

SPRINGS WEST DISTRIBUTION CENTER

7610 Warm Springs Road, Las Vegas, NV 89113



91,954 SF Available

Brand New Industrial Development
Q4 - 2025 Delivery

 CUSHMAN &
WAKEFIELD

SPRINGS WEST DISTRIBUTION CENTER

7610 Warm Springs Road, Las Vegas, NV

LOCATION HIGHLIGHTS

LOCATION: Springs West Distribution Center is perfectly situated in the coveted Southwest Submarket, at the northeast corner of Buffalo Drive and Warm Springs Road.

CONNECTIVITY: With prominent frontage on Warm Springs Road and immediate access to I-215, this new development ensures seamless transportation.

PRIME POSITIONING: SWDC is a top-tier site for logistics, distribution, and manufacturing in the Southwest region.

AMENITIES: The area is rich in amenities, including Durango Station, The Uncommons, Arroyo Crossing, and a wide selection of restaurants and shopping venues.

COMMUNITY: Encircled by a multitude of industrial owners, users, and manufacturing and distribution facilities, it offers an excellent location for businesses looking for accessibility and a dynamic community.



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PROPERTY HIGHLIGHTS

- ±91,954 total square feet
- Divisible to ±45,977 square feet
- Situated on a ±4.75 net acre parcel
- ± 2,400 SF spec office per unit
- 32' clear height at first column
- 3,000 amps, 277/480 volts, 3-phase power
- Ten (10) dock high doors
- Three (3) 16'x14' oversized grade level doors
- 135' truck court
- Two (2) 35K lb mechanical pit levelers
- 98 auto parking stalls
- TPO roofing
- R-38 roof insulation with white scrim
- 52' x 56' typical column spacing
- Dimensions 271' x 416'
- 6" slab thickness
- Natural Gas



COOLING

EVAPORATIVE
COOLED WAREHOUSE



LIGHTING

LED WAREHOUSE
LIGHTING



ZONING

IP, INDUSTRIAL PARK



SECURITY

SECURED AREA



SPEED BAY

60'



SPRINKLERS

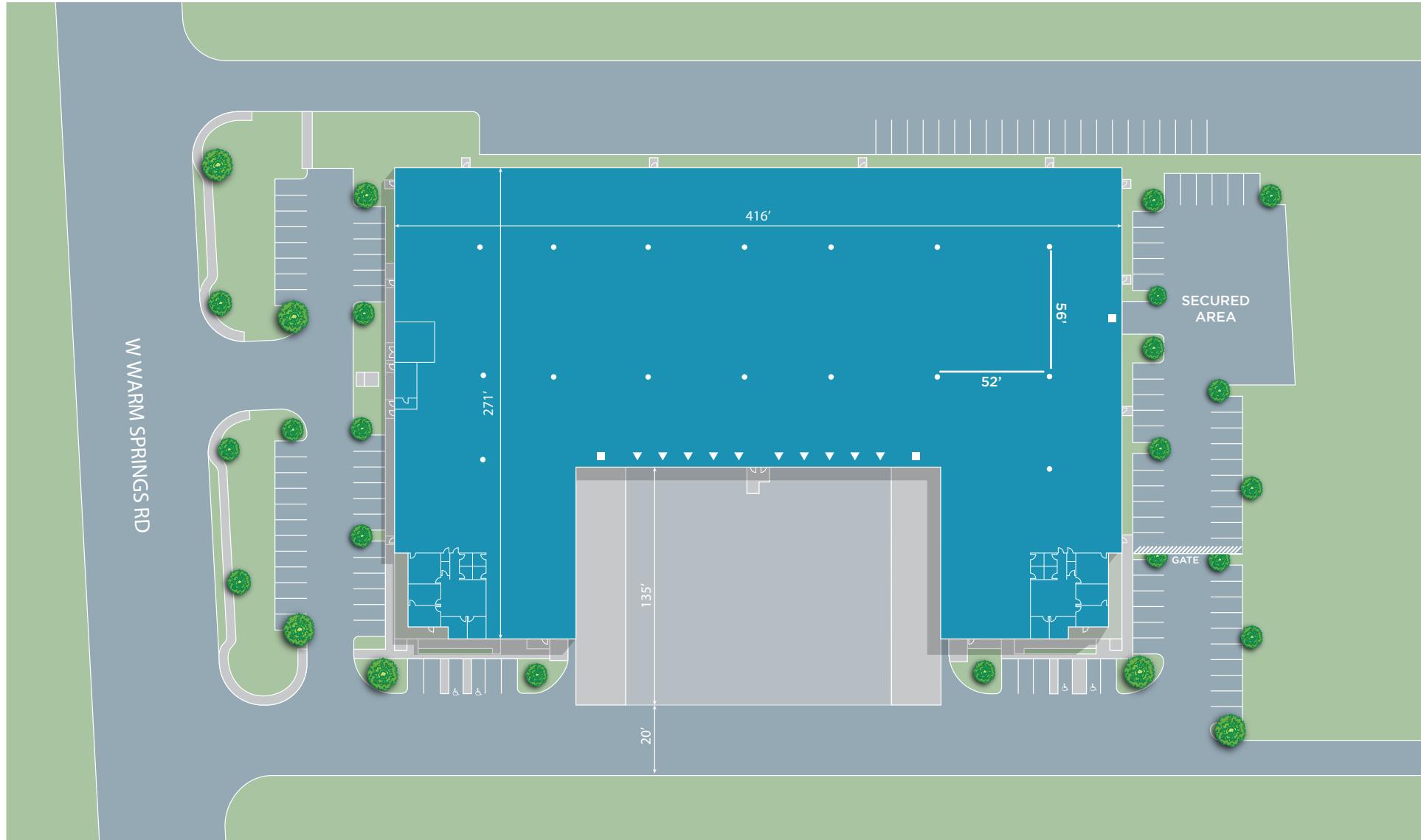
ESFR FIRE
SUPPRESSION SYSTEM



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SITE PLAN

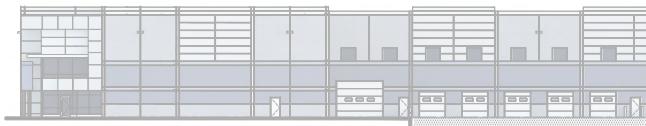


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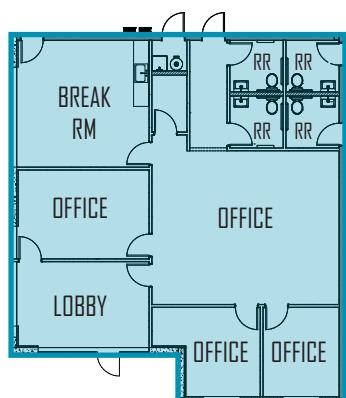
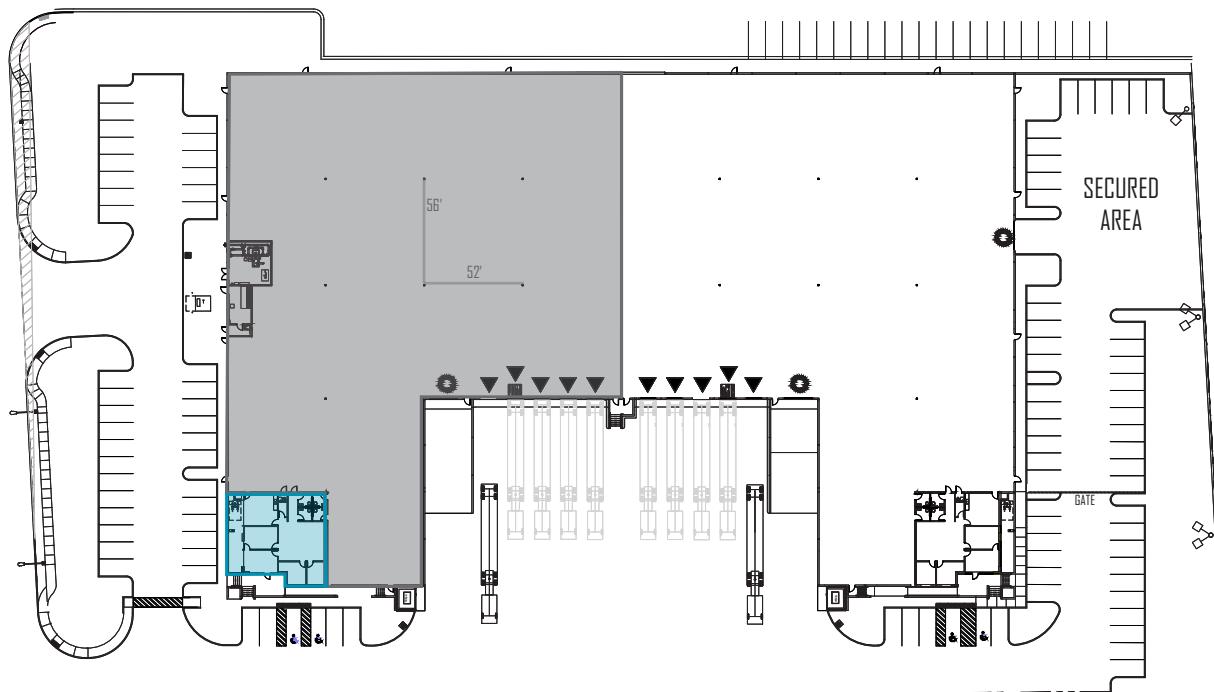
POTENTIAL DIVISIBILITY

Suite A



- ±45,977 square feet

- ±2,400 SF spec office suite
- 32' clear height at first column
- Five (5) dock high doors
- One (1) pit leveler
- One (1) oversized grade level door
- 44 auto parking stalls



 = OFFICE

 = PIT LEVELER

 = DOCK HIGH DOOR

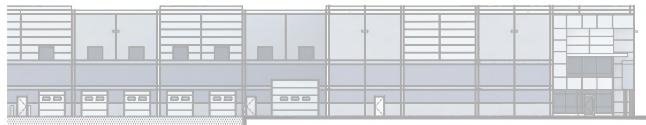
 = GRADE LEVEL DOOR

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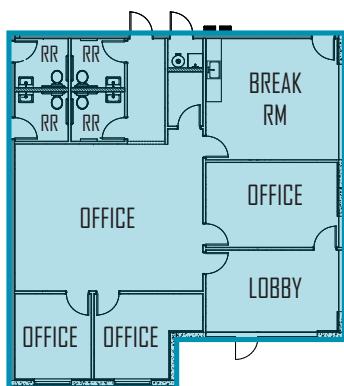
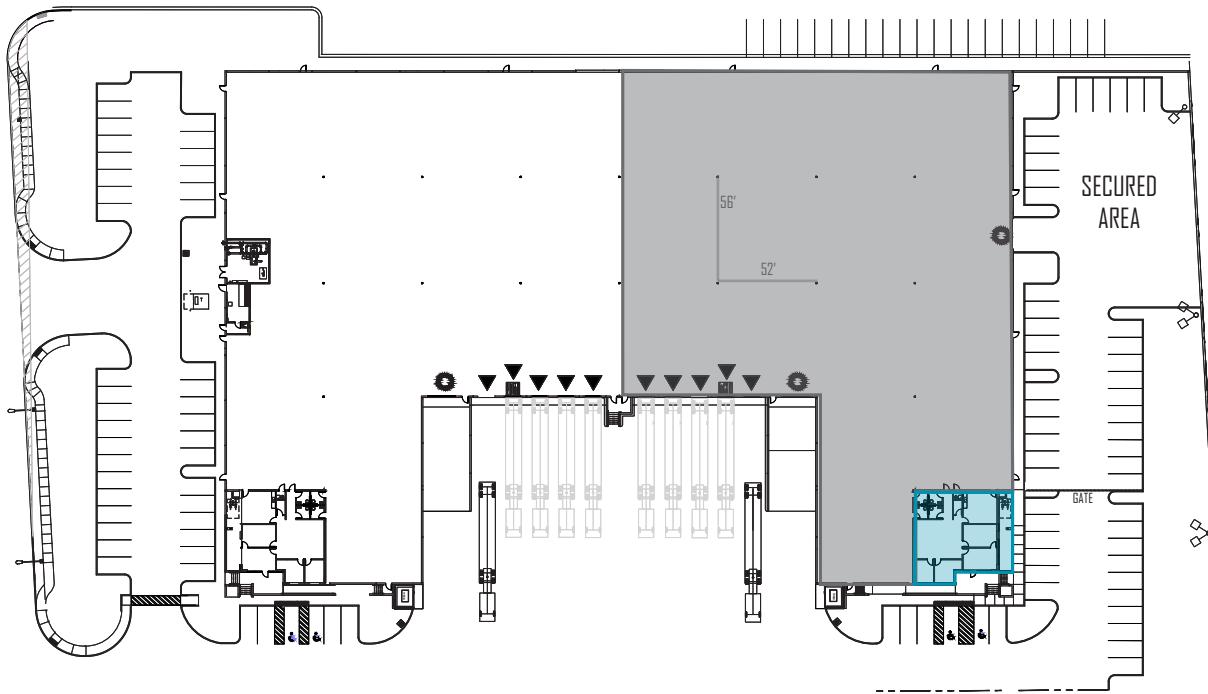
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POTENTIAL DIVISIBILITY

Suite B



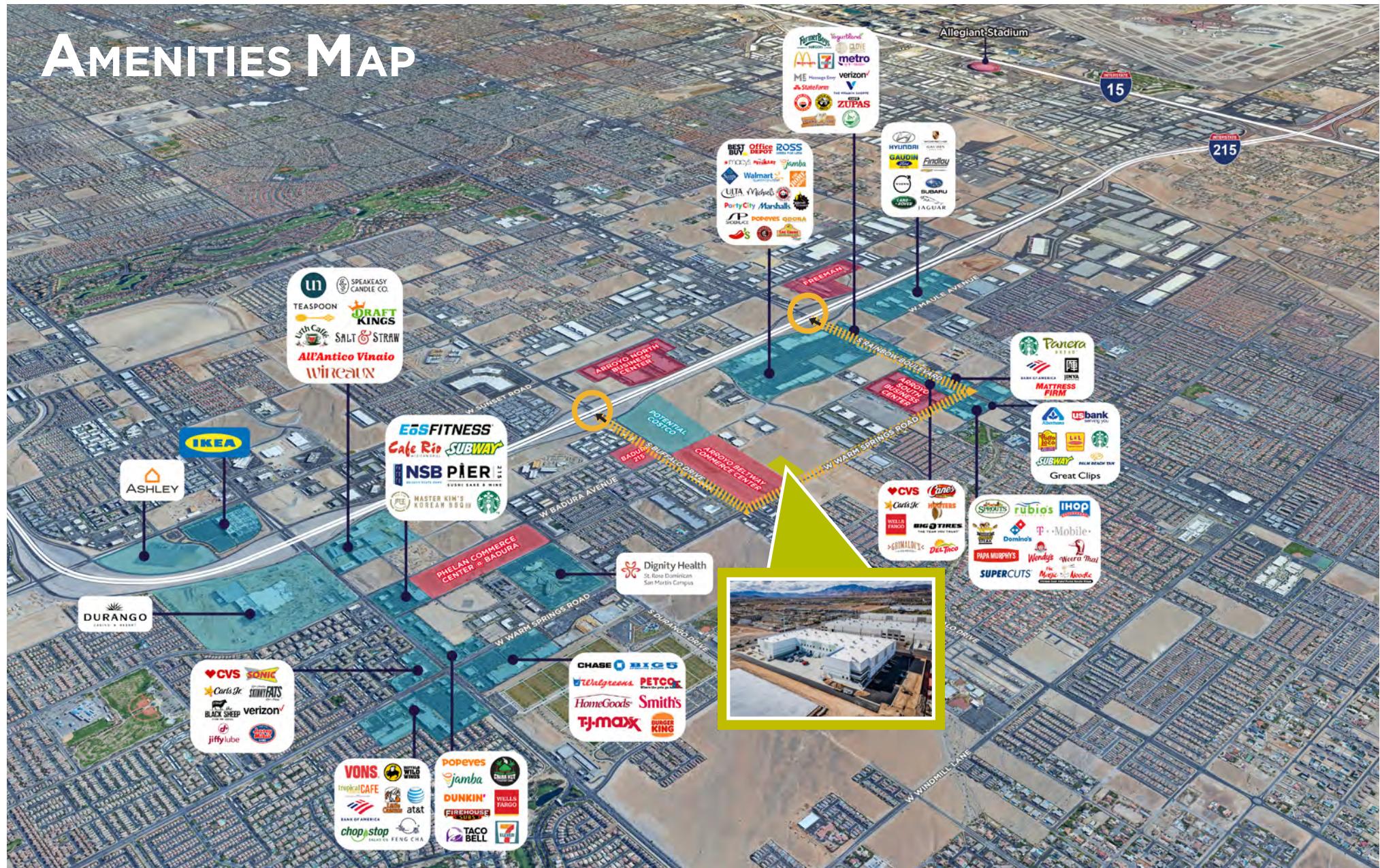
- ±45,977 square feet
- ±2,400 SF spec office suite
- 32' clear height at first column
- Five (5) dock high doors
- One (1) pit leveler
- Two (2) oversized grade level doors
- 54 auto parking stalls
- Secured Area



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AMENITIES MAP



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LAS VEGAS BUSINESS



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



LABOR OVERVIEW

- Southern Nevada boasts some of the lowest labor costs in the region.
- The U.S. Bureau of Labor Statistics reports that the Las Vegas metropolitan area employs over 105,800 individuals in the distribution, transportation, warehousing, and manufacturing sectors.
- The University of Nevada, Las Vegas, and the College of Southern Nevada together have more than 60,000 enrolled students.
- Over the next five years, manufacturing jobs are projected to increase by 1.6%, while transportation and warehousing jobs are expected to rise by 0.8%.
- Industrial employment sectors in Las Vegas are anticipated to grow at a faster rate than the national average.
- By the end of 2023, employment growth in Las Vegas reached 4.1%, compared to 3.5% in Nevada, both exceeding the national average of 1.9%.



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



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