



NELLIS LANDING LOGISTICS CENTER

±408,566 SF
LEED CERTIFIED
STATE-OF-THE-ART
REAR LOADED LOGISTICS FACILITY



6100 SHATZ STREET
LAS VEGAS, NEVADA 89115

CBRE

A JV development by Outrigger Industrial  and DWS 

FOR LEASE



6100 SHATZ STREET
NORTH LAS VEGAS, NEVADA

LOCATION HIGHLIGHTS



Located within the Speedway area in the North Las Vegas submarket which is the epicenter of e-commerce/logistics in the Southwest region.



Immediate Access to the I-15 & I-215 Freeways Via Tropical Pkwy. & Hollywood Blvd.



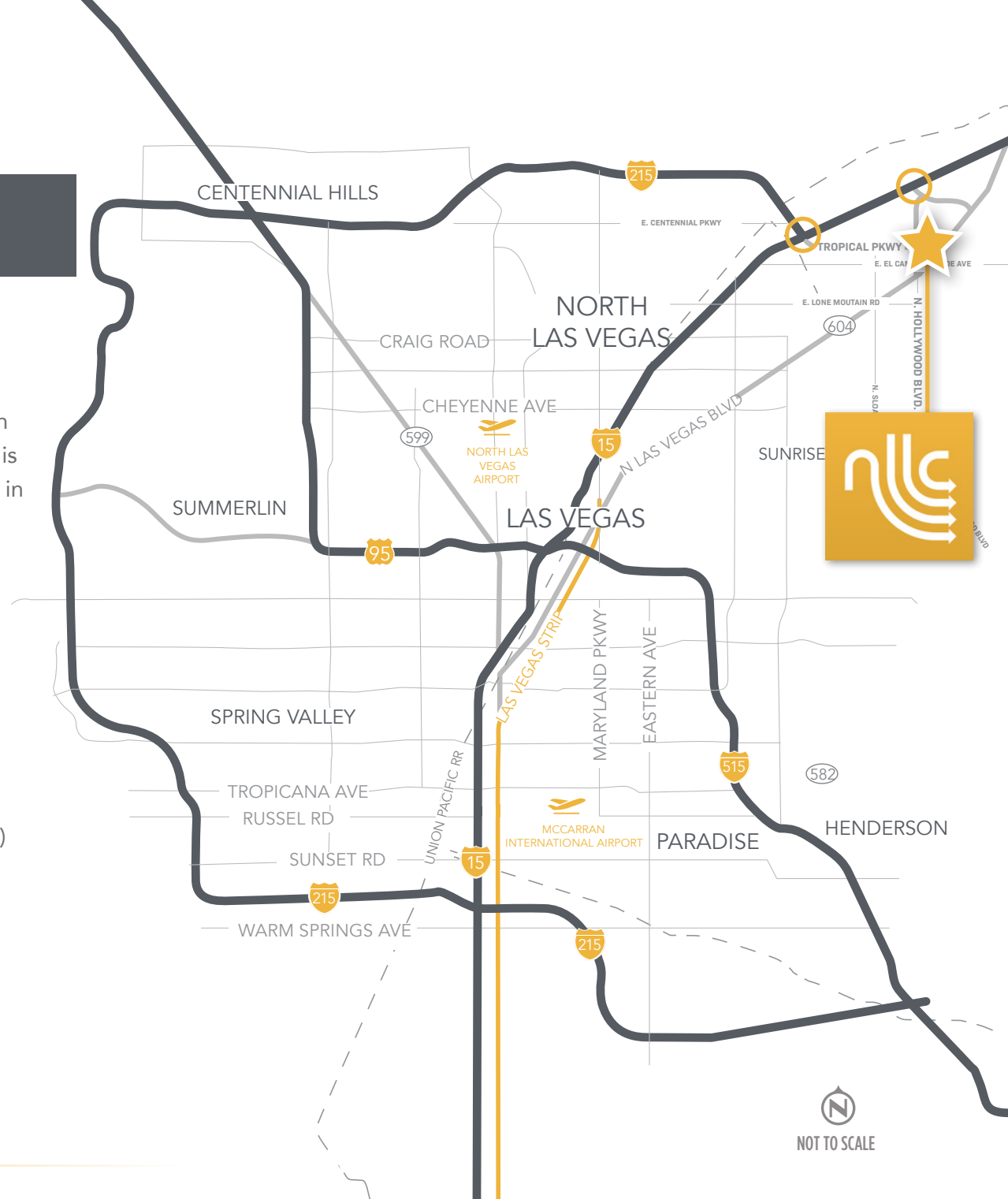
Clark County Jurisdiction



Property Zoning I-H (Industrial Heavy)



LEED Certified Building



FOR LEASE



NELLIS LANDING
LOGISTICS CENTER



BUILDING SPECIFICATIONS / PROPERTY OVERVIEW

TOTAL SF:
±408,566 SF (DIVISIBLE
TO ±97,278 SF)

SPEC OFFICE:
±2,700 SF

DOCK DOORS:
65 DOCK DOORS
(9'X10')

GRADE DOORS:
4 GRADE DOORS
(12'X14')

TRUCK COURT:
185'

FLOOR SLAB
7' REINFORCED
CONCRETE

PARKING:
219 AUTO PARKING STALLS
67 TRAILER PARKING STALLS

CLEAR HEIGHT:
36'

COLUMN SPACING:
54'X50' WITH
60' SPEED BAYS

POWER:
4,000 A, 277/480 V,
3-PHASE

SPRINKLERS:
ESFR

BLDG. WIDTH:
360'

INSULATION
R-19 WITH WHITE
SCRIM SHEET

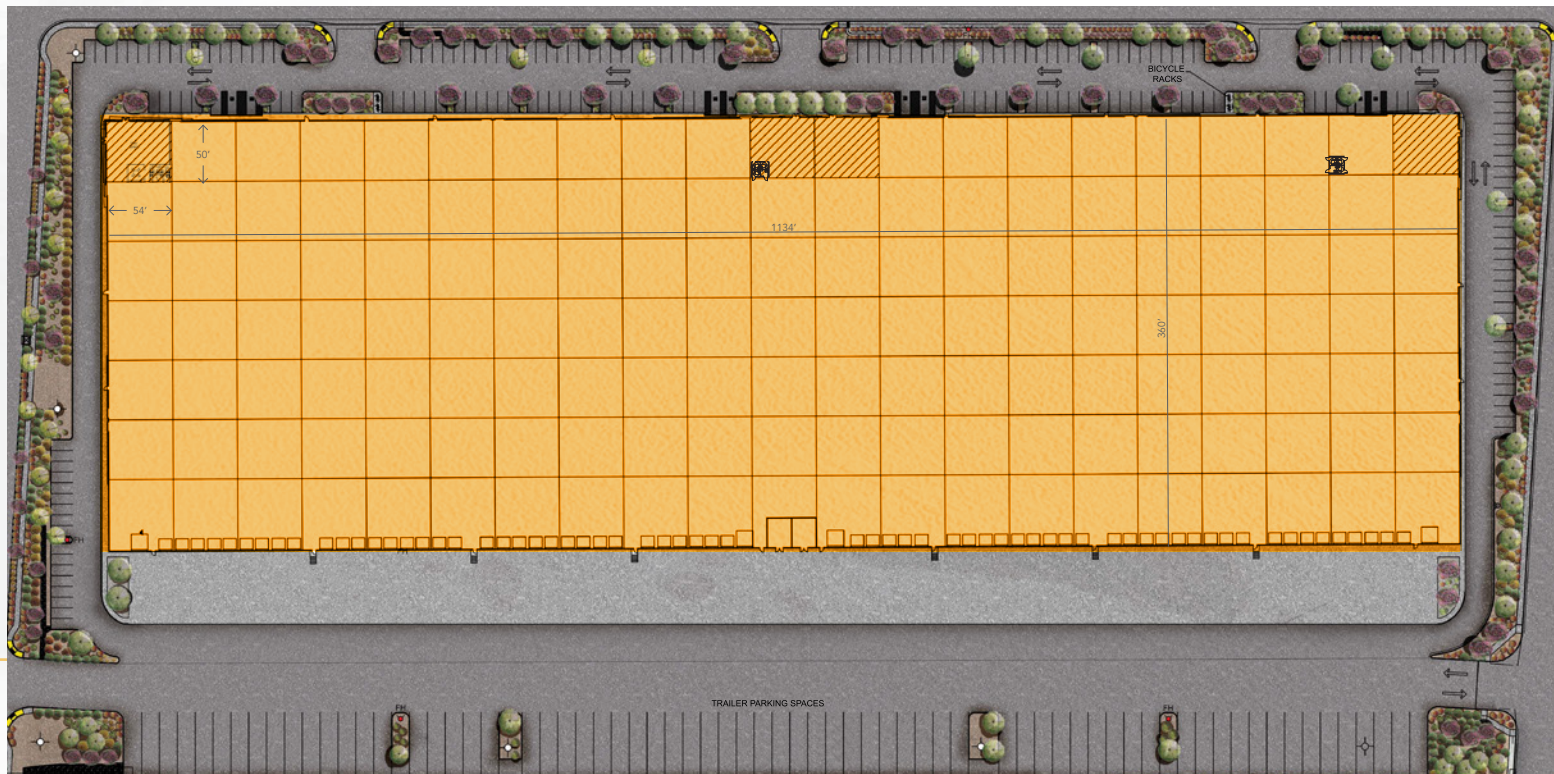
ROOFING
TPO - 60 MIL

LIGHTING:
LED HIGH BAY LIGHTING IN
WAREHOUSE WITH 25 FT CANDLES

EVAPS:
EVAPORATIVE COOLERS
INSTALLED

WAREHOUSE:
22 MECHANICAL DOCK LEVELERS
WITH 40,000 LB CAPACITY

REMOTE RESTROOMS:
2 SETS OF SPEC REMOTE RESTROOMS
LOCATED IN THE CENTER OF THE
BUILDING AND NORTH END



NOT TO SCALE

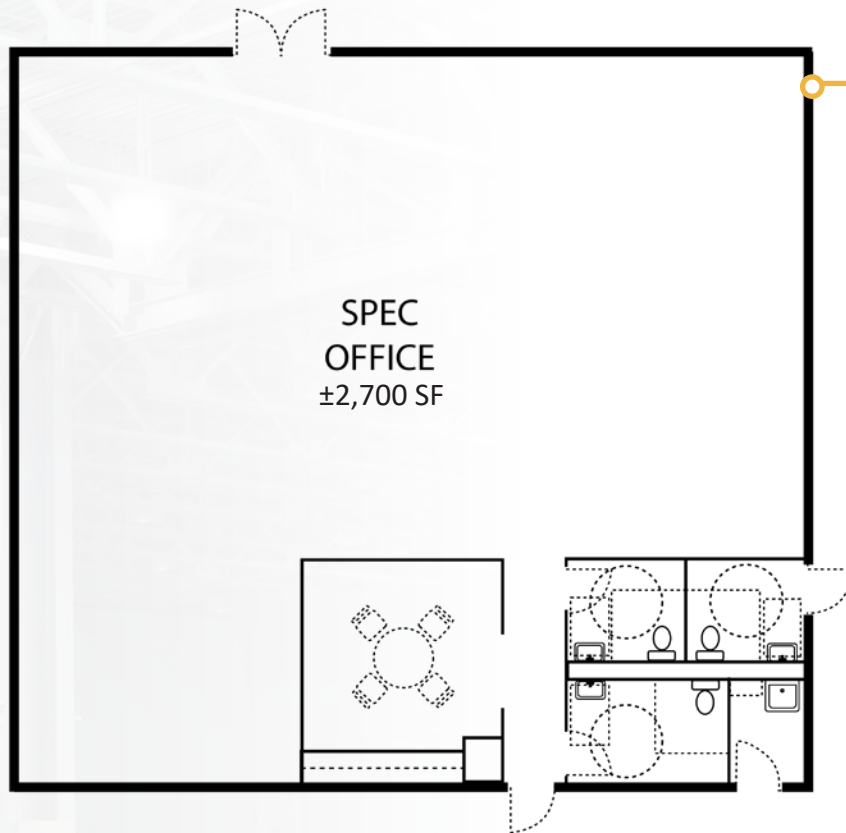
FOR LEASE



NELLIS LANDING
LOGISTICS CENTER



SPEC OFFICE ±2,700 SF



FOR LEASE



NELLIS LANDING
LOGISTICS CENTER



POTENTIAL DIVISIBILITY OPTIONS

OPTION A

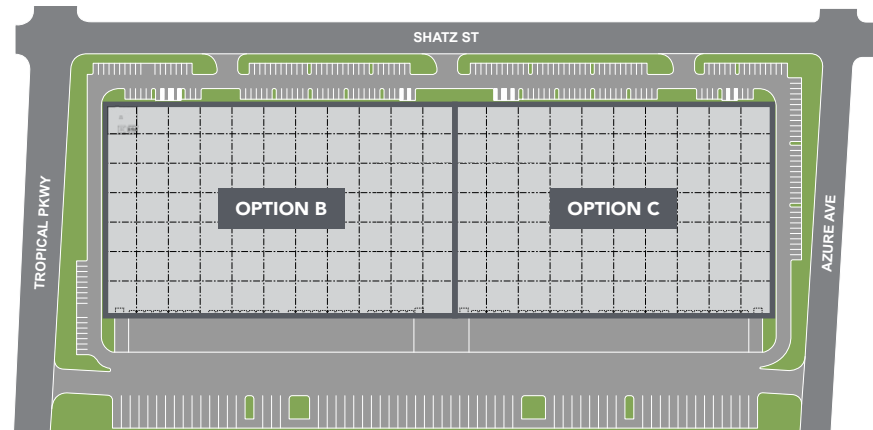
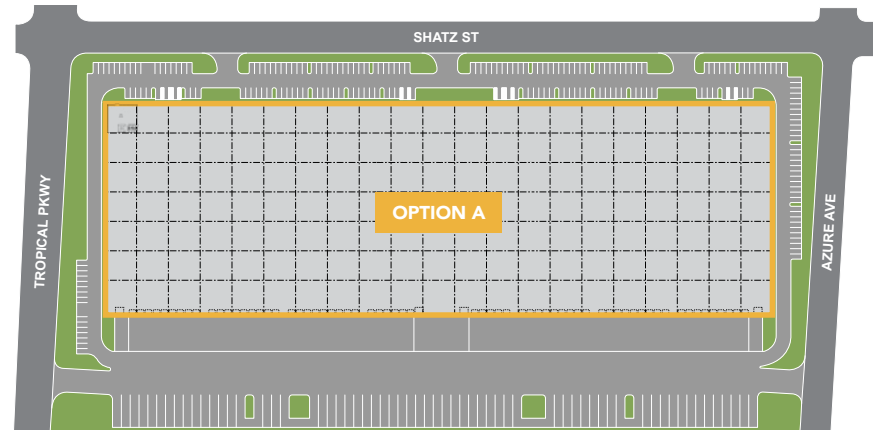
Square Feet:	408,566
Spec Office:	2,700 SF
Dock Doors:	65
Grade Doors:	4

OPTION B

Square Feet:	214,011
Spec Office:	2,700 SF
Dock Doors:	33
Grade Doors:	2

OPTION C

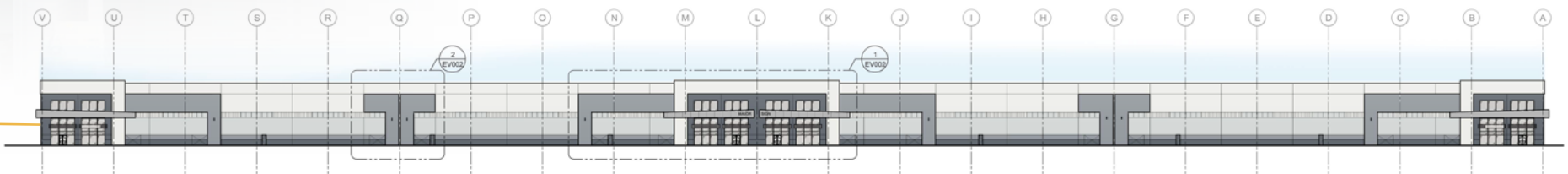
Square Feet:	194,555
Dock Doors:	32
Grade Doors:	2



*Alternate divisibilities available



NOT TO SCALE





POTENTIAL DIVISIBILITY OPTIONS

OPTION D

Square Feet:	97,278
Spec Office:	2,700 SF
Dock Doors:	16
Grade Doors:	1

OPTION E

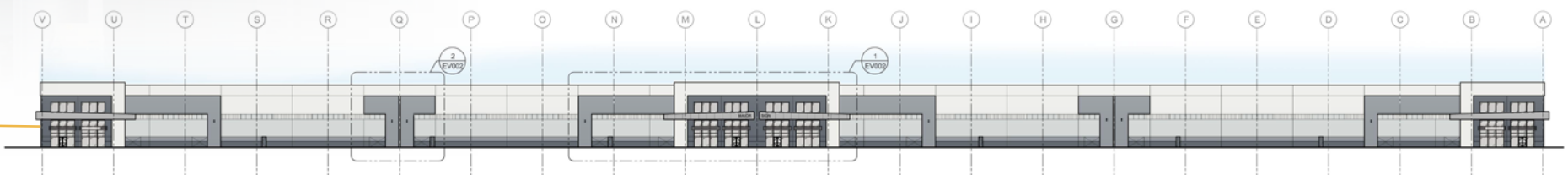
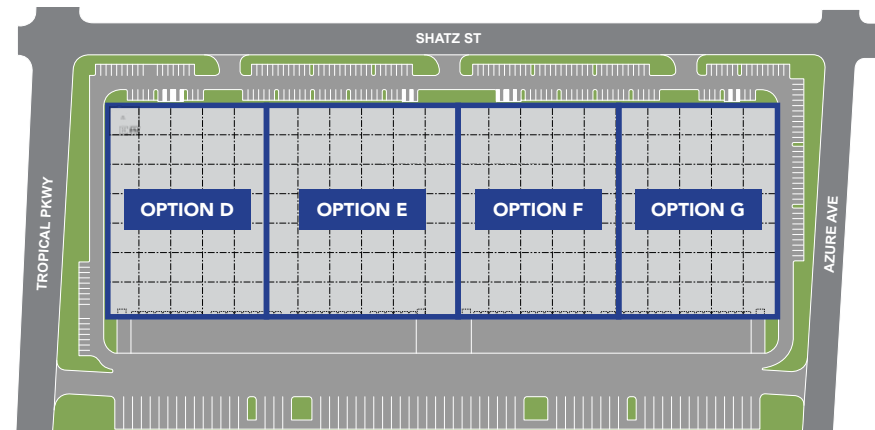
Square Feet:	116,732
Dock Doors:	17
Grade Doors:	1

OPTION F

Square Feet:	97,278
Dock Doors:	16
Grade Doors:	1

OPTION G

Square Feet:	97,278
Dock Doors:	16
Grade Doors:	1





BUILDING PHOTOS





LOCATION MAP





RTC BUS ROUTE



NOT TO SCALE

FOR LEASE

LOCATION AND TRANSPORTATION



- I-215 interchange is ± 2.5 miles from site
- I-15 Interchange is ± 1.0 miles from site



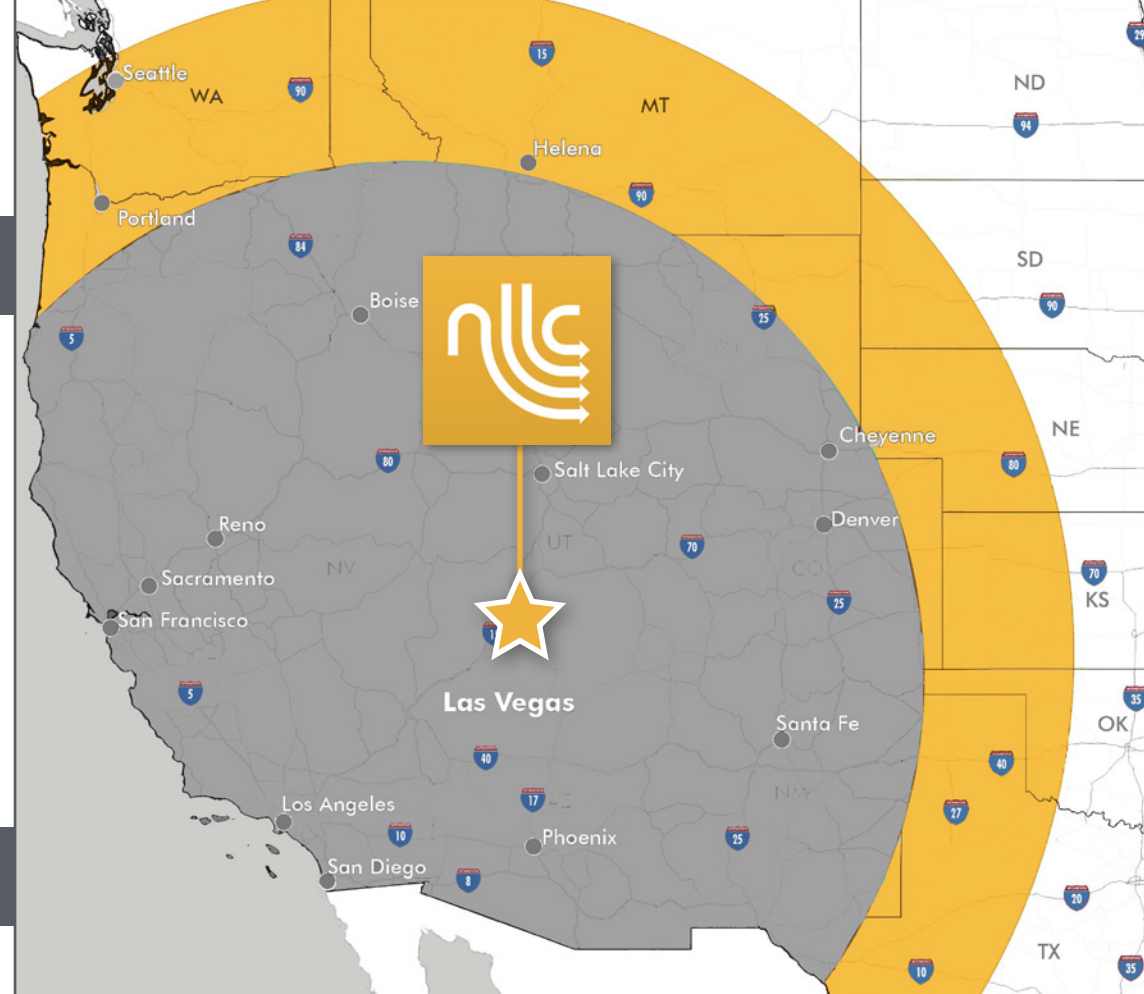
- Harry Reid Airport is ± 20 miles from site



- The Las Vegas Strip is ± 15 miles from site

LOCATION AND TRANSPORTATION

- FedEx Freight: ± 7 Miles
- FedEx Ship Center : ± 10.5 Miles
- FedEx Air Cargo: ± 22 Miles
- FedEx Ground: ± 2 Miles
- UPS Freight Service Center: ± 4 Miles
- UPS Customer Center: ± 13 Miles
- UPS Air Cargo : ± 22 Miles
- US Post Office: ± 9 Miles



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



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

- 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 105,800 workers in the distribution/transportation/warehousing and manufacturing industries
- Over 60,000 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 1.6% and transportation and warehousing by 0.8%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages
- Year-end 2023 employment growth was 4.1% in Las Vegas and 3.5% in Nevada, both higher than the National Average of 1.9%

LAS VEGAS

BUSINESS FACTS





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CBRE

A JV development by Outrigger Industrial



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INDUSTRIAL

and DWS //DWS