

DESERT WILLOW LOGISTICS CENTER

±505,466 SF

Building B

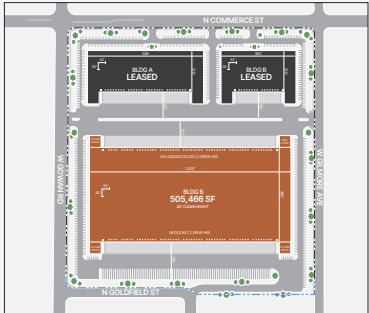
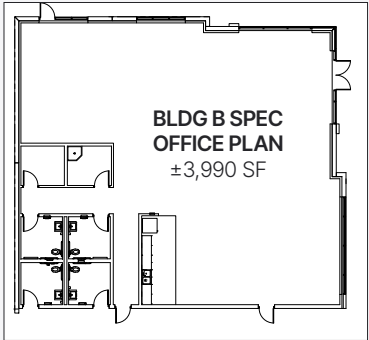
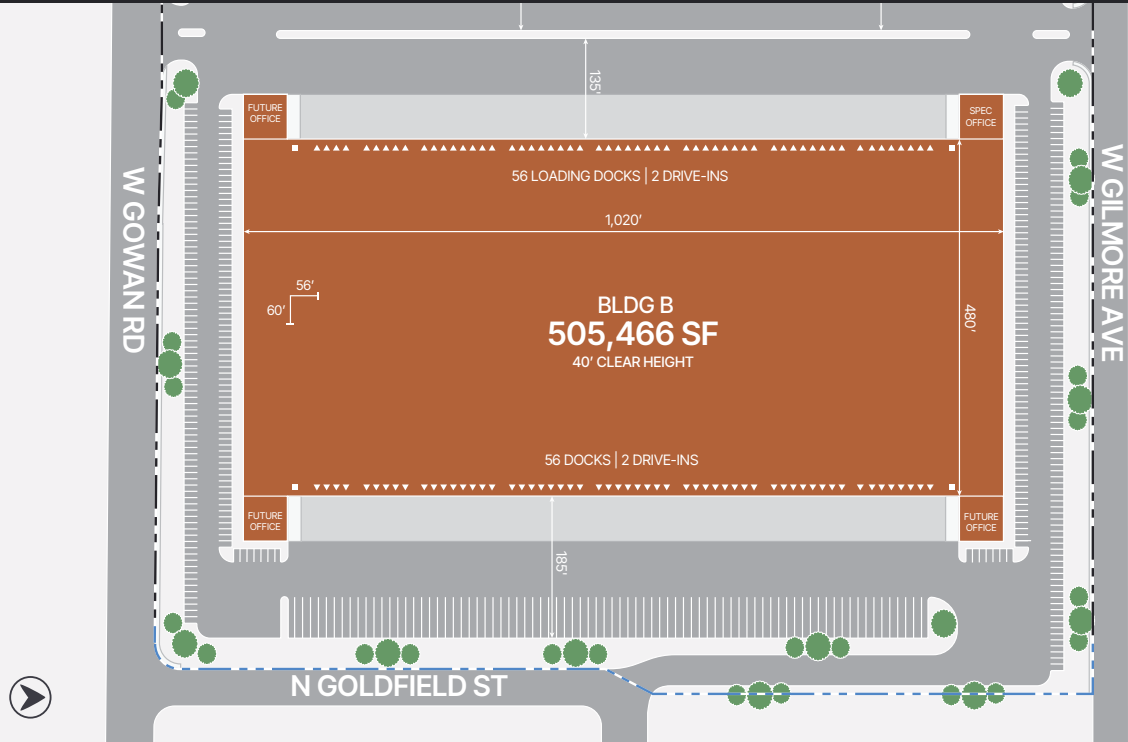


110 W. Gowan Rd., North Las Vegas NV



Desert Willow Logistics Center is positioned in the highly sought after North Las Vegas submarket on the northeast corner of N Commerce Street & W Gowan Rd. Offering immediate access to the I-15 freeway via the Cheyenne Avenue Interchange and is located near an abundance of amenities and quality tenants. The property is located just 9.5 miles from the Las Vegas Strip and 13.5 miles from Harry Reid International Airport.





SPECIFICATIONS

110 W. Gowan Rd., North Las Vegas NV

Available SF	±505,466 SF	Dock Levelers	Twenty-four (24) Mech. 40K lb. capacity	Power	up to 3,250 amps, 277/480v, 3-phase (Expandable)
Office SF	±3,990 SF	Drive-Ins	Four (4) 12' x 14'	Warehouse Lighting	LEDs, 25 FC average
Building Dimensions	1,020' x 480'	Loading Format	Cross-dock	Evaporative Coolers	2 air changes per hour
Clear Height	40'	Truck Court Depth	130' minimum, 60' concrete apron	Sprinklers	ESFR
Column Spacing	60' x 56' (typ.)	Trailer Stalls	78	Epoxy Joint Filler	(MM80) at speed bay joint
Dock Doors	One hundred twelve (112) 9' x 10'	Car Spaces	266	Slab	8" reinforced slab

LOCAL ACCESS

I-15 FREEWAY

2.3 miles via Exit 46

LAS VEGAS STRIP

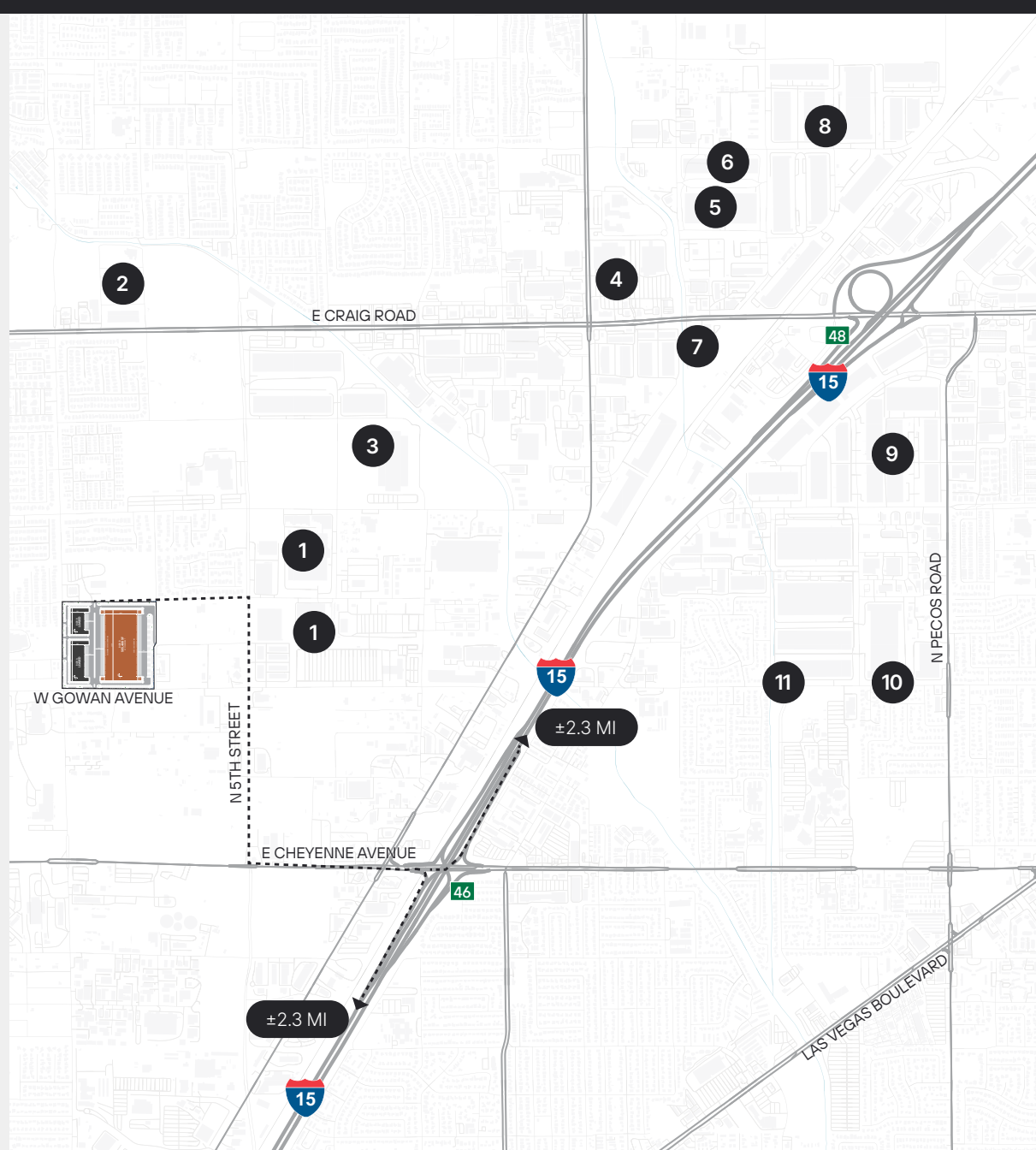
9.5 miles

HARRY REID INTERNATIONAL AIRPORT

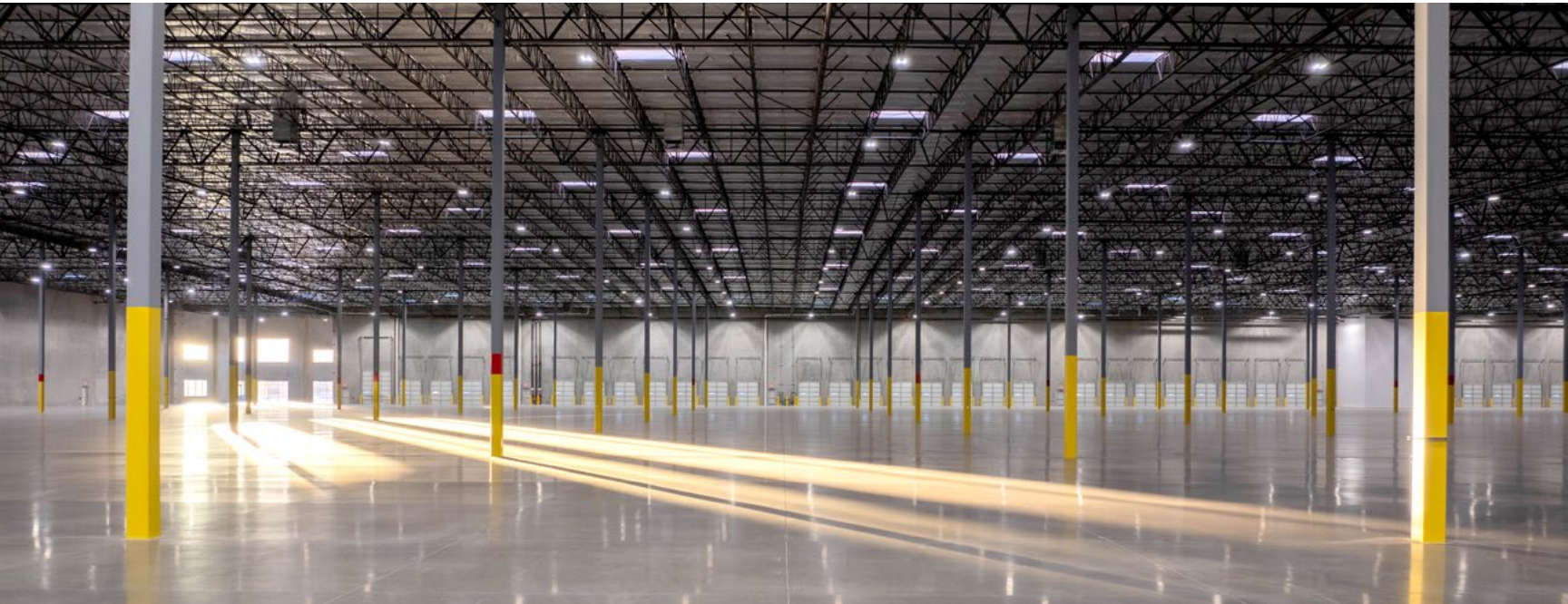
13.5 miles

CORPORATE NEIGHBORS

- | | |
|---------------------|-----------------------|
| 1. Clearwater Paper | 8. Shiphero |
| 2. Tire's Warehouse | Kroger |
| Hill & Partners | Whitebox |
| EPC | Orbus |
| 3. The Home Depot | Sparks |
| Pitney Bowe | LKQ |
| Saddle Creek | Flexential |
| Shipfusion | Kuzco |
| 4. Cane's | 9. Wayfair |
| Five Guys | NTW |
| Starbucks | Dr. Pepper |
| Sonic | Nellis Auction |
| Chipotle | Liquidity |
| 5. Pineapple Agency | Firestone |
| 6. P&R Publishing | 10. Global Industrial |
| 7. Chevron | 11. Derse |
| In-n-Out | CDW |
| Cracker Barrel | |



LAS VEGAS



DRIVING DISTANCES

Los Angeles	270 Miles
Phoenix	298 Miles
Salt Lake City	421 Miles
Reno	448 Miles
Albuquerque	574 Miles
San Francisco	568 Miles
Boise	630 Miles
Denver	748 Miles
Cheyenne	833 Miles
Helena	901 Miles
Portland	974 Miles
Seattle	1,125 Miles



CONTACT INFORMATION

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.