

SDHABITAT

FOR SALE

PHASE 2
Q2 2026 COMPLETION

PHASE 1
RECENTLY COMPLETED

SUNSET RD. & DECATUR BLVD.
LAS VEGAS, NV 89118



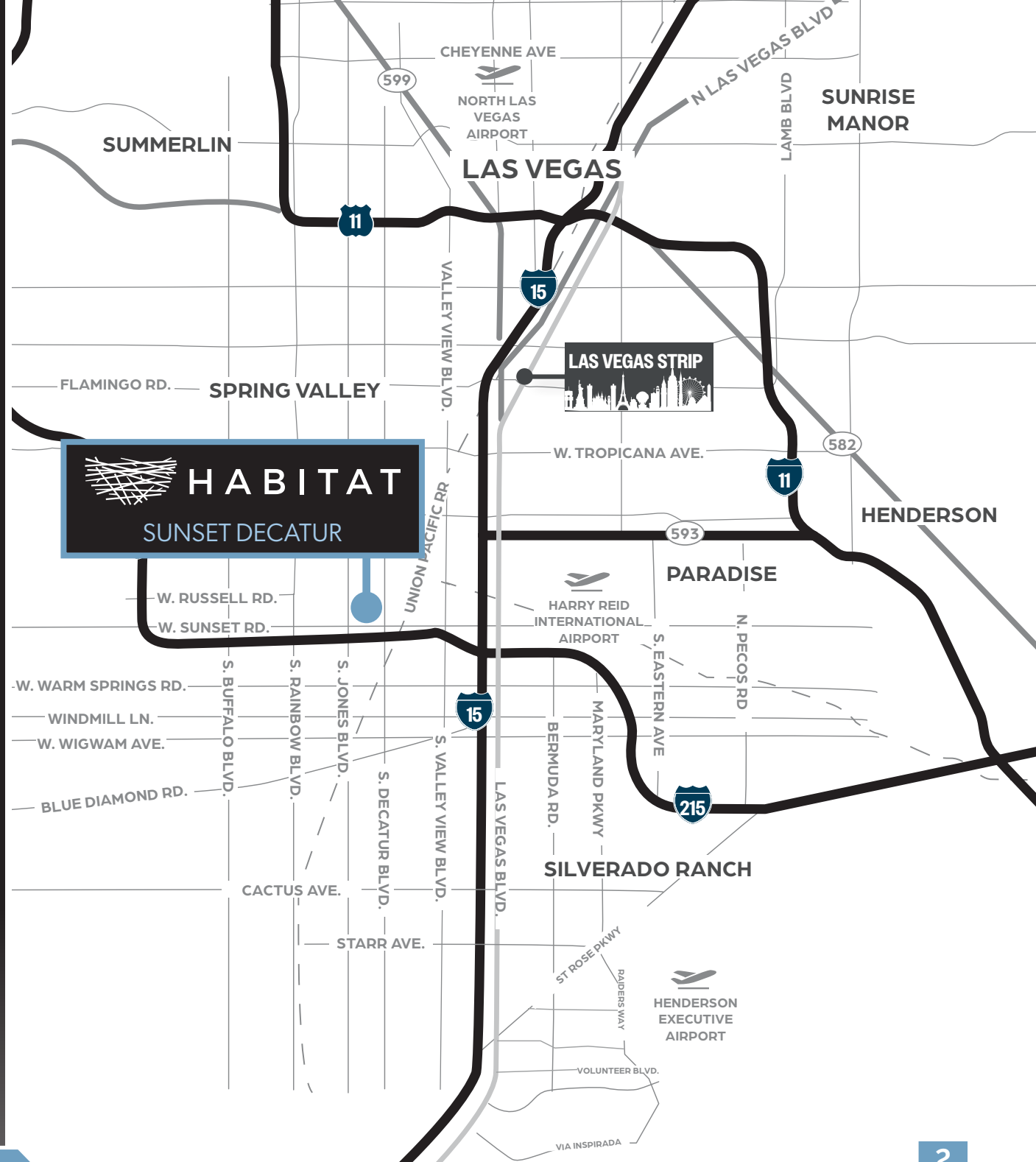
CBRE

Location Highlights

- Located in the strongly desired Southwest Submarket with easy access to all major areas of Las Vegas Valley
- Highly visible location with $\pm 1,500$ linear feet of frontage on Sunset Rd., with $\pm 12,500$ vehicles passing daily
- ± 0.7 miles from the I-215 freeway
- ± 5.7 miles to Las Vegas Strip
- ± 6.5 miles to Harry Reid International Airport

Project Highlights

- Flex and light distribution project totaling over $\pm 203,064$ SF
- 12 structures and up to 15 individual industrial units
- Modern and functional design with select buildings constructed using corrugated metal

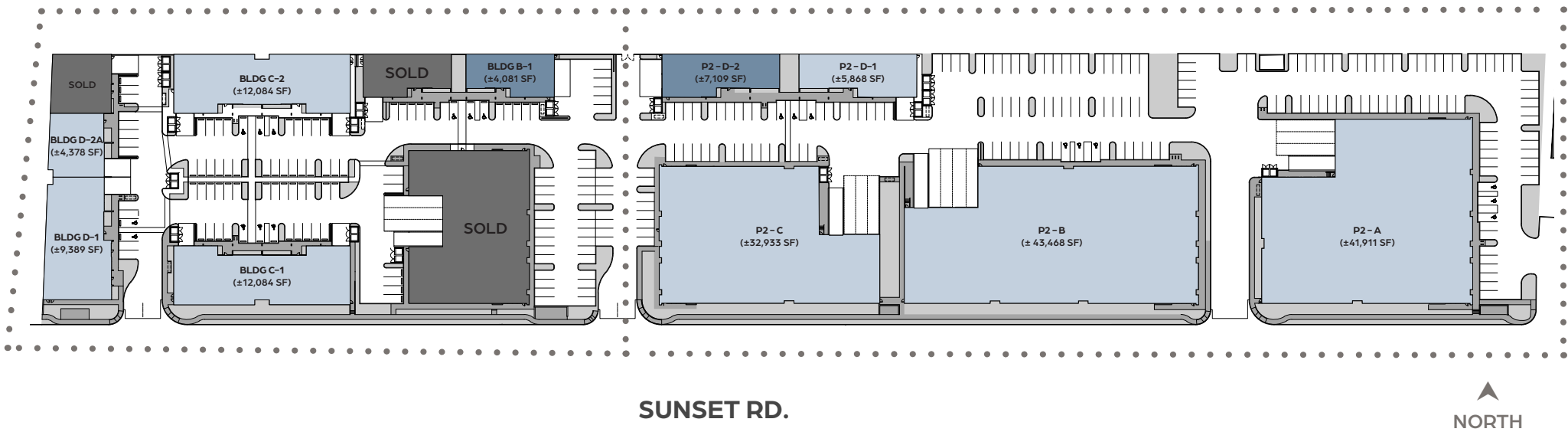


Overall Site Plan

■ AVAILABLE
■ UNDER CONTRACT

PHASE I COMPLETE

PHASE II ESTIMATED COMPLETION Q2 2026



Project Specifications

TOTAL SF	±203,064 SF
UNIT SIZES	±4,378 SF – ±43,468 SF
LOADING	Dock & Grade level
AVG CLEAR HEIGHT	±22' – ±32'

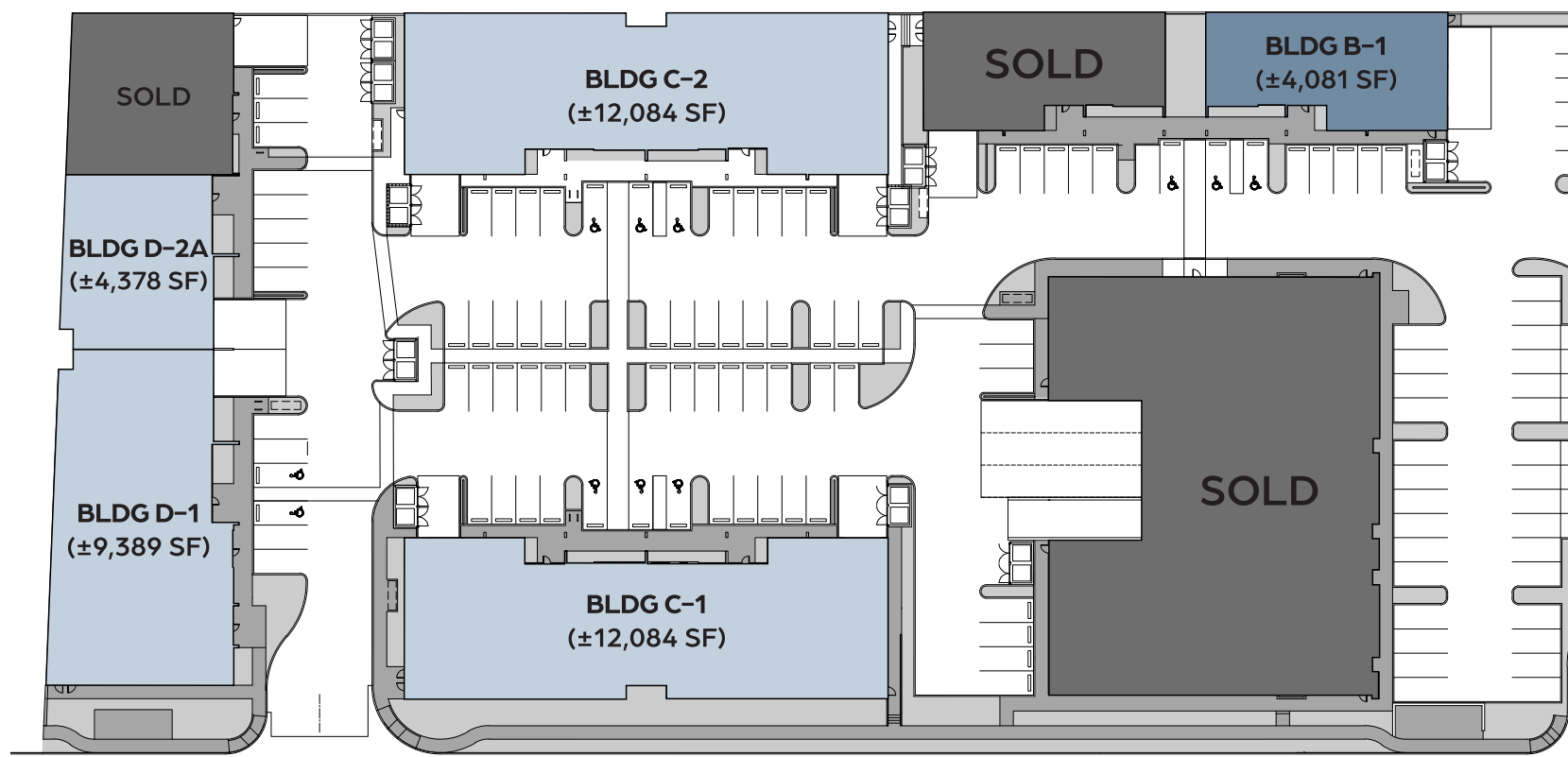
SPRINKLER SYSTEM	Fully sprinklered
PARKING RATIO	1.38 / 1,000
POWER	400+ A, 120/208 V, 3-Phase per building

**NOT TO SCALE

Phase I Complete

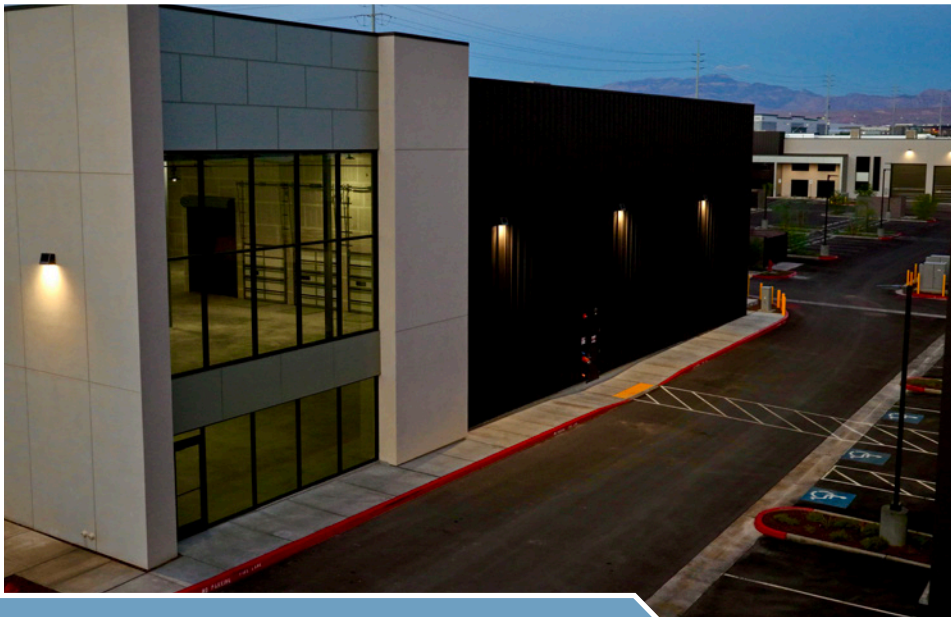
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*NOT TO SCALE

■ AVAILABLE ■ UNDER CONTRACT



SUNSET RD.

Phase I Complete



Building C-1

±12,084 TOTAL SF

Mezzanine Deck	±2,326 SF
Divisible to	±6,042 SF with ±1,163 SF mezzanine deck
Grade Doors	Two (2) 14' x 16' doors
Clear Height	±22'
Sprinklers	Fire Sprinklered
Power	400 A, 277/480 V, 3-Phase
Lighting	LED

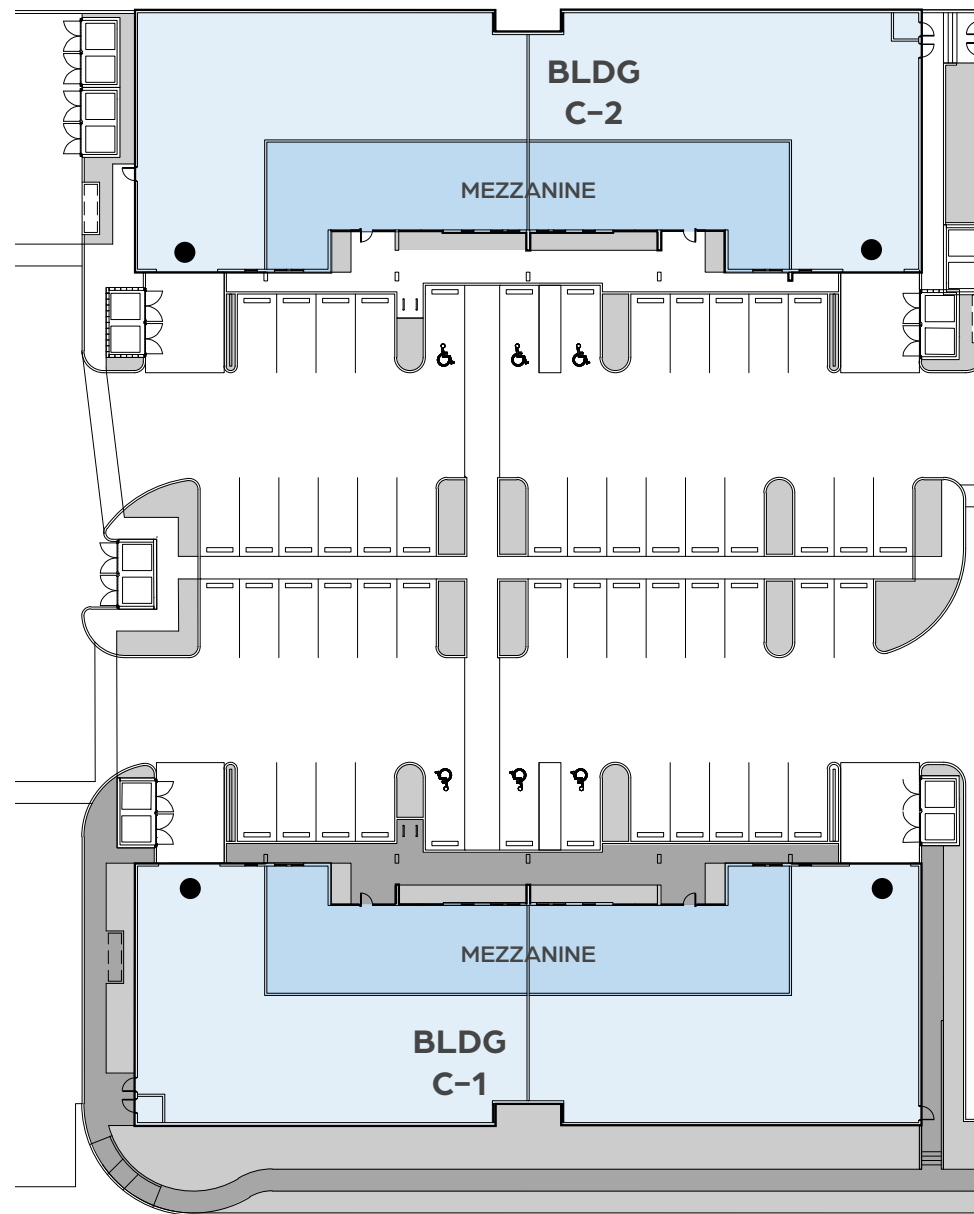
Building C-2

±12,084 TOTAL SF

Mezzanine Deck	±2,326 SF
Divisible to	±6,042 SF with ±1,163 SF mezzanine deck
Grade Doors	Two (2) 14' x 16' doors
Clear Height	±22'
Sprinklers	Fire Sprinklered
Power	400 A, 277/480 V, 3-Phase
Lighting	LED

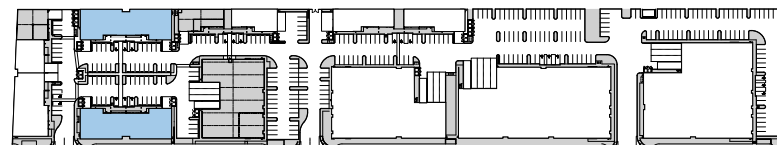
▲ DOCK DOOR
● GRADE DOOR

▲
NORTH



SUNSET RD.

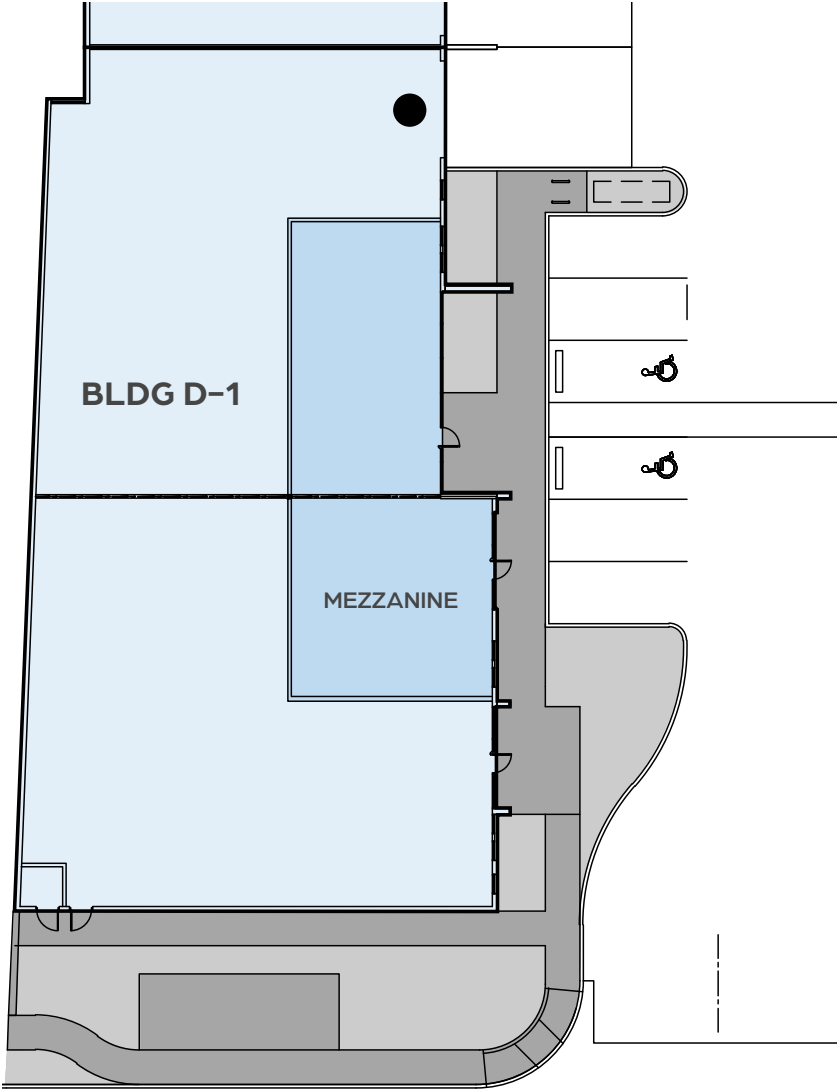
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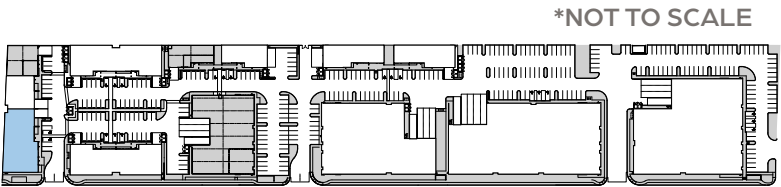
Building D-1

±9,389 TOTAL SF

Mezzanine Deck	±1,709 SF
Grade Doors	One (1) 14' x 16' door
Clear Height	±22'
Sprinklers	Fire Sprinklered
Power	200 A, 277/480 V, 3-Phase
Lighting	LED



SUNSET RD.



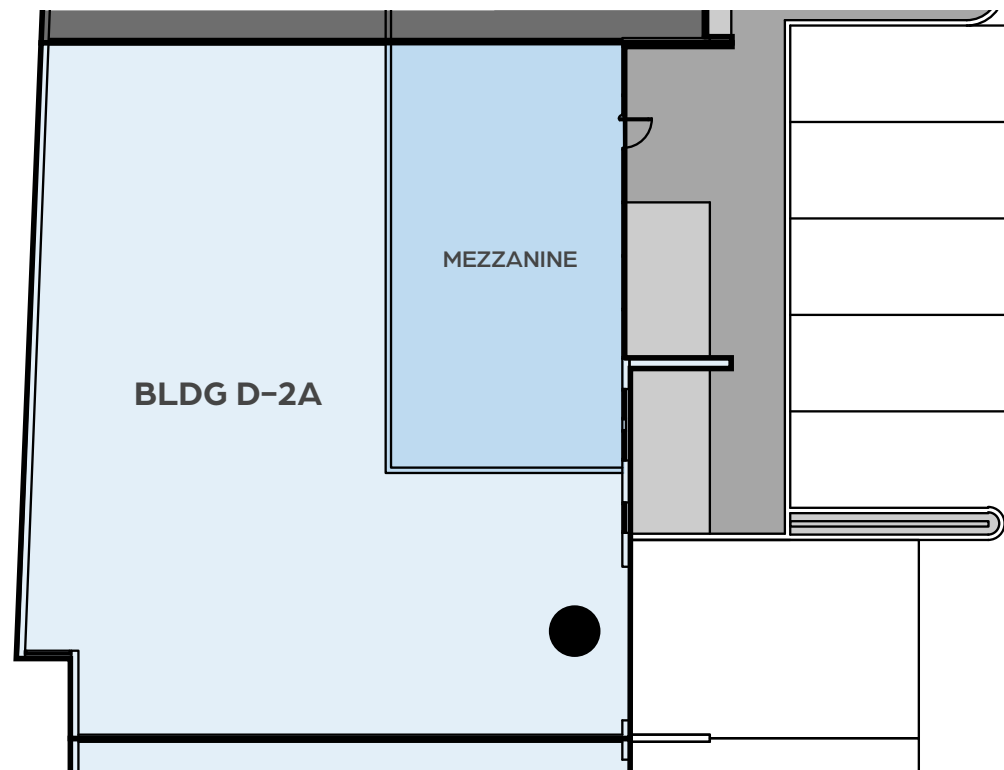
▲ DOCK DOOR
● GRADE DOOR

▲
NORTH

Building D-2A

±4,378 TOTAL SF

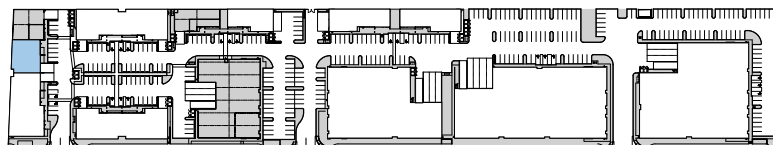
Mezzanine Deck	±861 SF
Grade Doors	One (1) 14' x 16' door
Clear Height	±22'
Sprinklers	Fire Sprinklered
Power	400 A, 277/480 V, 3-Phase
Lighting	LED



▲ DOCK DOOR
● GRADE DOOR

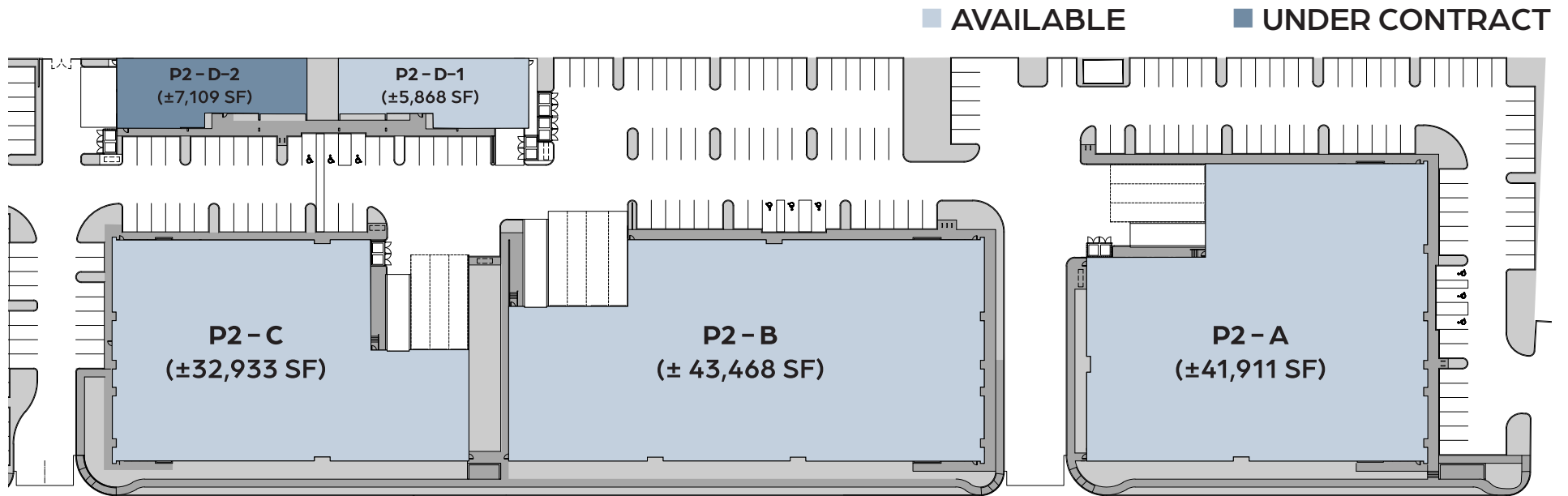
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*NOT TO SCALE



Phase II Est. Completion Q2 2026

▲
NORTH
*NOT TO SCALE



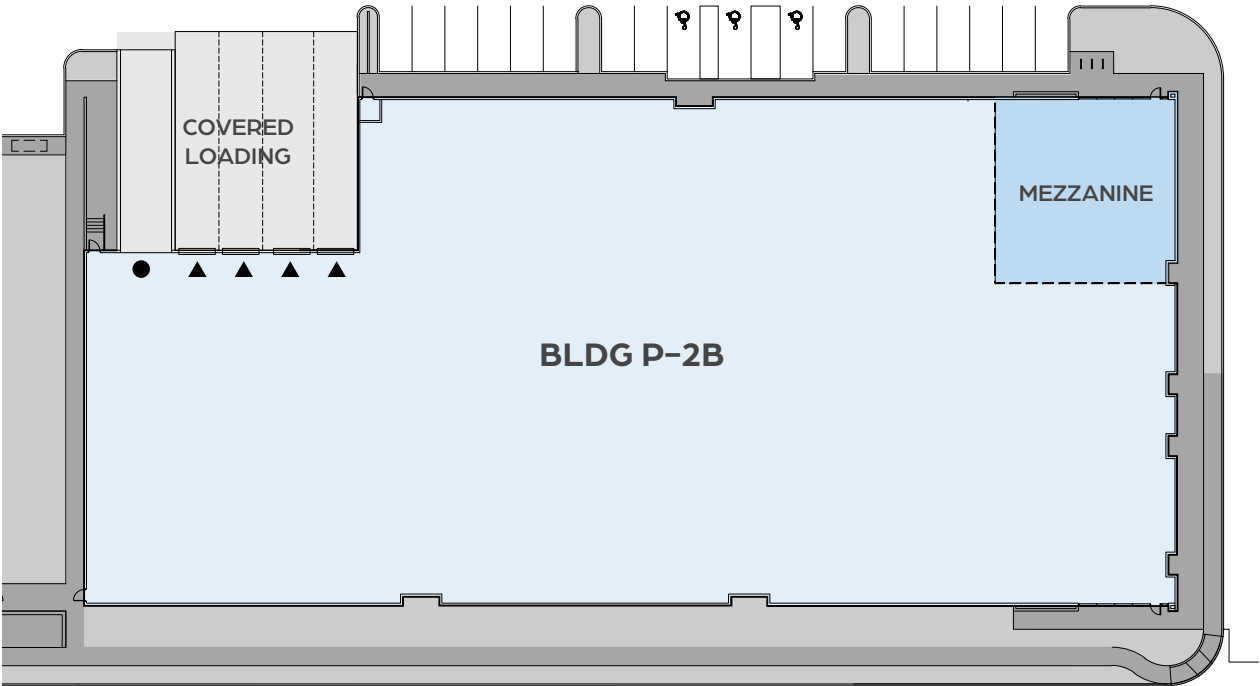
Phase II Est. Completion Q2 2026



Building P2-B

±43,468 TOTAL SF

Mezzanine Deck	±2,516 SF
Covered Loading	±2,958 SF
Dock Doors	Four (4) 10' x 10' doors
Grade Doors	One (1) 14' x 16' door
Clear Height	±32'
Sprinklers	Fire Sprinklered
Power	1,200 A, 277/480 V, 3-Phase
Lighting	LED

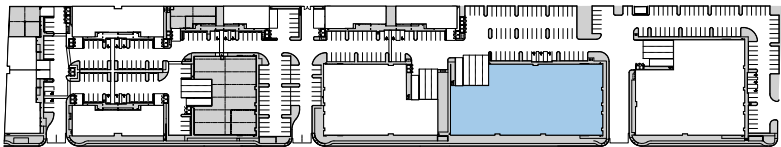


SUNSET RD.

▲ DOCK DOOR
● GRADE DOOR

▲ NORTH

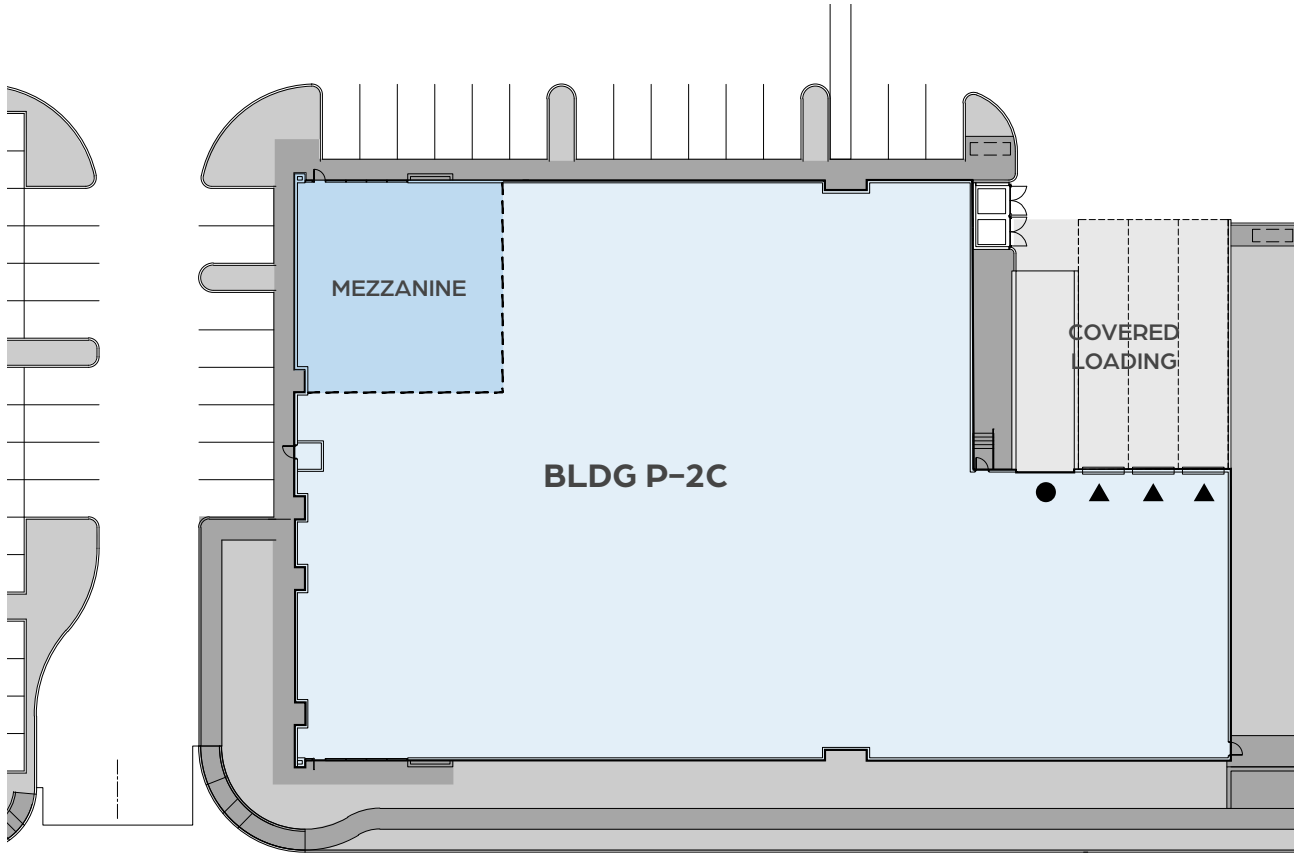
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Building P2-C

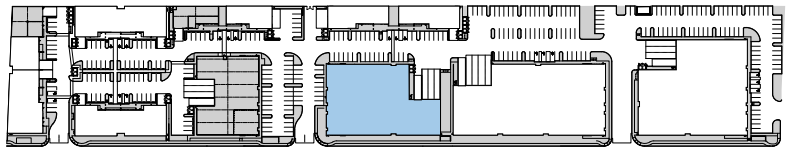
±32,933 TOTAL SF

Mezzanine Deck	±2,511 SF
Covered Loading	±4,026 SF
Dock Doors	Three (3) 10' x 10' doors
Grade Doors	One (1) 14' x 16' door
Clear Height	±32'
Sprinklers	Fire Sprinklered
Power	1,200 A, 277/480 V, 3-Phase
Lighting	LED



SUNSET RD.

*NOT TO SCALE



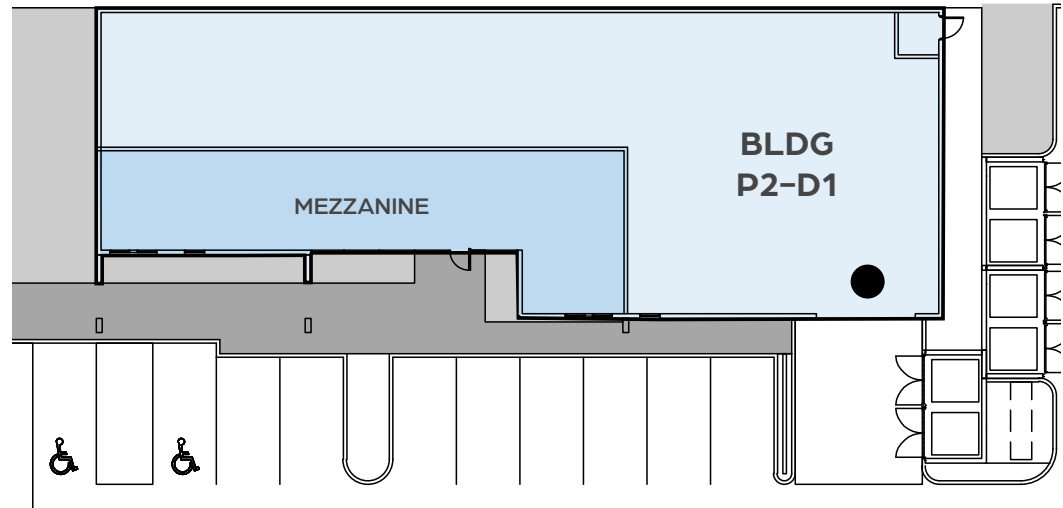
▲ DOCK DOOR
● GRADE DOOR

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NORTH

Building P2-D1

±5,868 TOTAL SF

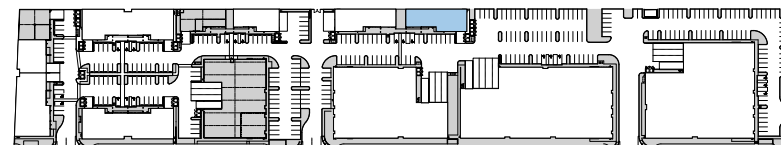
Mezzanine Deck	±1,234 SF
Grade Doors	One (1) 14' x 16' door
Clear Height	±22'
Sprinklers	Fire Sprinklered
Power	400 A, 277/480 V, 3-Phase
Lighting	LED



▲ DOCK DOOR
● GRADE DOOR

▲
NORTH

*NOT TO SCALE

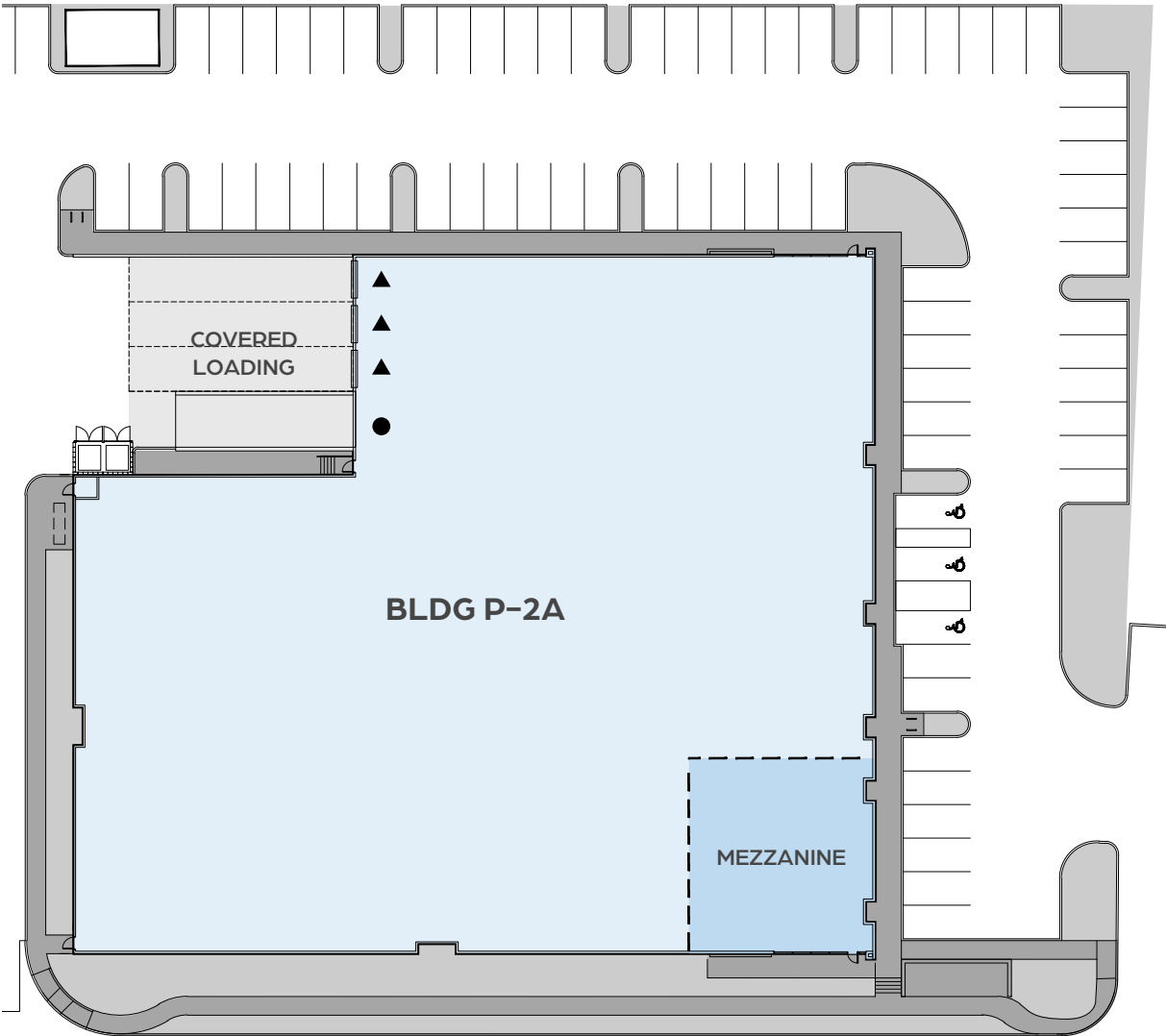


Building P2-A

±41,911 TOTAL SF

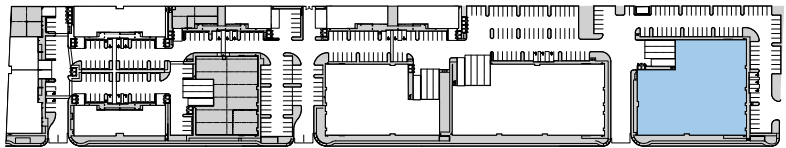
Mezzanine Deck	±2,535 SF
Covered Loading	±4,210 SF
Dock Doors	Three (3) 10' x 10' doors
Grade Doors	One (1) 14' x 16' door
Clear Height	±32'
Sprinklers	Fire Sprinklered
Power	1,200 A, 277/480 V, 3-Phase
Lighting	LED

*Building has signage rights on adjacent retail monument sign



SUNSET RD.

*NOT TO SCALE

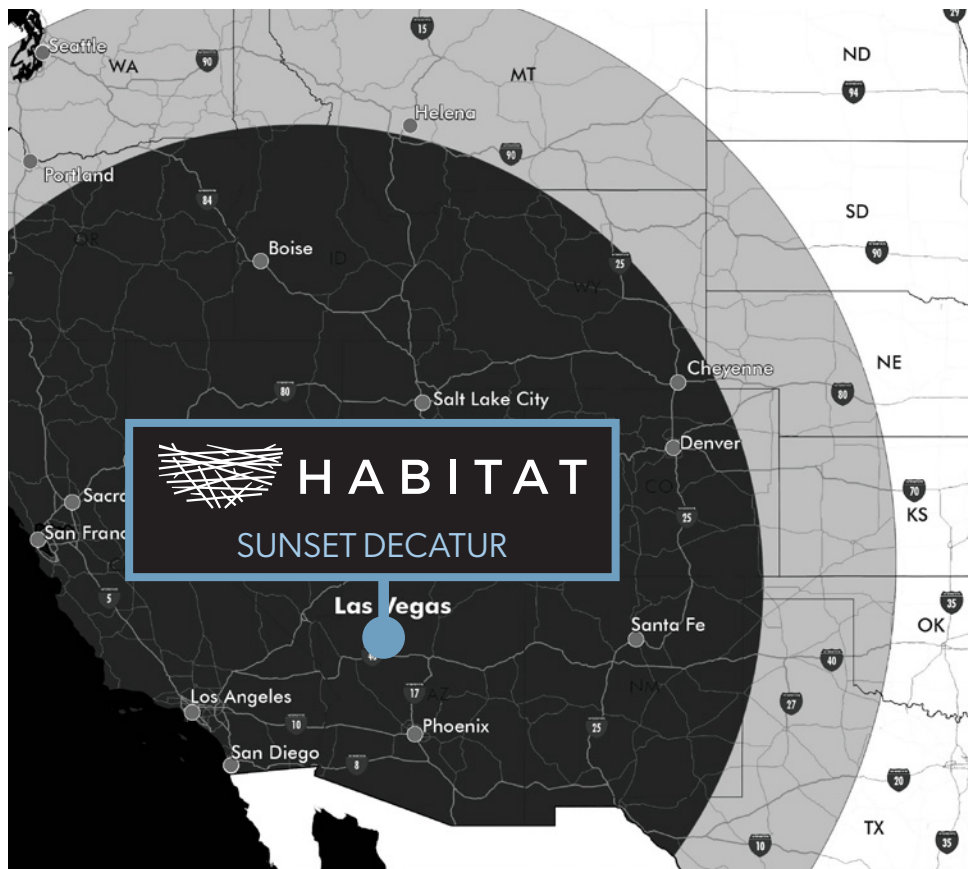


▲ DOCK DOOR
● GRADE DOOR
▲ NORTH

Amenity Map



Regional Advantage



One Day Truck Service

Two Day Truck Service

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

LOCATION AND TRANSPORTATION

- I-215 Interchange is ± 0.7 miles
- Harry Reid Airport is ± 5.2 miles
- The Las Vegas Strip is ± 5.2 miles

SHIPPING AND MAILING SERVICES

- FedEx Ship Center: 2.3 Miles
- FedEx Freight: 2.5 Miles
- FedEx Air Cargo: 7.4 Miles
- FedEx Ground: 13.5 Miles
- UPS Freight Service Center: 13.8 Miles
- UPS Customer Center: 13.8 Miles
- UPS Air Cargo: 14.3 Miles
- US Post Office: 1.2 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 177,800 workers in the distribution, transportation, manufacturing, warehousing, and construction industries
- Over 63,700 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 1.2%, transportation and warehousing by 0.9%, and construction by 1.5%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages

Southwest Market Overview

SOUTHWEST LAS VEGAS STATS Q4 2025

5.9%
VACANCY RATE

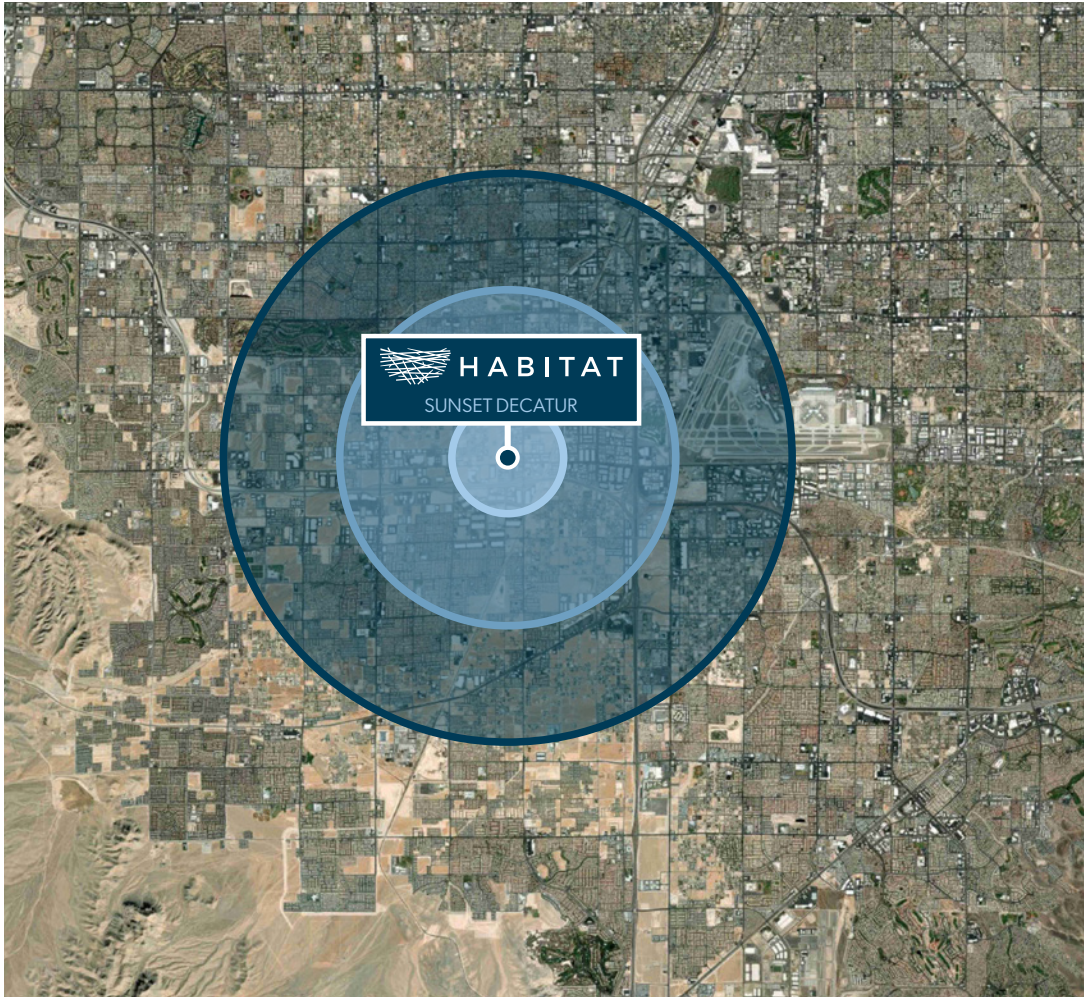
6.6%
FLEX/INCUBATOR
PROPERTIES

6.2%
LIGHT DISTRIBUTION
PROPERTIES

1.03 MSF
UNDER CONSTRUCTION

779 KSF
Q4 2025 NET ABSORPTION

Southwest Market Demographics



Population	1 Mile	3 Miles	5 Miles
2025 Population – Current Year Estimate	1,169	109,984	361,532

Households	1 Mile	3 Miles	5 Miles
2025 Households – Current Year Estimate	434	43,165	147,053

Household Income	1 Mile	3 Miles	5 Miles
2025 Average Household Income	\$131,853	\$105,781	\$102,964

Housing Units	1 Mile	3 Miles	5 Miles
2025 Housing Units	490	47,840	166,094

Education	1 Mile	3 Miles	5 Miles
2025 Population 25 and Over	869	78,867	260,100
HS and Associates Degrees	68.9%	58.1%	57.0%
Bachelor's Degree or Higher	23.1%	31.5%	32.3%

Place of Work	1 Mile	3 Miles	5 Miles
2025 Businesses	817	9,050	20,974
2025 Employees	14,455	123,383	331,802



BROKER CONTACT INFORMATION

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