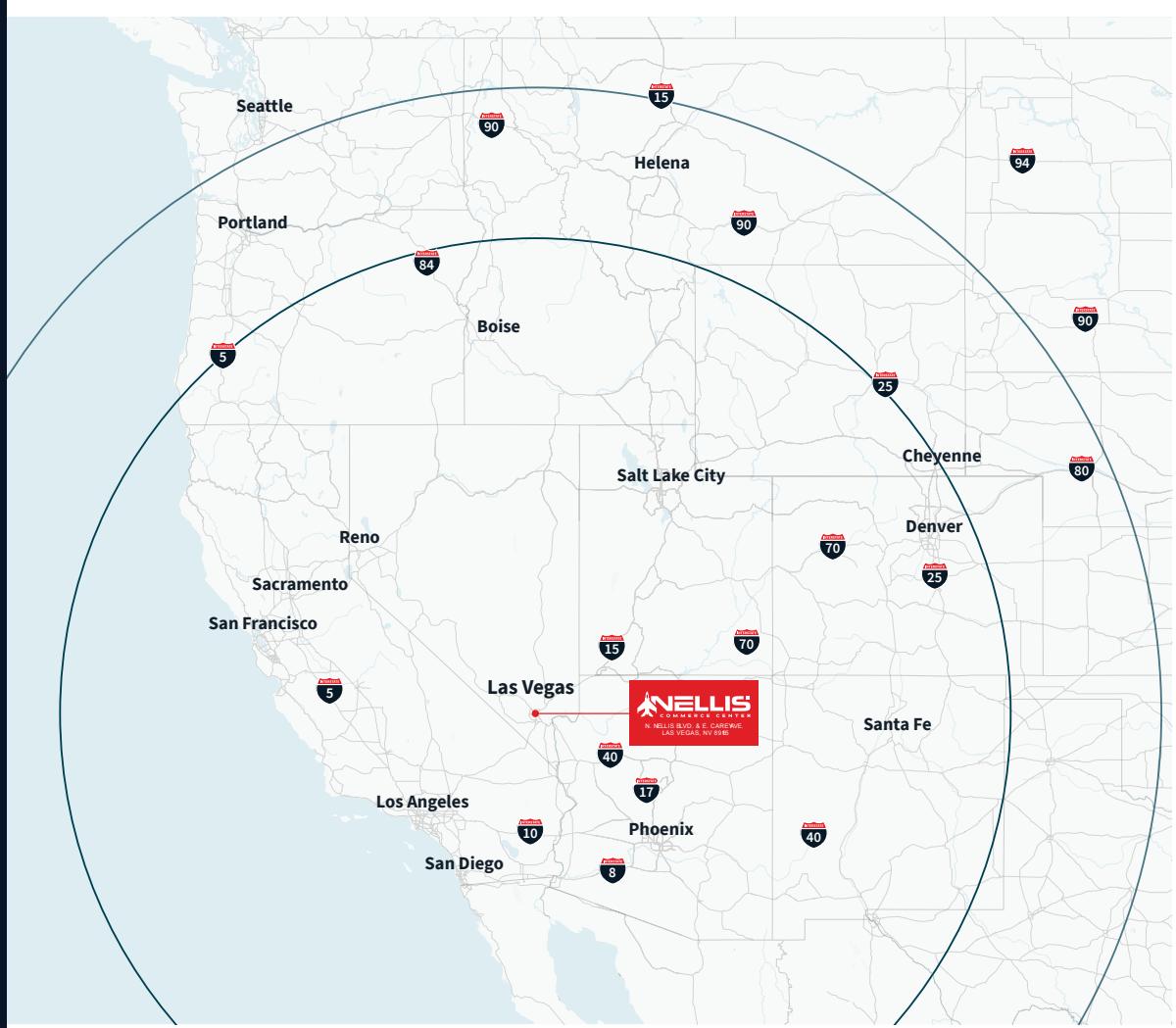
- I-15 Interchange is ±4.5 miles from site
- ±4.5 miles from site
- US-95 Interchange is ±7.0 miles from site
- Harry Reid Airport is ±12.4 miles from site
- The Las Vegas Strip is ±10.0 miles from site

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.)
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	372	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

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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