

For Lease

OMP I-15 Freeway Center



4940, 4990 & 5070 E. El Campo Grande Ave.
North Las Vegas, NV 89115

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Listing Snapshot

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Contact Broker
Lease Rate
- 

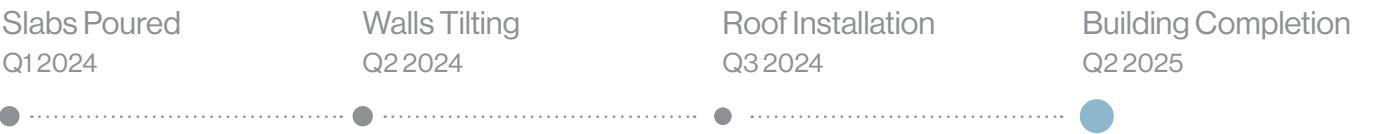
± 48,808 - 212,225 SF
Divisibility Options Available
- 

Secured
Gated Truck Courts
- 

M-2
Zoning
- 

Excellent Visibility
Along I-15, With Direct Freeway Access
- 

Submarket
North Las Vegas



Available Grade Level Doors



OMP I-15 Freeway Center – Building 1
5070 E. El Campo Grande

■ Available
 ○ Grade Level Doors
 △ Dock Doors



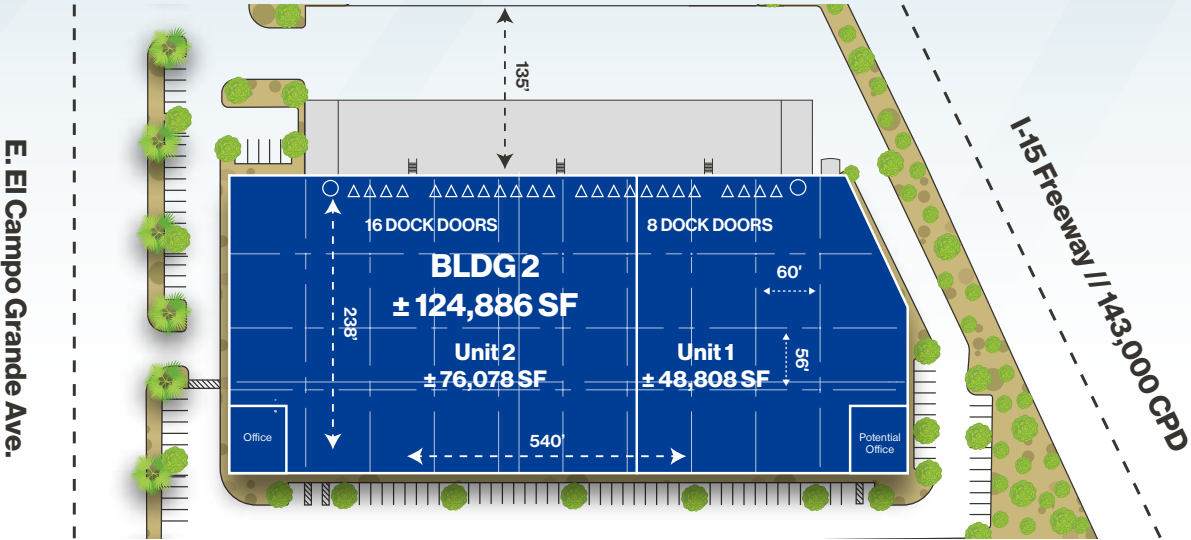
Secured Truck Court:	185'
Roof Insulation:	R-19 (warehouse); R-30 (office)
Floor Slab:	7"
Sprinklers:	ESFR
Spec. Warehouse Improvements:	Hydraulic dock levelers every third door, warehouse lighting, EVAP Coolers

Property Details
OMP I-15 Freeway Center – Building 2
4990 E. El Campo Grande

Available

Grade Level Doors

Dock Doors



Total Square Footage:	± 124,886 SF
Divisibility:	± 48,808 SF and ± 76,078 SF
Spec Office:	2,040 SF (expandable)
Site Area:	6.4 AC
Clear Height:	32'

Dock Doors:	24 - 9'x10'
Grade Level Doors:	2 - 12' x 14'
Auto Parking:	104 Stalls
Power:	2,000 UPS with 600A Tenant Meter
Dimensions:	238' x 540'

Column Spacing:	60' x 56'
Secured Truck Court:	135'
Roof Insulation:	R-19 (warehouse); R-30 (office)
Floor Slab:	7"
Sprinklers:	ESFR
Spec. Warehouse Improvements:	Hydraulic dock levelers every third door, warehouse lighting, EVAP Coolers

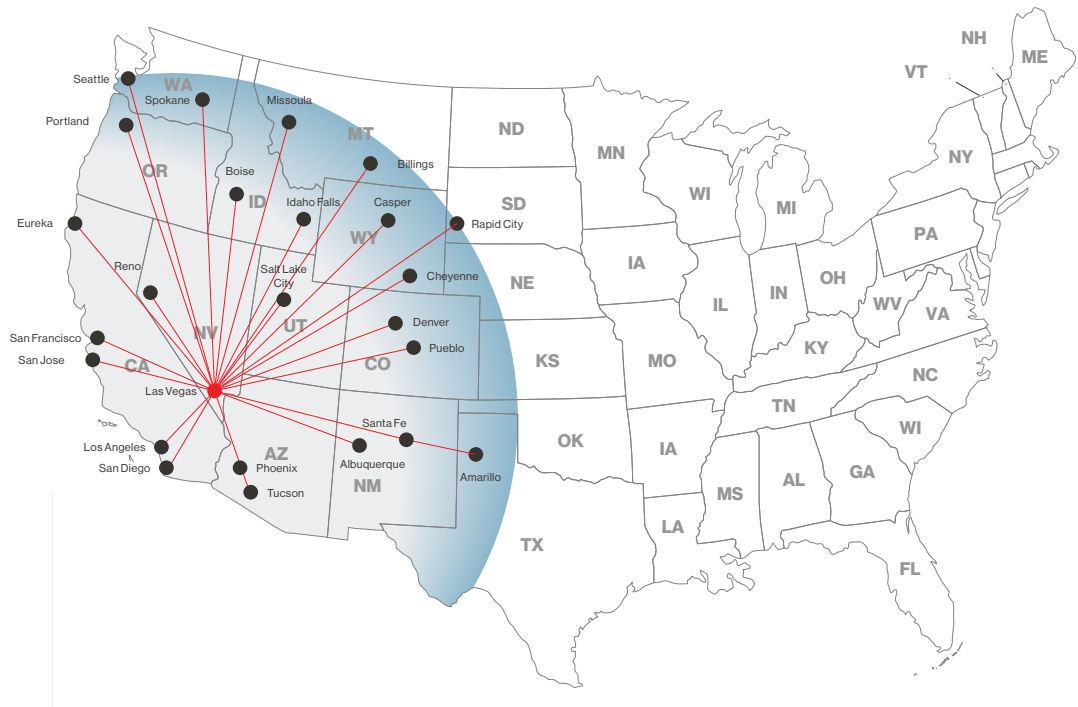


Property Photos



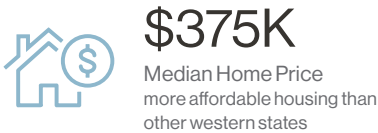
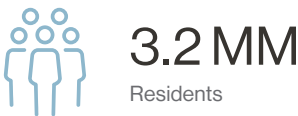
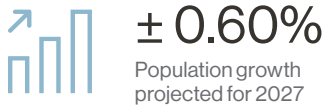
Drive Time from Las Vegas, NV

1-Day Truck Service 2-Day Truck Service



Location	Times (Estimated)	Distance (Miles)
Los Angeles, CA	3 hrs, 54 min	265
Phoenix, AZ	4 hrs, 39 min	300
San Diego, CA	4 hrs, 46 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 20 min	562
Sacramento, CA	8 hrs, 14 min	565
Boise, ID	9 hrs, 31 min	630
Santa Fe, NM	9 hrs, 8 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 52 min	837
Helena, MT	12 hrs, 35 min	907
Portland, OR	15 hrs, 44 min	982
Seattle, WA	16 hrs, 52 min	1,129

Business
Friendly Nevada



Nevada Advantages

Tax-Free Haven

- ❑ No Corporate Income Tax
- ❑ No Corporate Shares Tax
- ❑ No Franchise Tax
- ❑ No Personal Income Tax
- ❑ No Franchise Tax on Income
- ❑ No Inheritance or Gift Tax
- ❑ No Unitary Tax
- ❑ No Estate Tax

Labor Force

- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries.

Assistance Programs

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement

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For inquiries please reach out to our team.

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