

For Sale or Lease

TENAYA 215

A Project by

Hopewell[®]
DEVELOPMENT



SWC S. Tenaya Way & Arby Ave., Las Vegas, NV 89113

LOGIC

Property Highlights



Southwest
Submarket



Contact Broker
Sale/Lease Rate



(2) Buildings totaling
± 141,020 SF
Building A: ± 90,686 SF
Building B: ± 50,334 SF
Available Square Footage



Industrial Light (IL)
Zoning

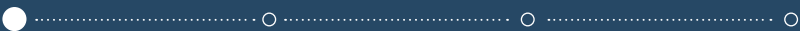
The Southwest Submarket Overview

The Southwest submarket remains one of the most sought-after industrial markets in the Las Vegas Valley, offering excellent connectivity via I-215 and I-15, access to a deep labor pool, and proximity to the region's major population centers. Its diverse mix of occupiers and established infrastructure continue to drive strong demand, making it a preferred location for companies serving Southern Nevada and the broader Southwest region.



Construction Timeline

[Track Project Progress](#)



Slabs Poured
Q4 2026

Walls Tilting
Q4 2026

Roof Installation
Q1 2027

Building Completion
Q2 2027



Conveniently located in the Southwest Submarket, this project provides excellent connectivity to I-215 via S. Buffalo Dr.



± 1-mile to the I-215



± 5-miles to the I-15



± 10-miles to the Strip



± 10-miles to Harry Reid International Airport

Building Details



Building A
SWC S. Tenaya Way & Arby Ave.
Las Vegas, NV 89113

▲ Dock Level Doors ● Grade Level Doors

Site Area	± 4.47 AC
Available SF	± 90,686 SF
Spec Office	± 3,000 SF
Min. Clear Height	32'
Dock High Doors	14 – 9' x 10'
Grade Level Doors	2 – 16' x 14'
Truck Court	130'
Trailer Parking	14
Auto Parking	111 (Entire Project)
Accessible Parking	4 - Subset of Auto Parking
Column Spacing	50' x 58'
Speedbay	52' x 60'
Power	2,000 Amps, 277/480V, 3-Phase Power
Sprinklers	ESFR with K-16 heads
Clerestory Windows & Skylights	Yes
Roof Insulation	R-19
Slab	6" Reinforced concrete slab, 4,500 PSI
Lighting	LED



Building Details



Building B
SWC S. Tenaya Way & Arby Ave.
Las Vegas, NV 89113

▲ Dock Level Doors ● Grade Level Doors

Site Area	± 2.46 AC
Available SF	± 50,334-SF
Spec Office	± 2,800 SF
Min. Clear Height	32'
Dock High Doors	5 – 9' x 10'
Grade Level Doors	1 – 16' x 14'
Truck Court	130'
Trailer Parking	5
Auto Parking	111 (Entire Project)
Accessible Parking	2 - Subset of Auto Parking
Column Spacing	50' x 55'
Speedbay	50' x 57'
Power	1,600 Amps, 277/480V, 3-Phase Power
Sprinklers	ESFR with K-16 heads
Clerestory Windows & Skylights	Yes
Roof Insulation	R-19
Slab	6" Reinforced concrete slab, 4,500 PSI
Lighting	LED



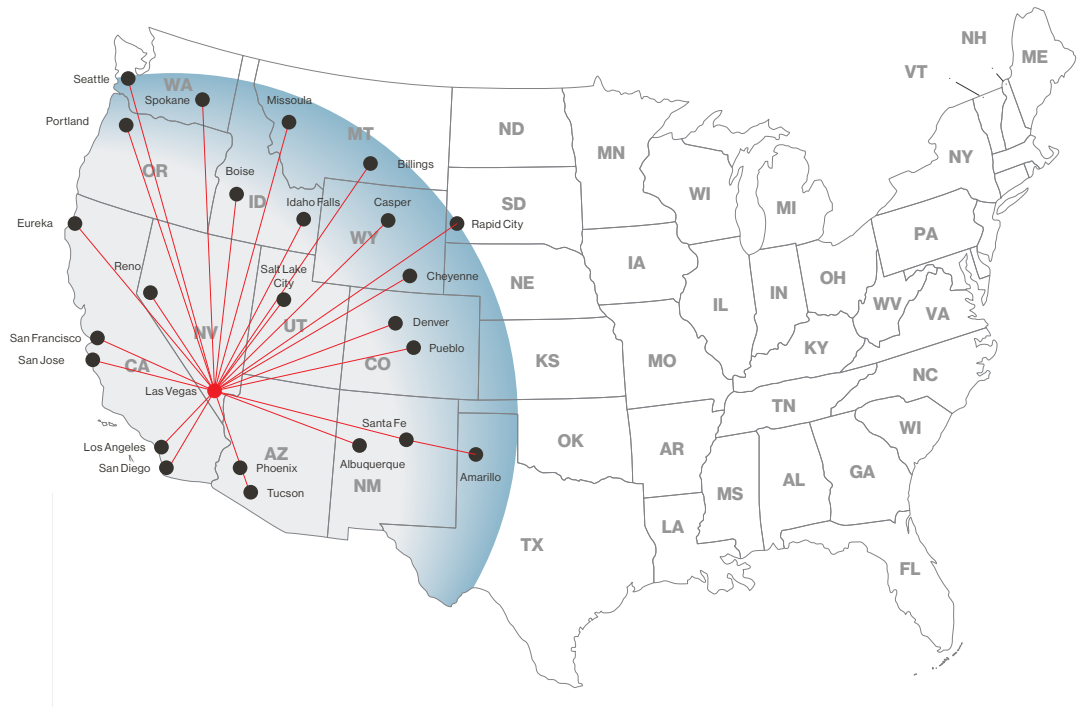


Property Renderings



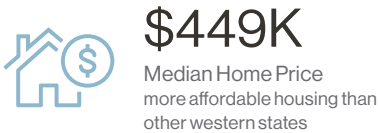
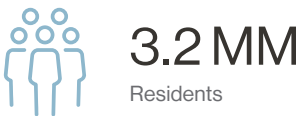
Drive Time from Las Vegas, NV

1-Day Truck Service 2-Day Truck Service



Location	Times (Estimated)	Distance (Miles)
Los Angeles, CA	3 hrs, 54 min	265
Phoenix, AZ	4 hrs, 39 min	300
San Diego, CA	4 hrs, 46 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 20 min	562
Sacramento, CA	8 hrs, 14 min	565
Boise, ID	9 hrs, 31 min	630
Santa Fe, NM	9 hrs, 8 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 52 min	837
Helena, MT	12 hrs, 35 min	907
Portland, OR	15 hrs, 44 min	982
Seattle, WA	16 hrs, 52 min	1,129

Business
Friendly Nevada



Nevada Advantages

Tax-Free Haven

- No Corporate Income Tax
- No Corporate Shares Tax
- No Franchise Tax
- No Personal Income Tax
- No Franchise Tax on Income
- No Inheritance or Gift Tax
- No Unitary Tax
- No Estate Tax

Labor Force

- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries.

Assistance Programs

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement

A Reputation Built on Performance



± 21M SF

Class A Industrial Delivered



± 18M SF

Active Projects in Development

Headquartered in Calgary with offices in Toronto and Phoenix, Hopewell Development LP (“Hopewell”) is the commercial development division of the Hopewell Group of Companies. For 30 years, businesses of all sizes and in all industries have trusted Hopewell, one of North America’s leading commercial developers, to deliver intelligent and highly personalized real estate solutions.

From site selection, planning and design, to financing, construction management and leasing, Hopewell’s team of experienced associates delivers customized solutions that meet the needs of tenants and owners through every phase of the development process.

Hopewell has an extensive track record in all aspects of commercial real estate development and currently has active projects in various stages of development in Vancouver, Edmonton, Calgary, Winnipeg, Toronto, Phoenix, Las Vegas and Dallas/Fort Worth.



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For inquiries please reach out to our team.

Amy Ogden, SIOR

Partner
702.234.9860
aogden@logicCRE.com
S.0069966

Madeline Nuha

Associate
702.954.4131
mnuha@logicCRE.com
BS.0146665