

CORAN

INDUSTRIAL CENTER

3500 CORAN LANE, NORTH LAS VEGAS, NV 89106

NEW FREESTANDING
DISTRIBUTION BUILDING



±95,520 TOTAL SF

FOR SALE OR LEASE

Colliers

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ABOUT THE PROJECT

This new development will feature a $\pm 95,520$ total square foot state of the art freestanding distribution building. The building has the potential to be delivered with a +/- 4 acre fenced and paved yard, and will be located in the North Las Vegas Submarket.

$\pm 95,520$ TOTAL SF

NORTH LAS VEGAS SUBMARKET

EXCLUSIVE LISTING BROKERS

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TOTAL SQUARE FEET
±95,520 SF



DOCK LOADING POSITIONS
Ten (10) ±9' x ±10' Doors
(Five Per Unit)



YARD / STAGING AREA
Available for a Single Building Occupant



DIVISIBILITY
±47,760 SF



GRADE LEVEL POSITIONS
Two (2) ±14' x ±16' Doors
(One Per Unit)



ACCESS
Easy Access to Arterials



CLEAR HEIGHT
Minimum ±32'



FIRE SAFETY
ESFR Fire Sprinkler System



POWER
277/480 Volt with 2,500 Amps 3 Phase Power



COLUMN SPACING
±48' x ±52'



SPEED BAY COLUMN SPACING
±60' x ±52' at Dock Doors



PARKING
111 Auto Spaces



NEW FREESTANDING DISTRIBUTION BUILDING



CONTACT AGENT(S) FOR PRICING DETAILS

Potential for additional +/- 4 acre yard

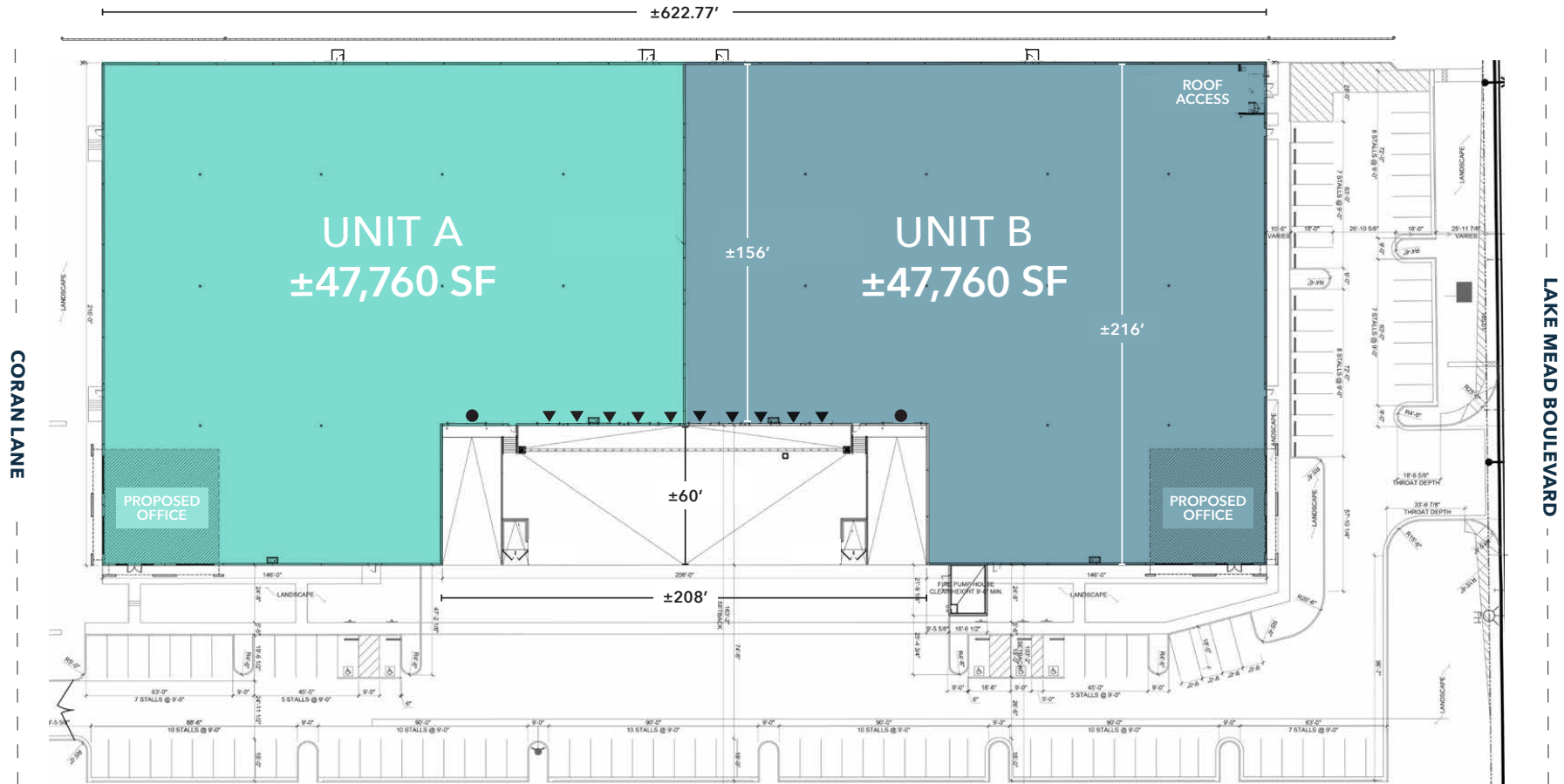
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Not To Scale. For Illustration Purposes Only.



PROPERTY FEATURES

Ten (10) ±9' x ±10' Dock Loading Doors

Two (2) ±14' x ±16' Grade Level Loading Doors

111 Parking Spaces

±95,520 TOTAL SF

▲ = DOCK HIGH LEVEL DOORS ● = GRADE LEVEL DOORS

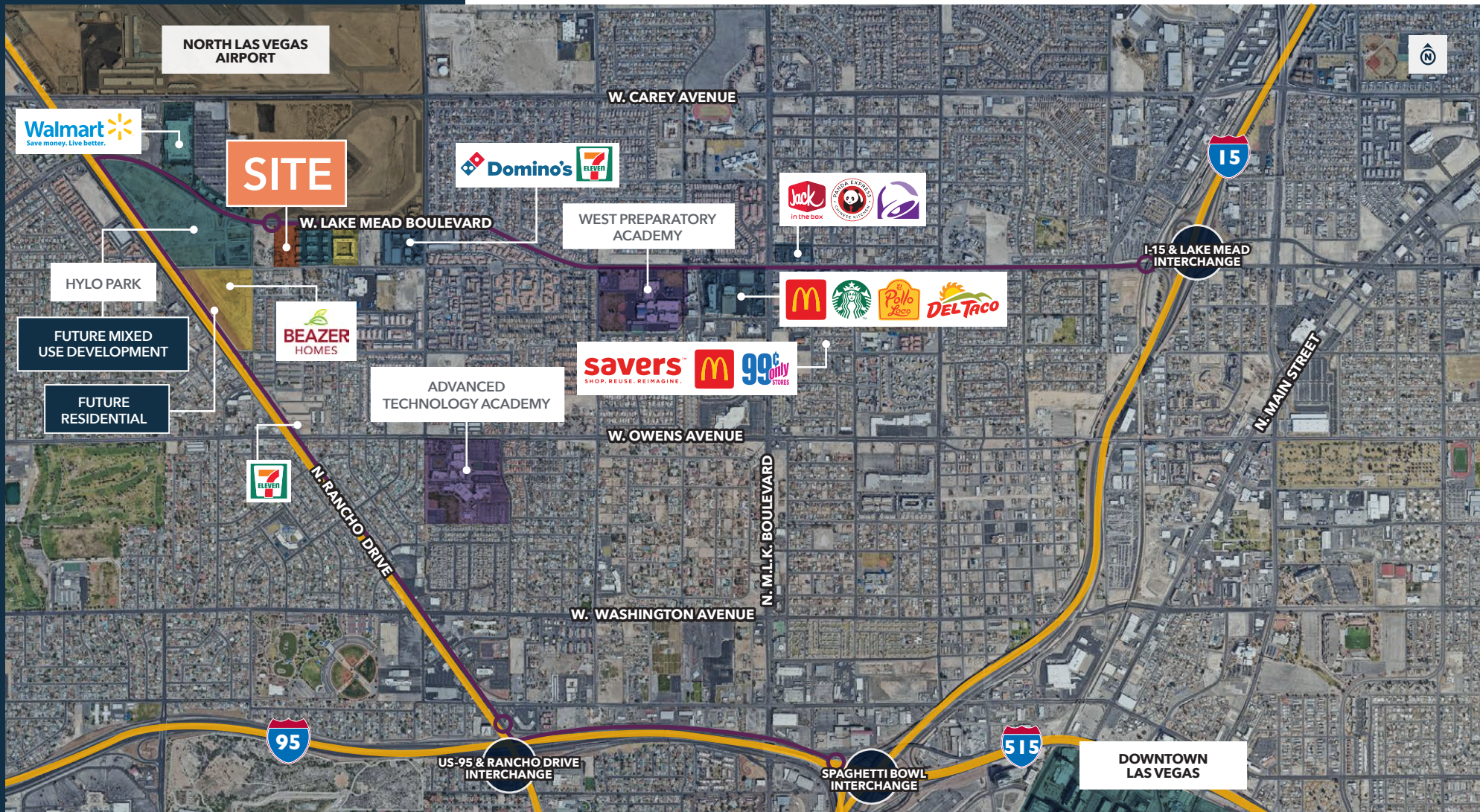
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Aerial Map



North Las Vegas Airport
±5 Minutes



US-95 & Rancho Drive
±7 Minutes



I-15 & Lake Mead
±7 Minutes



Spaghetti Bowl
±14 Minutes



Strip Corridor
±10 Minutes

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Close Up Aerial Map



MARKET OVERVIEW

LAS VEGAS

The Las Vegas Metro continues to grow, as a result of its high rankings for quality of life, job and population growth, and healthy business climate.

The Las Vegas-Paradise MSA consists of nearly 600 square miles and encompasses Las Vegas, Henderson, Boulder City, North Las Vegas, Mesquite, and all of Clark County. The leading financial and cultural center for Southern Nevada, Las Vegas is the largest city in the state and an internationally renowned resort destination known primarily for gaming, conventions, shopping, fine dining and nightlife.

This popular destination is the 28th largest Metropolitan Statistical Area in the United States with over two million residents. Las Vegas is one of the top three leading convention and business meeting locations in the United States, and one of the world's top draws for tourism. The combination of no inventory tax, rich transportation infrastructure and the geographic location of the state's two largest urban centers are prime reasons that top brands like Amazon, Wal-Mart, Levi Strauss & Co., Bed, Bath & Beyond, Monster Cable, Ocean Spray Cranberries and others choose Nevada to stage their warehousing and distribution strategies.

OVERALL LAS VEGAS MARKET STATS

172M

Total Industrial Inventory

6.4%

Total Vacancy

Top 3

Metros in the U.S.
for Job Creation
(Bloomberg, 2021)

555K SF

Q2 2024 Net Absorption

\$1.17

Overall Asking Rent
(Q2 2024)

#1

Convention & Trade
Show Venue in the U.S.

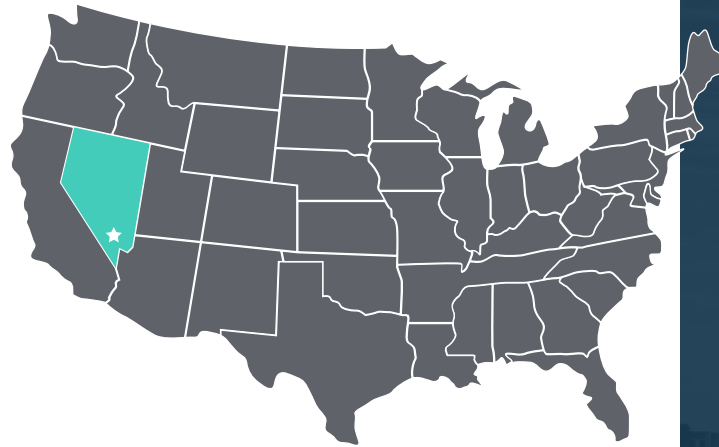


Market Overview

Las Vegas

#1 TRADE SHOW DESTINATION
FOR 26 CONSECUTIVE YEARS

-Trade Show News Network



CONVENTION CENTERS

While Las Vegas has historically been known as a gaming destination, the city's diverse non-gaming allure continues to strengthen and has far surpassed gambling demand. One such demand driver is the unparalleled convention and meeting space capacity available throughout the city. In 2018, Las Vegas held over 22,300 conventions and hosted over 6.5 million convention delegates.

Las Vegas also hosted 3 of the top 10 and 6 of the top fifteen largest conventions/trade shows held in the U.S.



BUSINESS FACTS

LABOR

- Nevada has one of the lowest labor costs in the region
- The metro Las Vegas area has more than 55,000 workers in the transportation, logistics and manufacturing industries
- Nearly 65,000 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages

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 Incentives

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

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Las Vegas Market Overview

2.3M

Metro Population

4.7M

Average Monthly
Harry Reid International
Airport Passengers

\$44.9B

Annual Tourism
Revenue

\$469K

New Home
Median Price

31st

Most Populous
State in the U.S.

72%

Nevada Residents
Live In Las Vegas



NHL Expansion

T-Mobile Arena hosts over 150 events per year and is the current home of the NHL Golden Knights



20,000 Seats

T-Mobile Arena, a multi-use indoor arena on the Las Vegas Strip opened in April 2016



The Las Vegas Raiders

The relocation of the Oakland Raiders is anticipated to create a \$600+ million economic impact add 450,000+ incremental visitors and host 45+ events annually



LVCC Expansion

Las Vegas Convention Center is currently undergoing a \$2.3 billion, 600,000 SF expansion to absorb excess demand



Mandalay Bay Convention Center

Recently underwent a 350,000 SF expansion and is now one of the largest in North America



Formula One Building and Las Vegas Grand Prix

Main building is four story, ±300,000 SF with 13 garages, cost \$240 million. The race will take place around the Las Vegas Strip



New Las Vegas Stadium

The New Las Vegas Stadium is a planned retractable roof ballpark to be built on the site of the Tropicana Las Vegas



Steady Growth

The University continues to grow with a total student headcount of 28,000 (2023)



MSG Sphere at the Venetian

A revolutionary new 18,000-seat venue for concerts, sports and live entertainment that will be completed in 2023

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