

FOR LEASE

GOLDEN TRIANGLE LOGISTICS CENTER

2815 E. WASHBURN ROAD

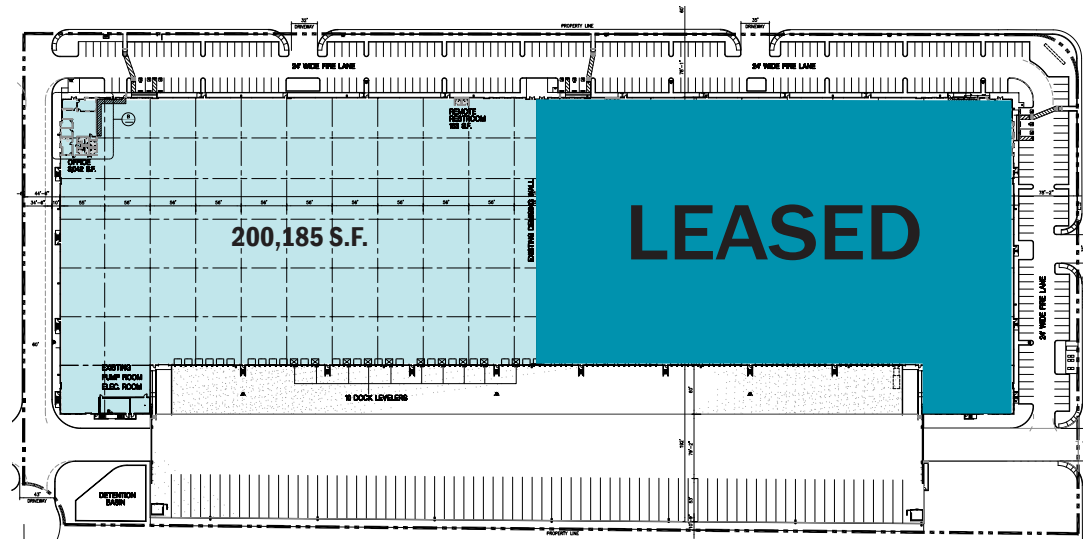


North Las Vegas, NV 89081
200,185 SF Available



CBRE

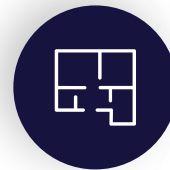
SITE PLAN



NOT TO SCALE
All measurements
are approximate

UNIT SPECS

- Site area: 318.1 acres
- Loading: Rear Load
- Column Spacing: 356' x 360'
- Sprinklers: ESFR
- (10) 40,000 lb mechanical pit levelers
- 100 car parking spaces (0.88 per 1,000 SF)
- 39 trailer parking spaces
- LED lighting with 30' candles in warehouse
- Evaporated coolers in warehouse
- Building depth: 3330'
- 3187' all concrete truck court
- Single ply, white 60 mil, TPO roof
- Single ply, white foil insulation under roof structure



±200,185 SF
Rentable Area



±3,024 SF
Office Area



±36'
Clear Height



30
Dock High
Loading Doors



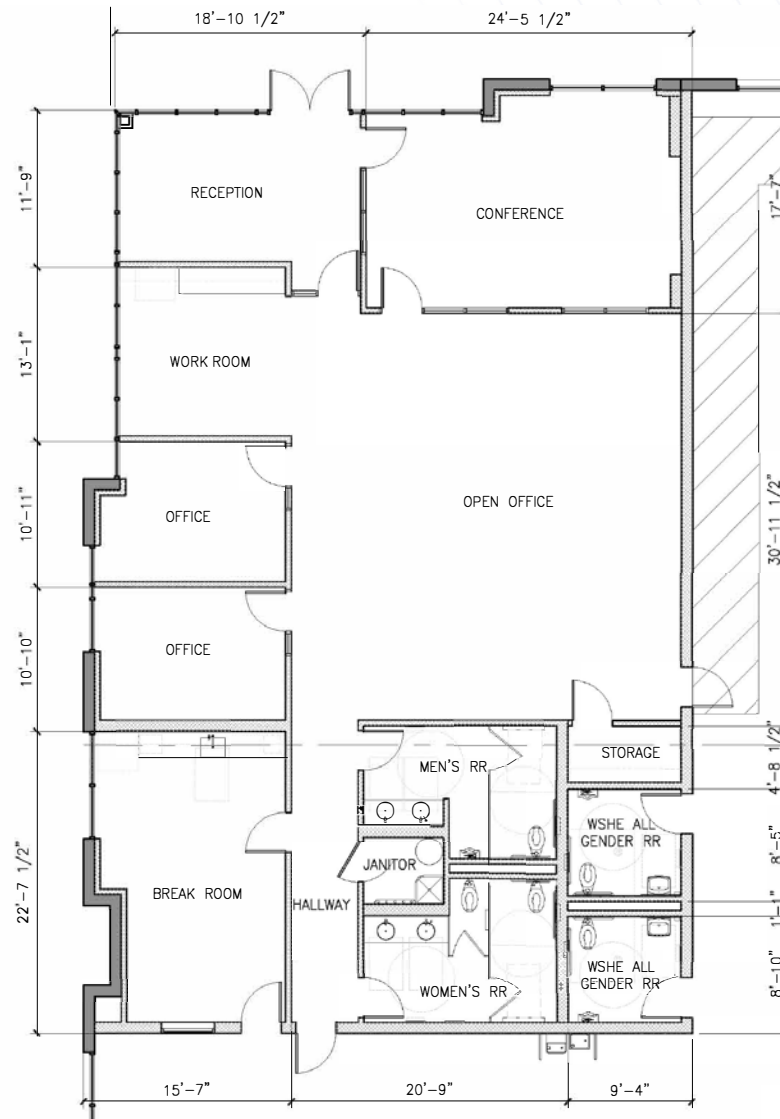
1
Drive-In Door



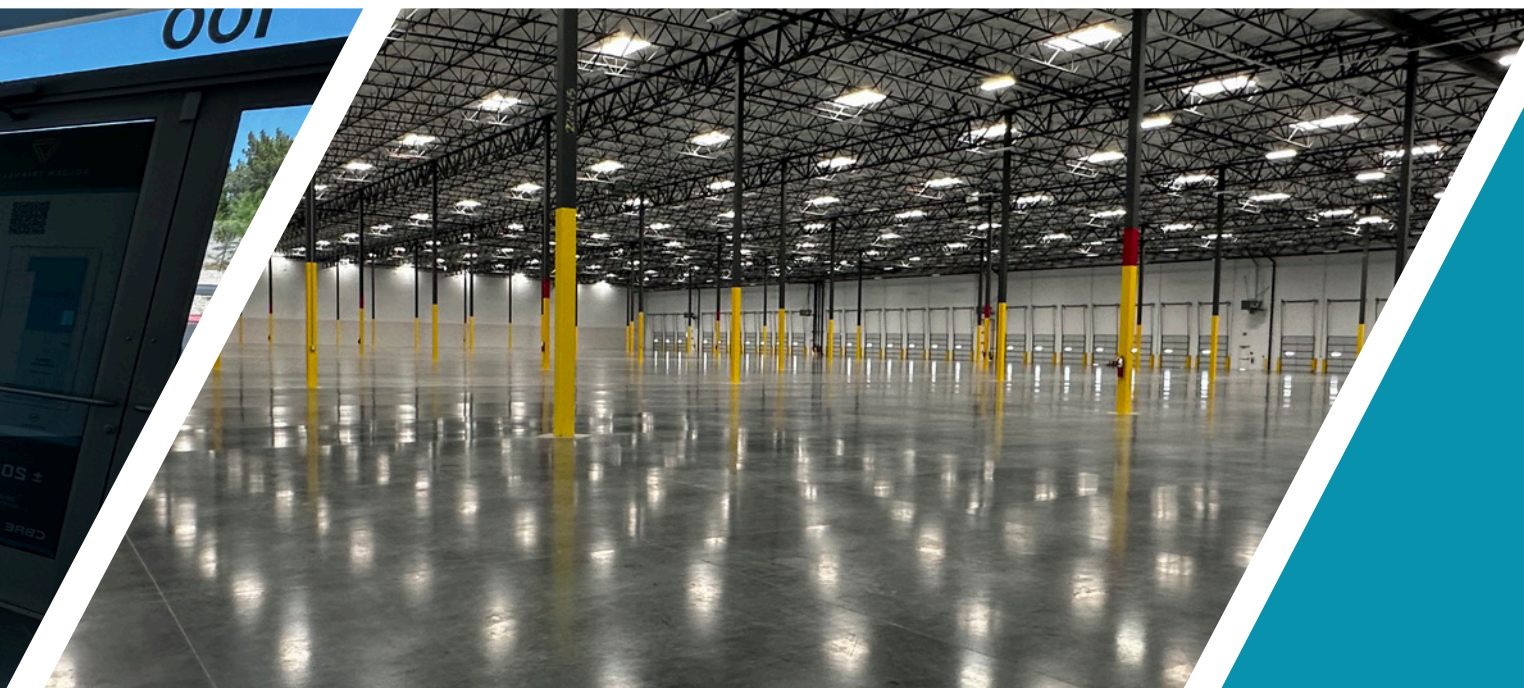
±2,800 Amps
277/480 Volts,
3-Phase Power

OFFICE PLAN

±3,024 SF



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AMENITY RICH LOCATION

- Conveniently located in the heart of the North Las Vegas submarket with easy access to I-15 via Craig Road and Lamb Boulevard Interchanges
- Close to an abundance of restaurants, shopping venues, and industrial owner/users and manufacturing/distribution facilities
- City of North Las Vegas Jurisdiction



CORPORATE NEIGHBORS



HIGHWAY ACCESS

Route 1
2 miles
4 minutes drive

Route 2
2.5 miles
5 minutes drive

Route 3
3.2 miles
6 minutes drive



For more information, please contact:

Cushman & Wakefield
Donna Alderson, SIOR

Vice Chair
T +1 702 605 1692
donna.alderon@cushwake.com
Lic S.0017096

CBRE, Inc.
Kevin Higgins, SIOR

Vice Chairman
T +1 702 369 4944
kevin.j.higgins@cbre.com
Lic BS.0016109

CBRE, Inc.
Jake Higgins, SIOR

Senior Vice President
T +1 702 369 4844
jake.higgins@cbre.com
Lic S.0176473

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