



**PHELAN
COMMERCE
CENTER**
@ BADURA

**INDUSTRIAL CONDO
UNITS FOR SALE**

AVAILABLE - NOW COMPLETE!

**FROM 21,419 - 90,492 SF
BUILDING F**

8241 W. BADURA AVE. LAS VEGAS, NV 89113

 **PHELAN**
DEVELOPMENT

CBRE

LOCATION HIGHLIGHTS

- Located in the highly desired Southwest Submarket with numerous amenities in the vicinity including Durango Station, The Uncommons, and Arroyo Crossing
- Excellent connectivity with access to the I-215 freeway via Durango Dr. and Buffalo Dr.
- Clark County Jurisdiction
- Zoning: IP (Industrial Park)



PHELAN
COMMERCE
CENTER
@ BADURA

6

Six state-of-the-art
industrial facilities
totaling $\pm 525,536$ SF



PROJECT HIGHLIGHTS

- Units range from $\pm 21,419$ SF – $90,492$ SF
- Rear-loaded configurations
- Spec office and warehouse improvements completed
- 30' minimum clear height
- ESFR Sprinkler System

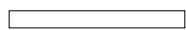
BUILDING SPECIFICATIONS

- **Warehouse EVAP cooling**
(3 air changes / hour)
- **LED high bay warehouse lighting**
on 15' whips for optimal flexibility relative to racking
- **30' clear height**
- **1600 amps per building:**
480 / 277 Volt, 3-phase, 4-wire electrical service
- **R-38 insulation system:**
with white WMS sheet is included on the underside of roof deck
- **ESFR sprinklers**
- **Six 35k lb. mechanical dock levelers per building**
- **Dock bumpers at all dock doors**
- **All buildings serviced with a 1" gas line**
- **Structural roof system:**
Steel Columns supporting Castellated Steel Beams with Metal Roof Deck
- **Roof system:**
Reinforced 60 mil thermoplastic polyolefin (TPO) white membrane over $\frac{1}{2}$ " cover board
- **Skylight units:**
double domed with OSHA rated burglar bars
- **Floor slabs:**
6" thick reinforced 4,000 psi concrete over 4" thick type II base 15 mil polyethylene vapor barriers placed under office areas
- **White interior warehouse paint**
from Floor to Deck
- **Building divisible to various sizes down to $\pm 21,419$ SF**

SITE PLAN



GRADE LEVEL LOADING



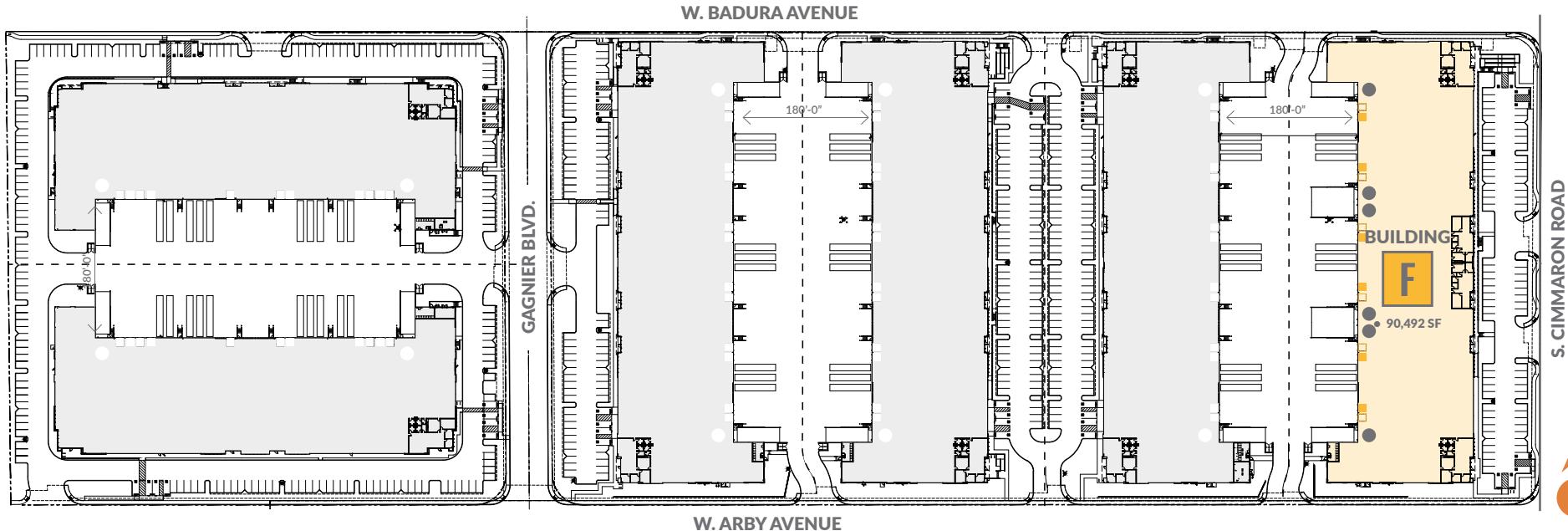
TRAILER PARKING STALL



DOCK POSITION



DOCK LEVELER



BUILDING SPECIFICATIONS

BUILDING F - 90,492 SF

8241 W BADURA AVE

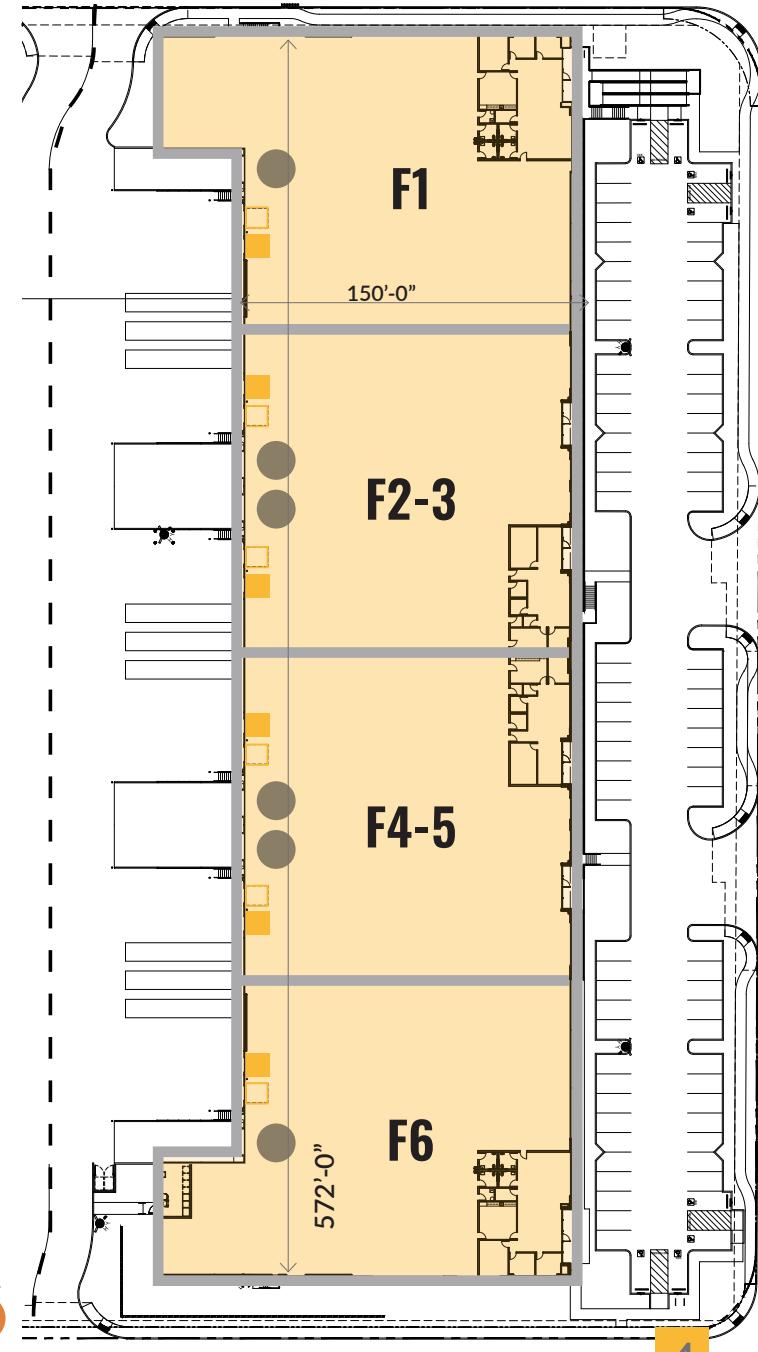
UNIT BREAKDOWN	F1	F2-3	F4-5	F6
TOTAL SF	$\pm 21,419$ SF	$\pm 23,628$ SF	$\pm 23,628$ SF	$\pm 21,818$ SF
EXISTING OFFICE	$\pm 2,455$ SF	$\pm 1,622$ SF	$\pm 1,622$ SF	$\pm 2,455$ SF
DOCK DOORS	2	4	4	2
GRADE DOORS	1	2	2	1
PARKING SPACES	20	21	22	20
POWER	± 400 A, 277/480 V, 3-Phase			
TRUCK COURT	180' shared concrete truck court			

BLDG F: ± 4.52 ACRES

APN: TBD

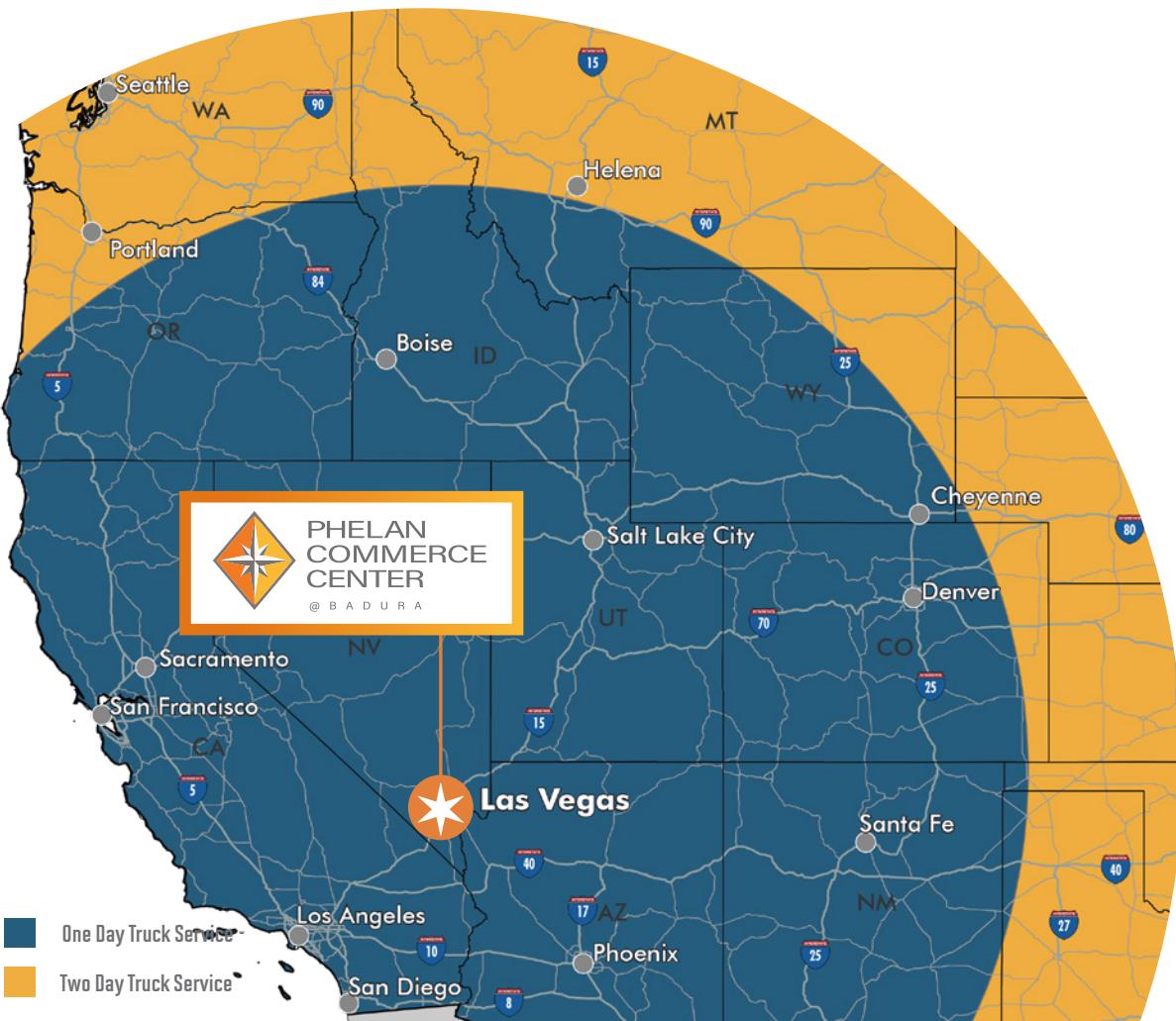
*CALL FOR PRICING

● GRADE LEVEL LOADING
■ TRAILER PARKING STALL
■ DOCK POSITION
□ DOCK LEVELER



AMENITIES MAP





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

REGIONAL ADVANTAGE

LOCATION & TRANSPORTATION

- I-215 Interchange is ±1.0 miles via Buffalo Dr.
- I-15 Interchange is ±5.3 miles via I-215 freeway
- Harry Reid Airport is ±8.5 miles
- The Las Vegas Strip is ±8.4 miles

SHIPPING & MAILING SERVICES

- FedEx Freight 5.8 Miles
- FedEx Ship Center 2.4 Miles
- FedEx Air Cargo 10.7 Miles
- FedEx Ground 1.0 Miles
- UPS Freight Service Center 14.8 Miles
- UPS Customer Center 7.2 Miles
- UPS Air Cargo 7.7 Miles
- US Post Office 2.6 Miles

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 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%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages





BROKER CONTACT INFORMATION

GARRETT TOFT, SIOR

Vice Chairman
+1 702 369 4868
garrett.toft@cbre.com
Lic. BS.0061824

JAKE HIGGINS, SIOR

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

KELSEY HIGGINS

Senior Associate
+1 702 369 4812
kelsey.higgins@cbre.com
Lic. S.0192524

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.