



RAINBOW
@ Blue Diamond Logistics Park

±256,490 TOTAL SF

New Development For Lease or Sale

S. Rainbow Blvd & W. Richmar Ave. Las Vegas, NV 89139

CBRE

EBS
Realty Partners

PENWOOD
REAL ESTATE INVESTMENT MANAGEMENT, LLC

HIGHLIGHTS

Location

- Located in the highly desired Southwest Submarket with a plethora of nearby amenities along Blue Diamond Rd.
- Excellent connectivity with access to the I-15 freeway via Blue Diamond Rd. or Cactus Ave. and the I-215 freeway via Rainbow Blvd.
- Clark County Jurisdiction
- Zoning: M-D (Design Manufacturing) B-E (Business Employment)

Project

- Four (4) state-of-the-art distribution facilities totaling ±256,490 SF
- Buildings range from ±36,493 – 83,153 SF
- Rear and front loaded configurations
- Spec office being delivered in all buildings
- 28' - 32' minimum clear height
- ESFR Sprinkler System

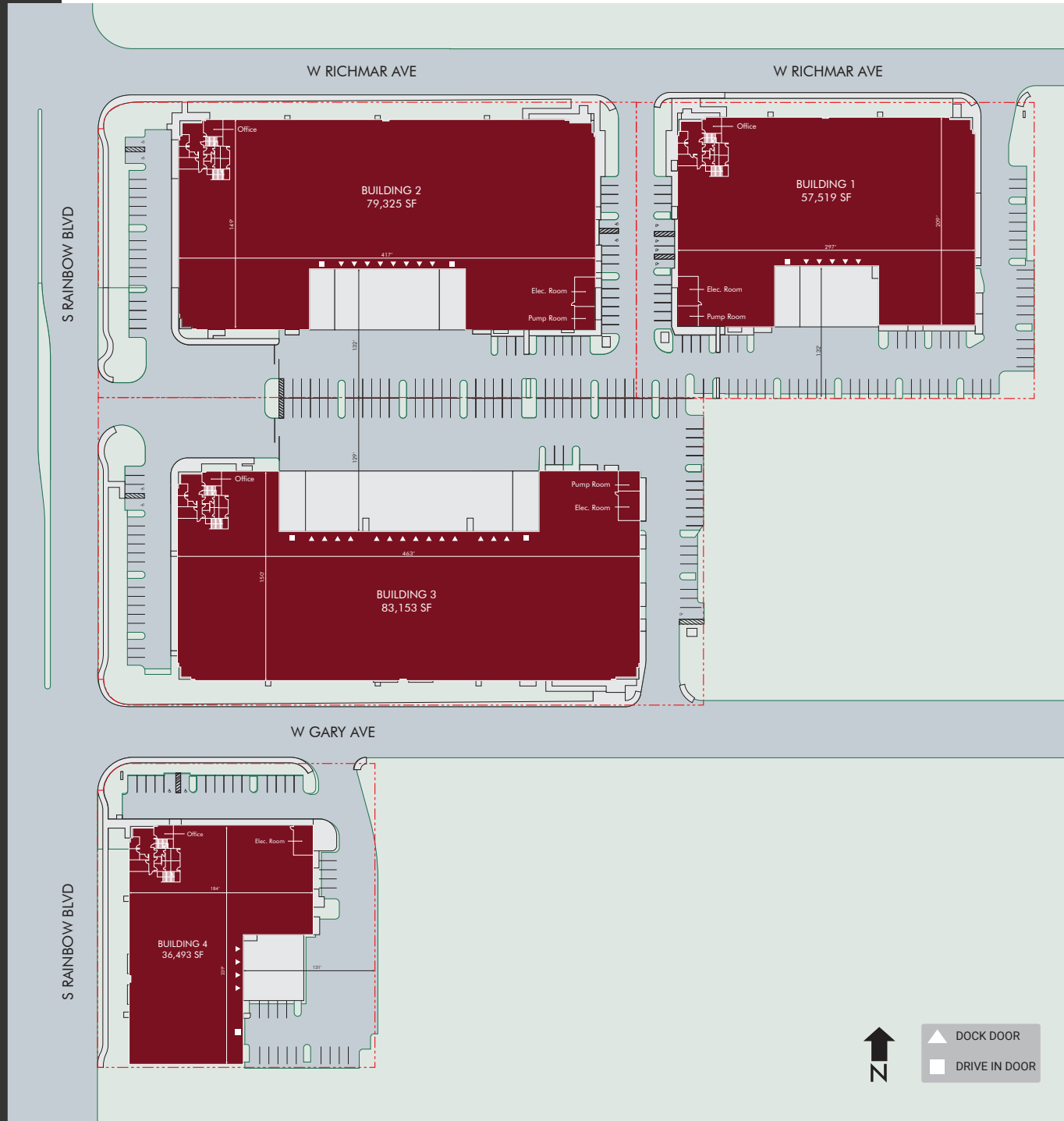


RAINBOW
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PROJECT SITE PLAN

Landlord Spec Improvements

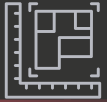
- Full site concrete paving, no asphalt used
- Reinforced concrete truck aprons
- Warehouses are evaporative cooled with 3 air exchanges per hour
- Warehouses are equipped with LED lighting measuring 20 foot-candles at 36" above finished warehouse floor
- Pre-installed conduit for future truck court motorized gates
- 35,000 lb mechanical dock levelers at every other dock-high door



BUILDING SPECIFICATIONS

BUILDING 1

9530 S RAINBOW BLVD



±57,519 SF
TOTAL SF



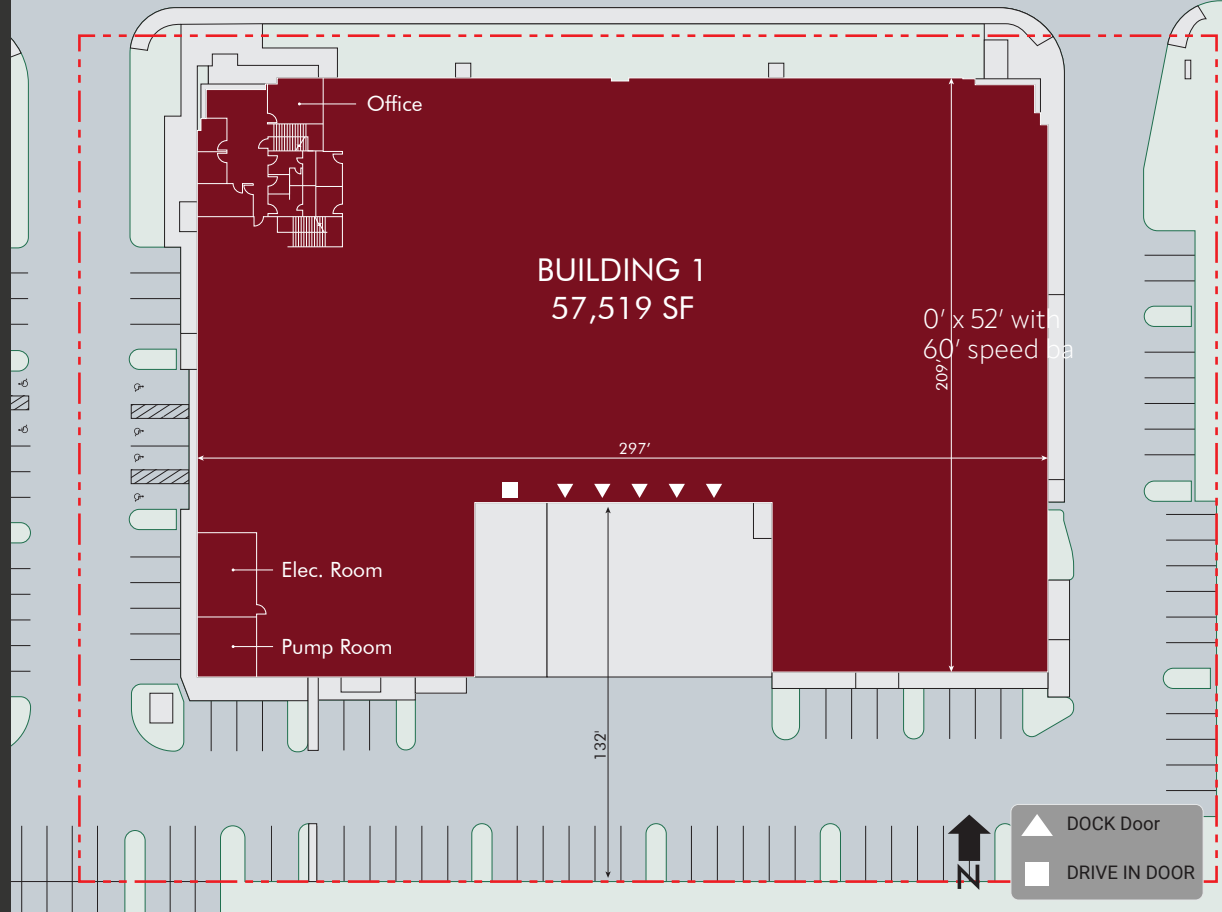
±2,430 SF
1ST STORY
OFFICE AREA

±1,860 SF
2ND STORY
OFFICE AREA

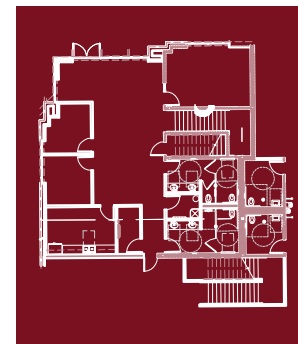
CLEAR HEIGHT	32' clear from first column
DOCK DOORS	5 (9'x10')
GRADE DOORS	1 (12'x14')
TRUCK COURT	±132' with 60' concrete apron
AUTO PARKING	84
COLUMN SPACING	50' x 52' with 60' speed bay
POWER	2,000 A, 277/480 V, 3-Phase (expandable)
SPRINKLER	ESFR
ROOFING	60 mil TPO
ROOF INSULATION	R-19
FLOOR SLAB	6" concrete slab min

SITE PLAN

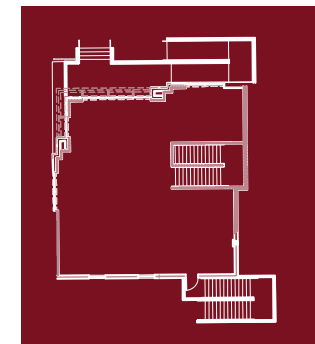
W RICHMAR AVE



OFFICE PLAN



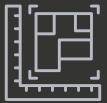
1ST STORY



2ND STORY

BUILDING SPECIFICATIONS

BUILDING 2
9560 S RAINBOW BLVD



±79,325 SF
TOTAL SF

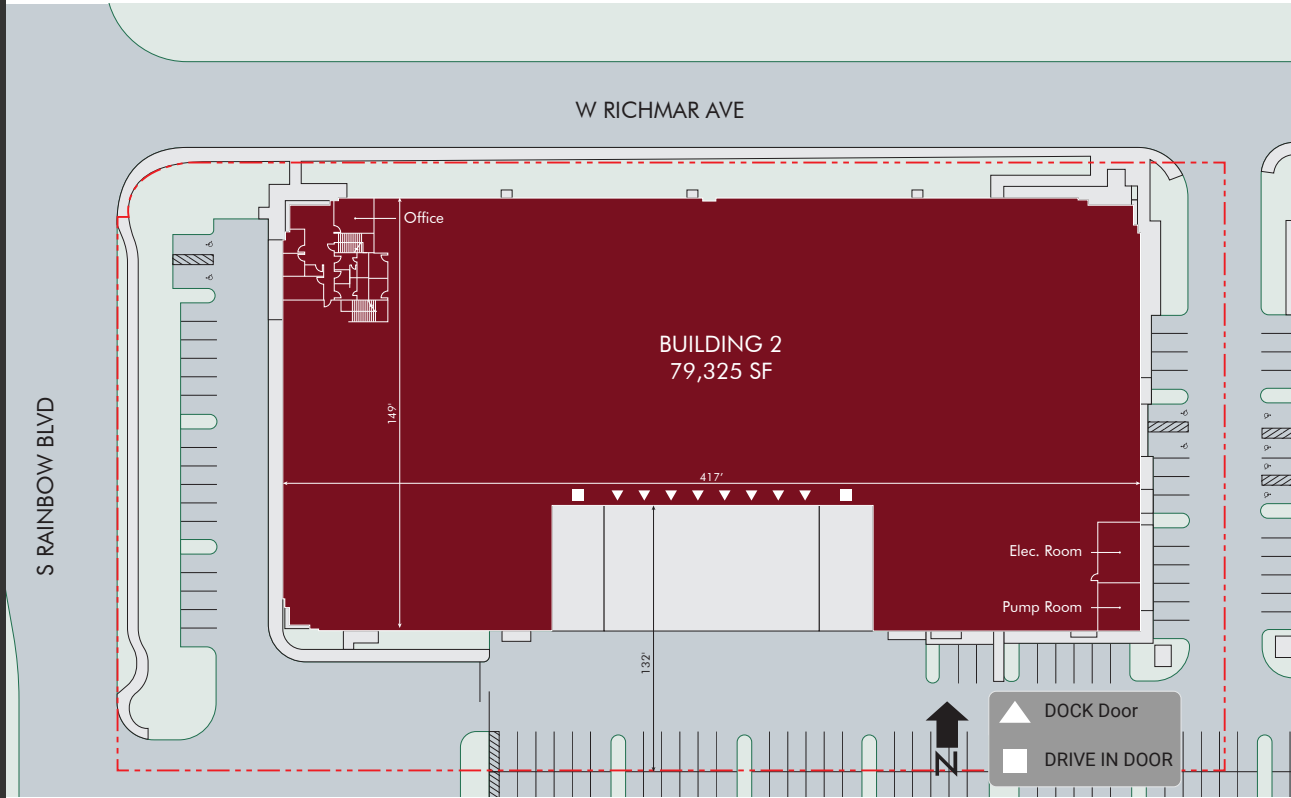


±2,352 SF
1ST STORY
OFFICE AREA

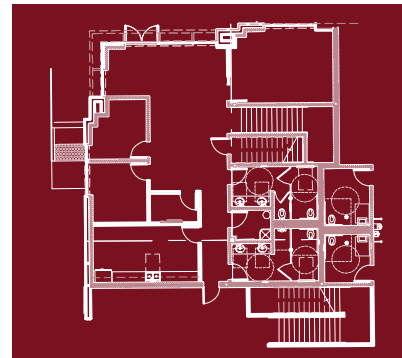
±1,783 SF
2ND STORY
OFFICE AREA

CLEAR HEIGHT	32' clear from first column
DOCK DOORS	8 (9'x10')
GRADE DOORS	2 (12'x14')
TRUCK COURT	±132' with 60' concrete apron
AUTO PARKING	79
COLUMN SPACING	50' x 52' with 60' speed bay
POWER	2,000 A, 277/480 V, 3-Phase (expandable)
SPRINKLER	ESFR
ROOFING	60 mil TPO
ROOF INSULATION	R-19
FLOOR SLAB	6" concrete slab min

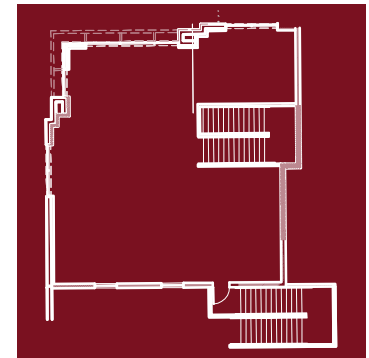
SITE PLAN



OFFICE PLAN



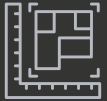
1ST STORY



2ND STORY

BUILDING SPECIFICATIONS

BUILDING 3
9590 S RAINBOW BLVD



±83,153 SF
TOTAL SF

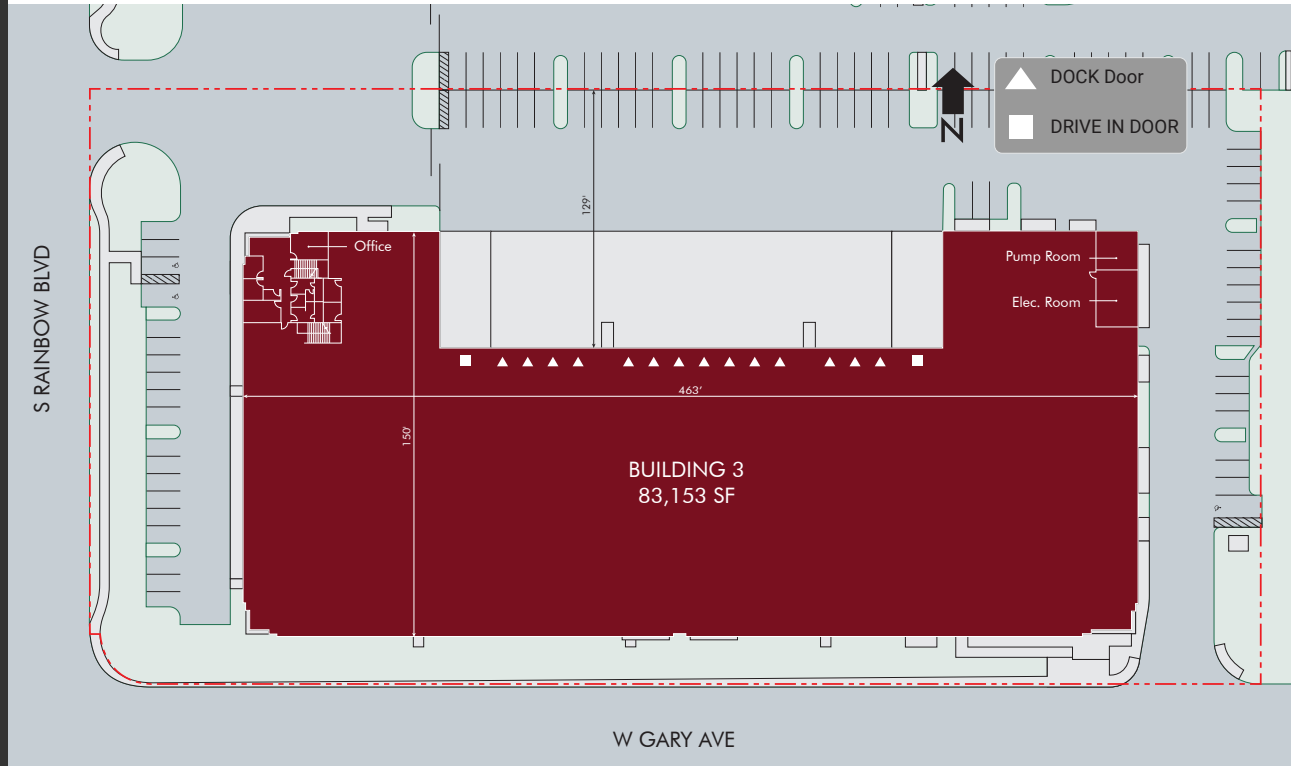


±2,354 SF
1ST STORY
OFFICE AREA

±1,775 SF
2ND STORY
MEZZANINE

CLEAR HEIGHT	32' clear from first column
DOCK DOORS	14 (9'x10')
GRADE DOORS	2 (12'x14')
TRUCK COURT	±129' with 60' concrete apron
AUTO PARKING	80
COLUMN SPACING	50' x 52' with 60' speed bay
POWER	2,000 A, 277/480 V, 3-Phase (expandable)
SPRINKLER	ESFR
ROOFING	60 mil TPO
ROOF INSULATION	R-19
FLOOR SLAB	6" concrete slab min

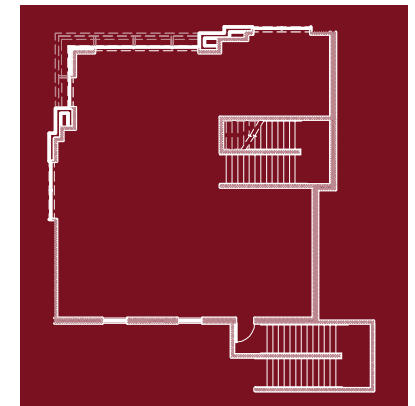
SITE PLAN



OFFICE PLAN



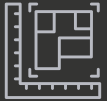
1ST STORY



2ND STORY

BUILDING SPECIFICATIONS

BUILDING 4
6885 GARY AVE



±36,493 SF
TOTAL SF



±2,241 SF
1ST STORY
OFFICE AREA

±1,665 SF
2ND STORY
MEZZANINE

CLEAR HEIGHT 28' throughout

DOCK DOORS 4 (9'x10')

GRADE DOORS 1 (12'x14')

TRUCK COURT ±130' with 60' concrete apron

AUTO PARKING 38

COLUMN SPACING 50' x 52' with 60' speed bay

POWER 1,000 A, 277/480 V, 3-Phase (expandable)

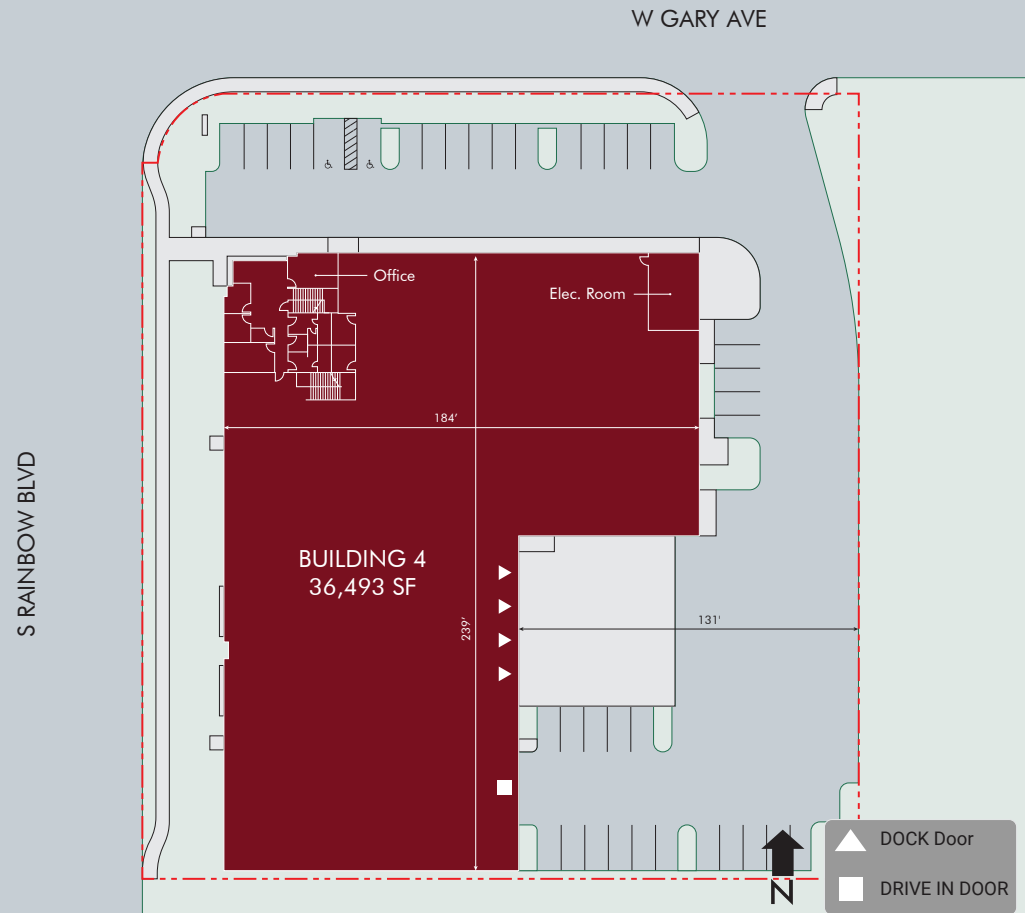
SPRINKLER ESRF

ROOFING 60 mil TPO

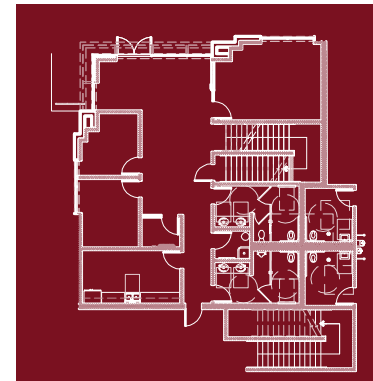
ROOF INSULATION R-19

FLOOR SLAB 6" concrete slab min

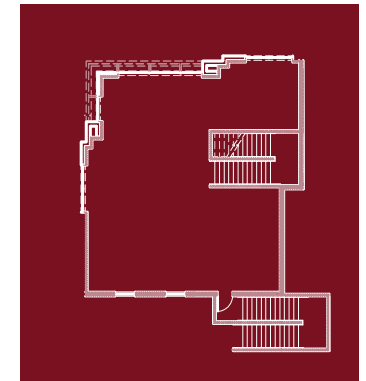
SITE PLAN



OFFICE PLAN



1ST STORY



2ND STORY

AERIAL MAP & NEARBY AMENITIES



REGIONAL ADVANTAGE

Location & Transportation

- I-15 Interchange is ±4.2 miles via Blue Diamond Rd. and ±4.78 miles via Cactus Ave.
- I-215 Interchange is ±3.44 miles
- Harry Reid Airport is ±9.9 miles
- The Las Vegas Strip is ±9.6 miles

Shipping & Mailing Services

- FedEx Freight 11.3 Miles
- FedEx Ship Center 3.2 Miles
- FedEx Air Cargo 11.3 Miles
- FedEx Ground 3.3 Miles
- UPS Freight Service Center 7.4 Miles
- UPS Customer Center 7.4 Miles
- UPS Air Cargo 7.2 Miles
- US Post Office 2.4 Miles



Transit Analysis From Las Vegas, NV

	Distance (mi.)	Time (est.)		Distance (mi.)	Time (est.)
Los Angeles, CA	262	4 hrs, 1 min	Boise, ID	636	9 hrs, 49 min
Phoenix, AZ	335	5 hrs, 25 min	Santa Fe, NM	640	9 hrs, 8 min
San Diego, CA	323	4 hrs, 58 min	Denver, CO	761	11 hrs, 14 min
Salt Lake City, UT	433	6 hrs, 19 min	Cheyenne, WY	846	12 hrs, 44 min
Reno, NV	447	7 hrs, 4 min	Helena, MT	914	13 hrs, 11 min
San Francisco, CA	561	8 hrs, 35 min	Portland, OR	975	15 hrs, 50 min
Sacramento, CA	564	8 hrs, 36 min	Seattle, WA	1,126	17 hrs, 14 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 OVERVIEW

- 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 105,800 workers in the distribution/transportation/warehousing and manufacturing industries
- Over 60,000 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 1.6% and transportation and warehousing by 0.8%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages
- Year-end 2023 employment growth was 4.1% in Las Vegas and 3.5% in Nevada, both higher than the National Average of 1.9%





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