

SERRANO HENDERSON LOGISTICS CENTER 515

515 N. GIBSON RD. | HENDERSON, NV 89011

I-515 FREEWAY FRONTAGE!



8,201 SF UNIT AVAILABLE - MOVE-IN READY!

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PROPERTY OVERVIEW

SERRANO HENDERSON 515

LOGISTICS CENTER

Conveniently located in the East Henderson submarket, this project provides excellent connectivity to US-95 and the I-515 via Sunset Road with a wide variety of services and amenities close by.

THIS PROJECT IS IN CLOSE PROXIMITY TO AN ABUNDANCE OF AMENITIES LOCATED IN THE EAST HENDERSON CORRIDOR and is approximately 45 miles from the California border and less than 26 miles from the Arizona border. The Project is zoned (General Industrial). This project is less than ±45 miles from the California border. Zoned IG (General Industrial).



±0.1 miles from I-515 Freeway via Sunset Rd.



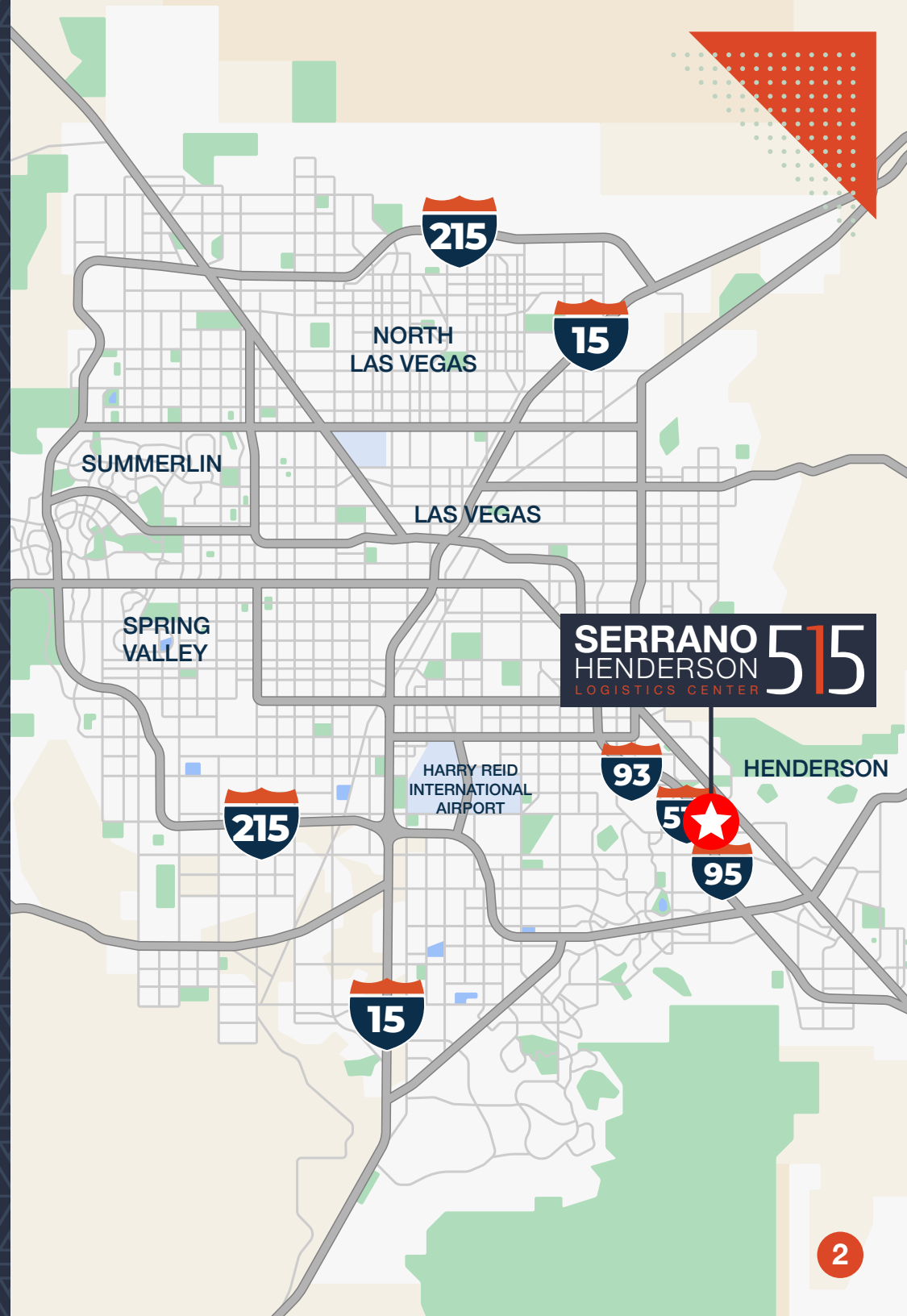
±12.1 miles from Harry Reid International



±13.5 miles from Las Vegas Strip



±262 miles from Los Angeles



Property Overview



TOTAL SF
110,075 SF



PARKING
169 TOTAL PARKING SPACES
(1.54 PER 1,000 SF)



DOCK HI DOORS
EIGHT (8) 14' X 14' DOCK-HI DOORS



GRADE LEVEL DOORS
EIGHT (8) 14' X 16' GRADE DOORS
ONE (1) 10' X 10' GRADE DOOR



POWER
3,400 AMPS OF 277/480V,
3-PHASE POWER



COLUMN SPACING
52' X 60'



CLEAR HEIGHT
32'



SPRINKLER SYSTEM
ESFR



INSULATION
SCRIM FACED BATT INSULATION



GAS
NATURAL GAS AVAILABLE

Potential Building Divisibility

SERRANO HENDERSON 515 LOGISTICS CENTER

SUITE 115

MOVE-IN READY!

TOTAL SF: 8,201 SF

OFFICE AREA: 820 SF OF BRAND NEW OFFICE SPACE WITH TWO (2) RESTROOMS

SIGNAGE: I-515 SIGNAGE AVAILABLE

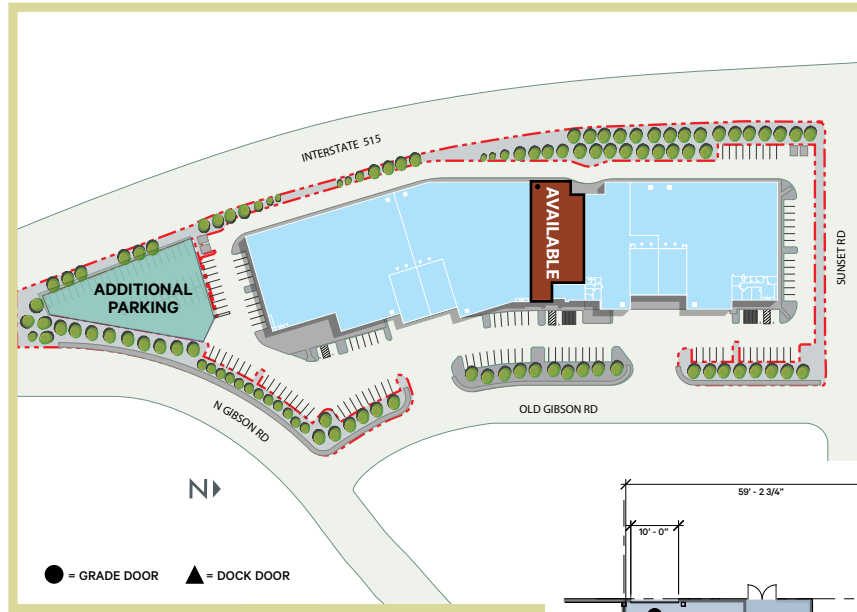
GRADE DOOR: ONE (1) 10' x 10' GRADE LEVEL DOOR

BASE RENT: NEGOTIABLE

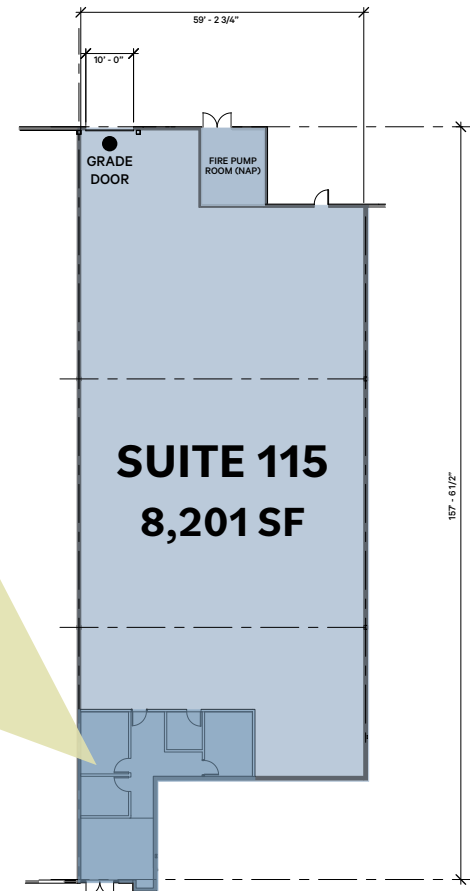
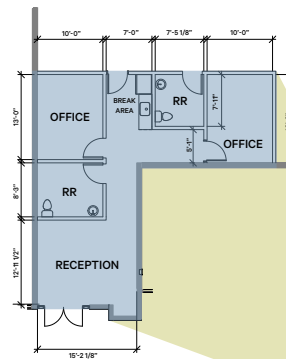
ESTIMATED NNN FEES: \$0.2365/SF

AVAILABLE: UNIT IS AVAILABLE FOR IMMEDIATE OCCUPANCY

LAST UNIT REMAINING! ACT FAST!

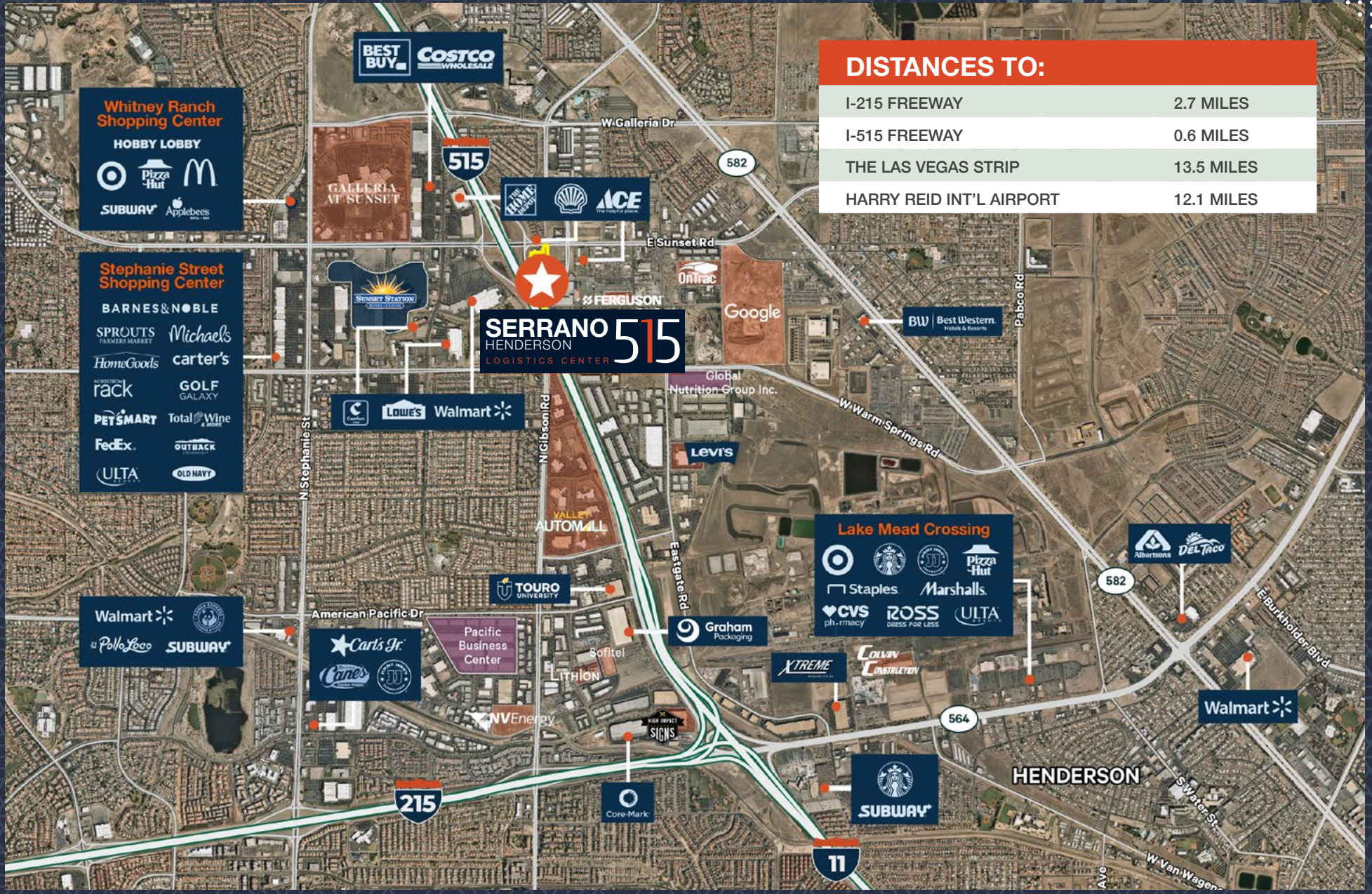


820 SF OFFICE WITH TWO (2) RESTROOMS



**not to scale
all measurements are approximate

Aerial Map



DISTANCES TO:	
I-215 FREEWAY	2.7 MILES
I-515 FREEWAY	0.6 MILES
THE LAS VEGAS STRIP	13.5 MILES
HARRY REID INT'L AIRPORT	12.1 MILES

Regional Advantage

LOCATION & TRANSPORTATION

- I-15 Interchange is 9.2 miles via West Warm Springs Road
- I-215 Interchange is ±2.1 miles via Gibson Road
- Harry Reid Int'l Airport is ±12.1 miles
- The Las Vegas Strip is ±13.5 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

Why Southern Nevada?



#1 Best States for Transportation,
U.S. News & World Report (2018)



Las Vegas Has One Of The Most
Business Friendly Environments
In The U.S.



#1 Best Job Creation Index in the
United States (Gallup 2017)



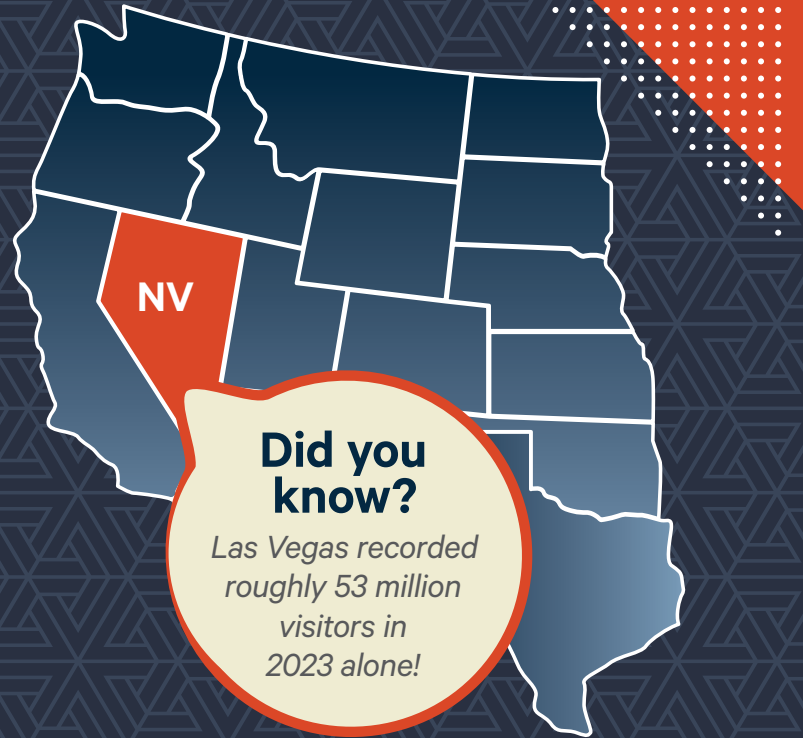
Great Location For Logistics,
Manufacturing And Exporting—Making
Las Vegas An Essential Part Of Any Global
Business Economic Plan.



One Of The Most Digitally
Connected Cities In The World
Thanks To Switch Communications
—the region contains 7,453 miles of
fiber optic cable.



Lower Cost Of Living And A Lower
Cost Of Business Operation Than
California While Having Easy Access
To Its Markets And Ports.



Did you know?

Las Vegas recorded roughly 53 million visitors in 2023 alone!

CURRENT STATE INCENTIVES

50% Elimination of payroll tax for 4 years

50% elimination of personal property taxes for 10 years

Training Grants \$1,000 to \$4,000 per employee

6.1% Elimination Of Sales Tax when purchasing capital equipment (you pay only 2% down from 8.1%)

50% to 90% subsidy for up to 6 months
(State will give businesses 50-90% of the new employee's hourly wage for up to 6 months)

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