

FOR LEASE

SOUTHERN GATEWAY II

Sloan Road & Interstate 15, Henderson, NV 89044

A PROJECT BY

OMP | Invesco

ZONED IP [INDUSTRIAL PARK]



DROP LOT

Potential for Fenced Lot | APN: 191-201-01-007, 008 & 012



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Aerial Map



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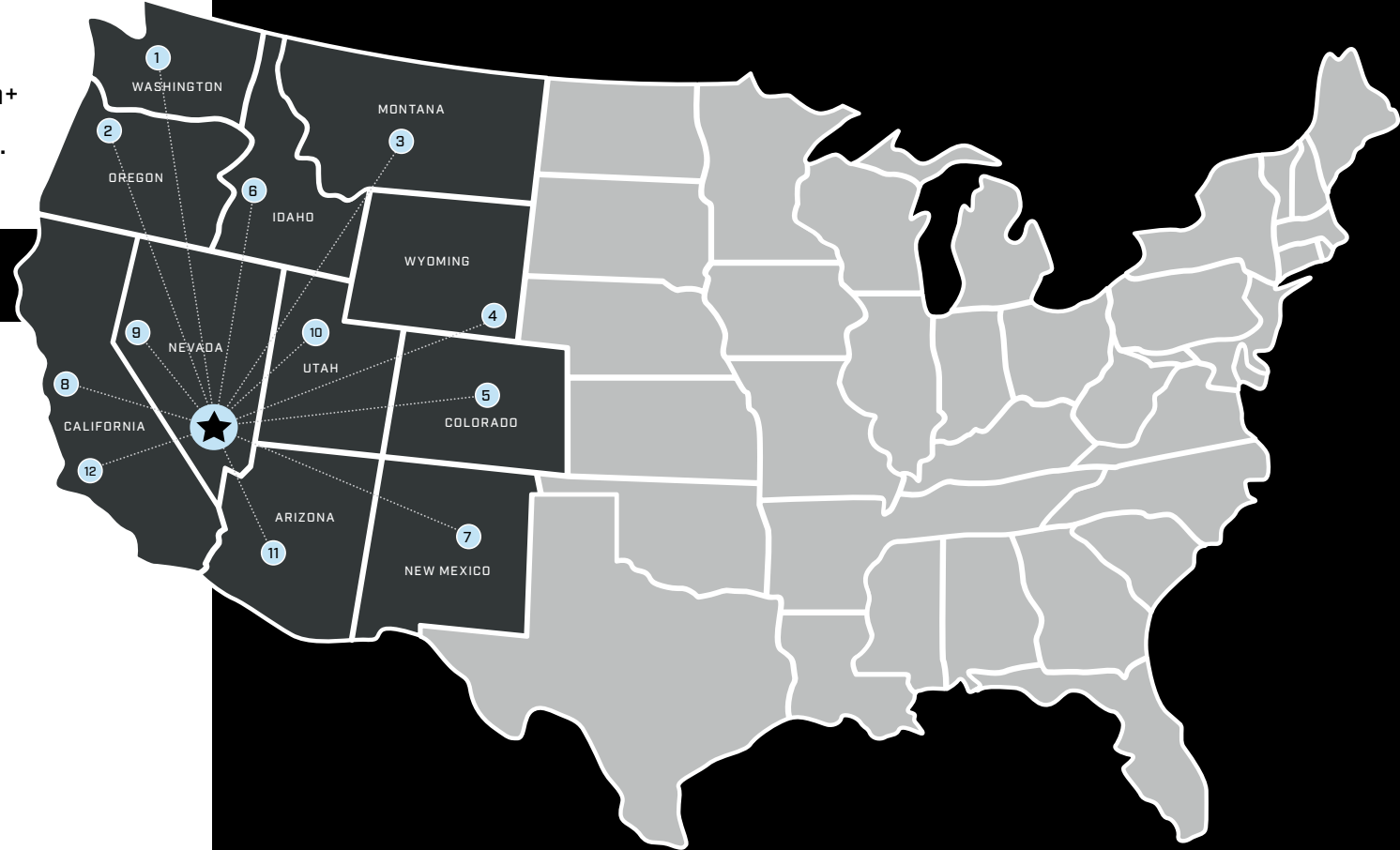
One Day Truck Service

Access to serving over 77 million+
people within a one day truck drive.

LABOR COSTS AMONG THE LOWEST
IN THE SOUTHWEST REGION



23.1% of U.S. Population



1 SEATTLE
1,129 Miles
16h 52min

2 PORTLAND
982 Miles
15h 44min

3 HELENA
907 Miles
12h 31min

4 CHEYENNE
837 Miles
11h 52min

5 DENVER
752 Miles
10h 45min

6 BOISE
634 Miles
9h 31min

7 SANTA FE
634 Miles
9h 8min

8 SAN FRANCISCO
562 Miles
8h 20min

9 RENO
452 Miles
6h 55min

10 SALT LAKE CITY
424 Miles
5h 50min

11 PHOENIX
300 Miles
4h 39min

12 LOS ANGELES
265 Miles
3h 54min

LABOR FORCE INCENTIVES

- 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 Catalyst Fund

±12.5%

Projected Growth for 2022

±2.3 Million+

Southern Nevada Residents

±55,000+

Logistics & Manufacturing Employees

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