

MOONWATER

WEST

BUILDING ALPHA

FOR LEASE

922,569 TOTAL SF

CBRE



LOCATION HIGHLIGHTS

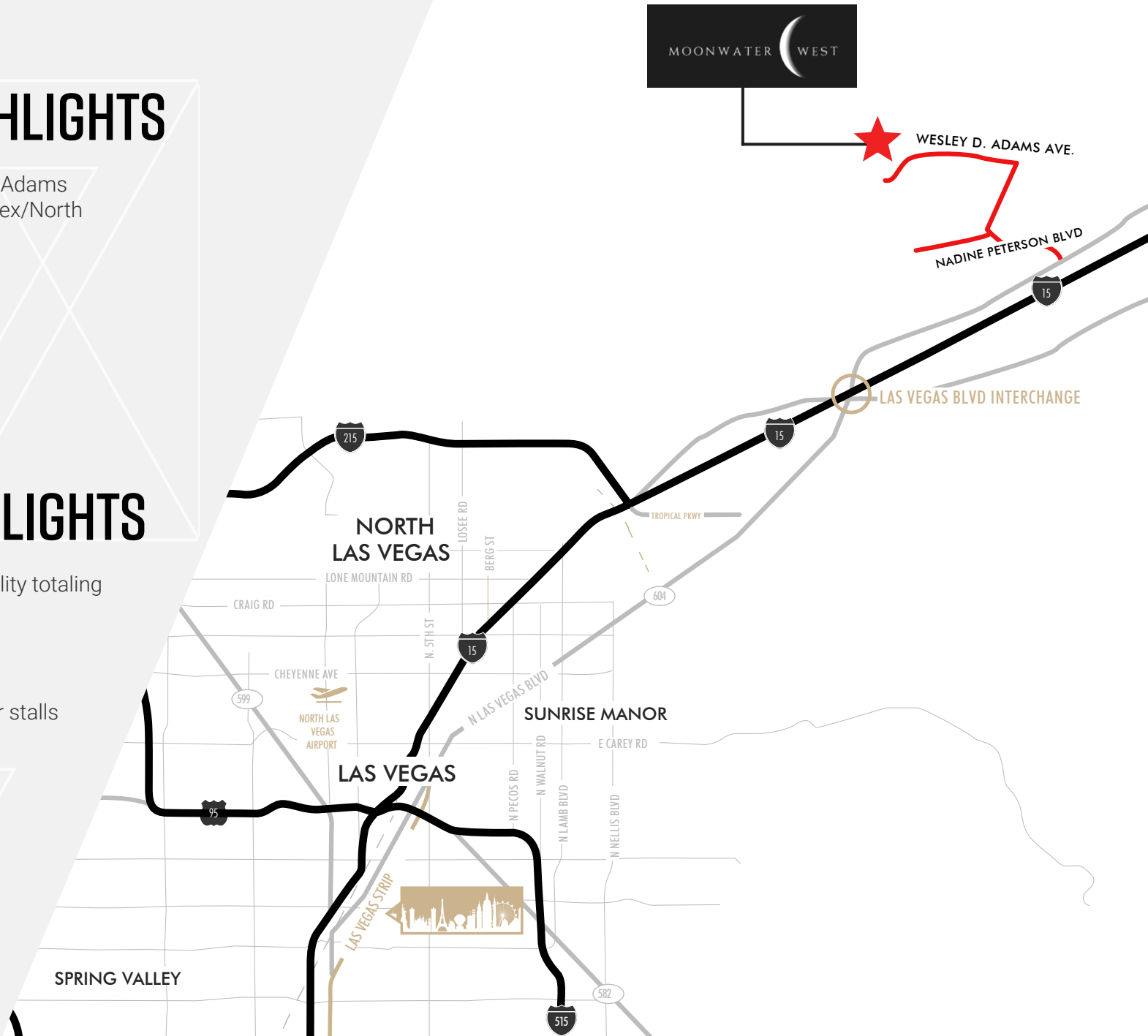
- Located within the Wesley D. Adams Innovation Park within the Apex/North Las Vegas submarket
- ±6 Miles to I-15 Freeway
- North Las Vegas Jurisdiction
- Zoning: M-2



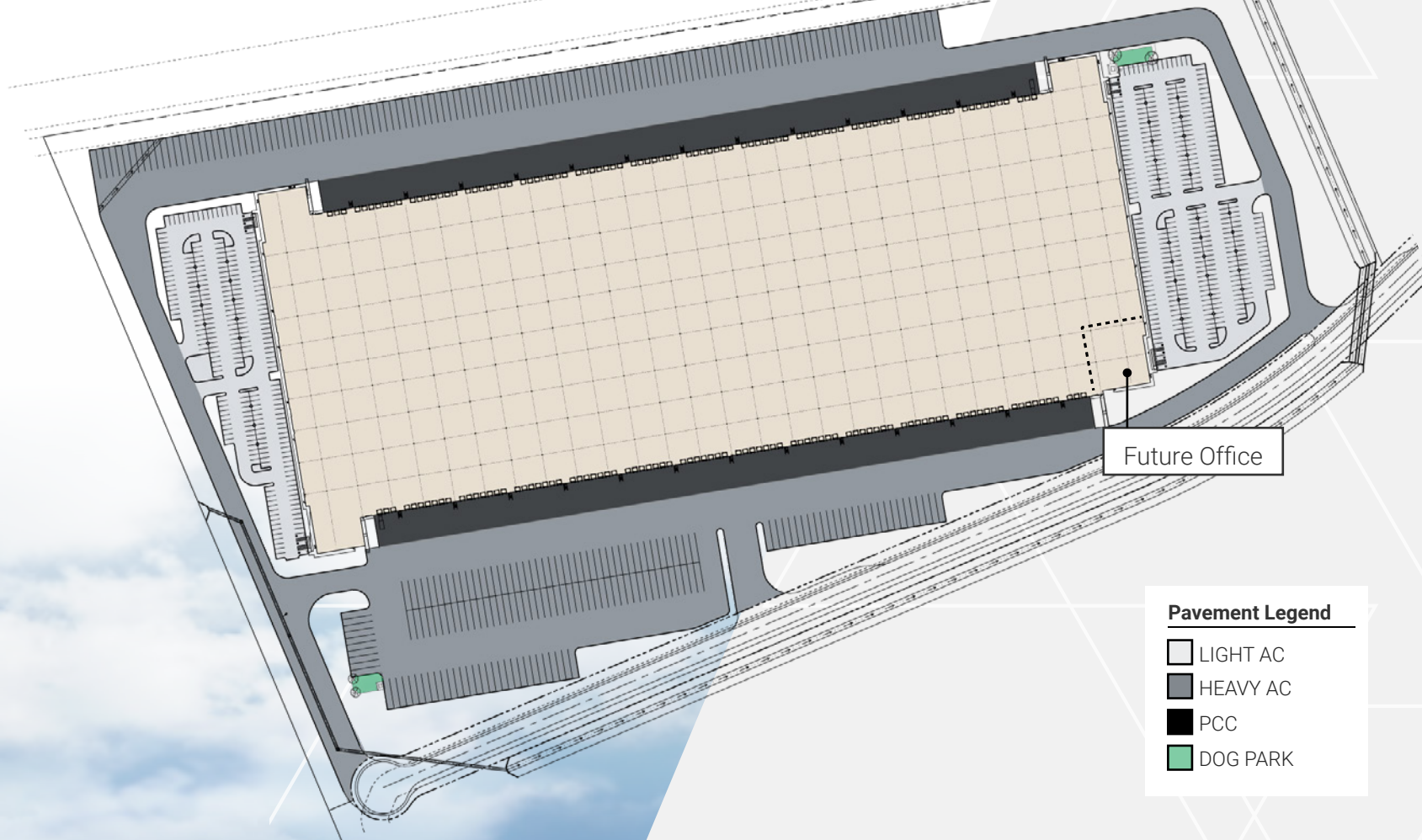
PROJECT HIGHLIGHTS

- State-of-the-art industrial facility totaling ±922,569 SF
- Cross dock configuration
- 42' minimum clear height
- 596 auto stalls and 293 trailer stalls
- ESFR sprinkler system
- Office BTS

BTS Options Available on Additional Pads



BUILDING SPECIFICATIONS



Pavement Legend

- LIGHT AC
- HEAVY AC
- PCC
- DOG PARK

Total SF:	922,569 SF
Site Area:	53.03 acres
Office Area:	Build to Suit
Clear Height:	42' minimum clear height
Column Spacing:	50' x 58' with typical 60' speed bay

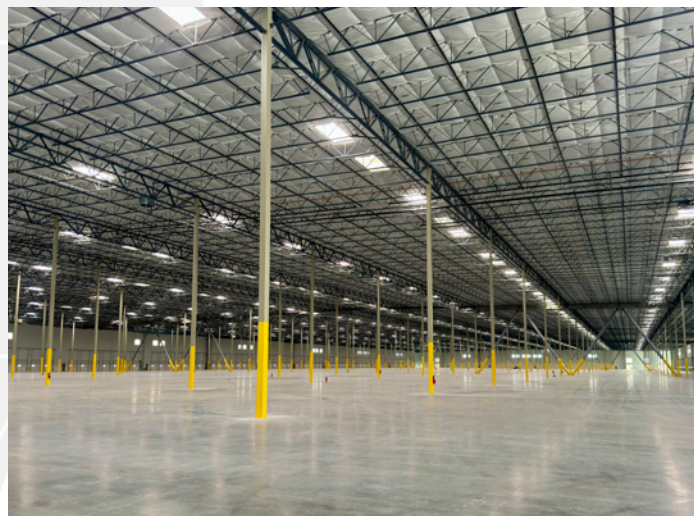
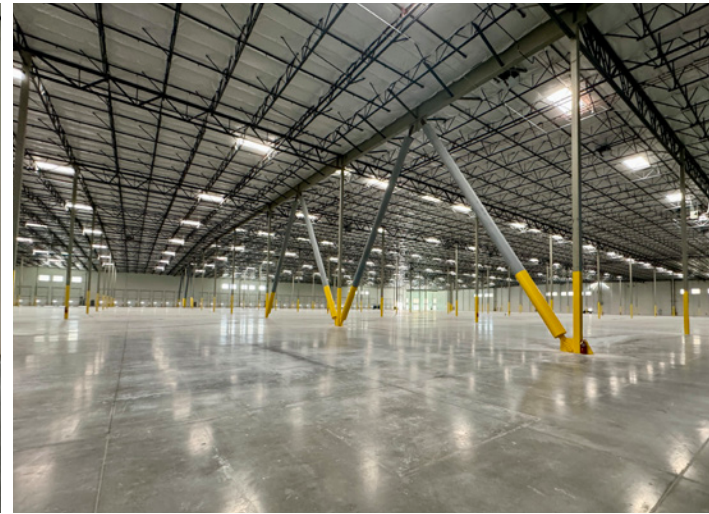
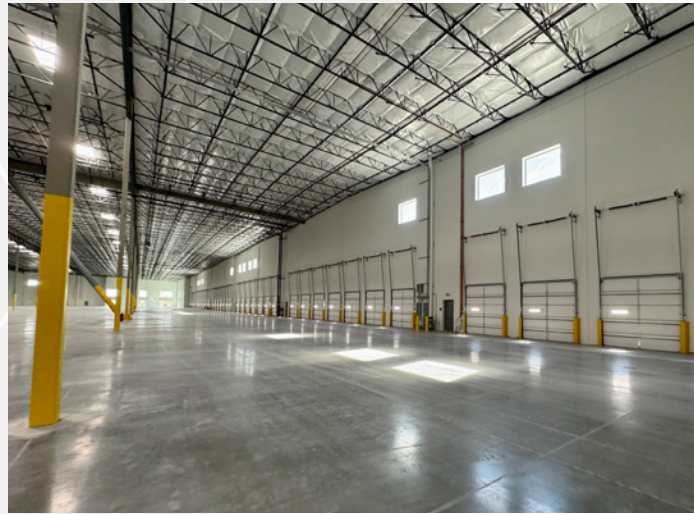
Power:	8,000 Amps, 277/480 V, 3-Phase
Sprinkler:	ESFR
Dock Doors:	180 (9' x 10')
Grade Doors:	4 (12' x 14')
Truck Court:	185'

Car Parking:	596
Trailer Parking:	293
Roofing:	60 mil TPO
Roof Insulation	R-19
Floor Slab:	8 in.

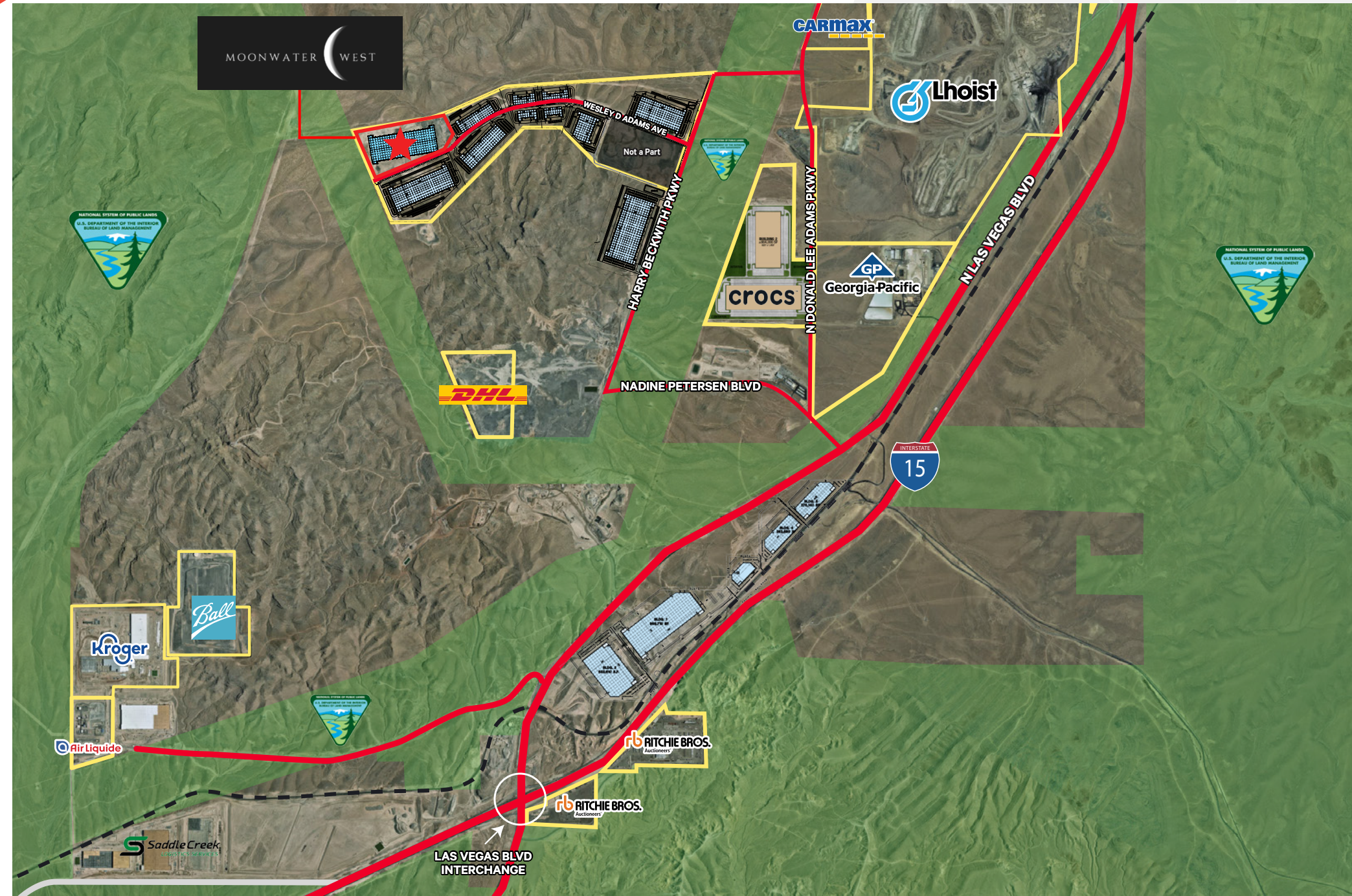
PROPERTY AERIAL



PHOTO GALLERY



LOCATION MAP



LOCATION & TRANSPORTATION



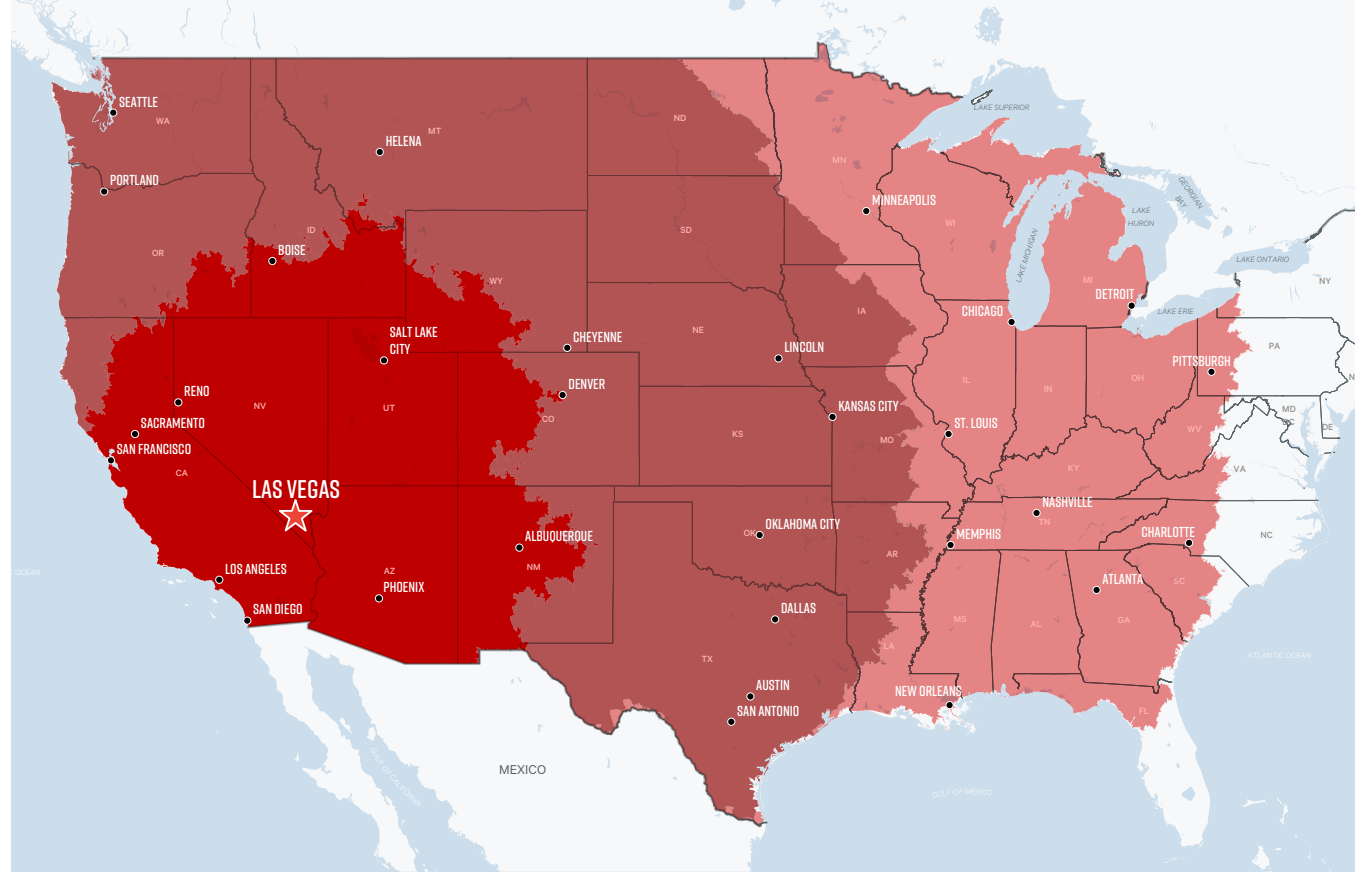
- I-15 Interchange is ± 6.12 miles from site
- US-95 Interchange is ± 21.45 miles from site



- Harry Reid Int'l Airport is ± 30.0 miles from site



- The Las Vegas Strip is ± 24.5 miles from site



SHIPPING & MAILING SERVICES



- FedEx Freight: 15.7 Miles
- FedEx Ship Center: 20.3 Miles
- FedEx Air Cargo: 31.7 Miles
- FedEx Ground: 14.4 Miles
- UPS Freight Service Center: 16.2 Miles
- UPS Customer Center: 22.5 Miles
- UPS Air Cargo: 31.7 Miles
- US Post Office: 21.3 Miles

TRANSIT ANALYSIS FROM LAS VEGAS, NV

ONE DAY TRUCK SERVICE			TWO DAY TRUCK SERVICE 23.3% OF US POPULATION			THREE DAY TRUCK SERVICE		
	Distance (mi.)	Time (est.)		Distance (mi.)	Time (est.)		Distance (mi.)	Time (est.)
Los Angeles	268	5 hrs	Cheyenne	865	12 hrs, 12 min	Memphis	1589	22 hrs, 48 min
Phoenix	397	5 hrs, 54 min	Helena	919	13 hrs, 18 min	St. Louis	1620	23 hrs, 18 min
Salt Lake City	436	6 hrs	Oklahoma City	1125	16 hrs	Minneapolis	1662	23 hrs, 48 min
San Diego	334	6 hrs, 12 min	Lincoln	1247	17 hrs, 48 min	New Orleans	1748	25 hrs, 24 min
Reno	464	7 hrs, 24 min	Dallas	1226	17 hrs, 48 min	Chicago	1768	25 hrs, 36 min
Albuquerque	585	8 hrs, 36 min	Portland	1036	17 hrs, 54 min	Nashville	1805	26 hrs, 12 min
Sacramento	598	9 hrs, 48 min	Seattle	1180	19 hrs, 12 min	Atlanta	2027	29 hrs, 36 min
San Francisco	569	10 hrs, 30 min	San Antonio	1313	19 hrs, 18 min	Detroit	2037	29 hrs, 54 min
Boise	686	10 hrs, 36 min	Kansas City	1365	19 hrs, 24 min	Pittsburgh	2212	32 hrs, 48 min
Denver	763	11 hrs, 12 min	Austin	1336	20 hrs, 6 min	Charlotte	2225	32 hrs, 48 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 198,300 workers in the distribution, transportation, manufacturing, warehousing, and construction industries
- Over 61,800 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 1.3%, transportation and warehousing by 0.8%, and construction by 1.9%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages

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MOONWATER WEST

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