

SPRINGS WEST DISTRIBUTION CENTER

7610 Warm Springs Road, Las Vegas, NV 89113

91,954 SF Available

Brand New Industrial Development
Q4 - 2025 Delivery



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

- $\pm 91,954$ total square feet
- Divisible to $\pm 45,977$ square feet
- Situated on a ± 4.75 net acre parcel
- $\pm 2,400$ 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'



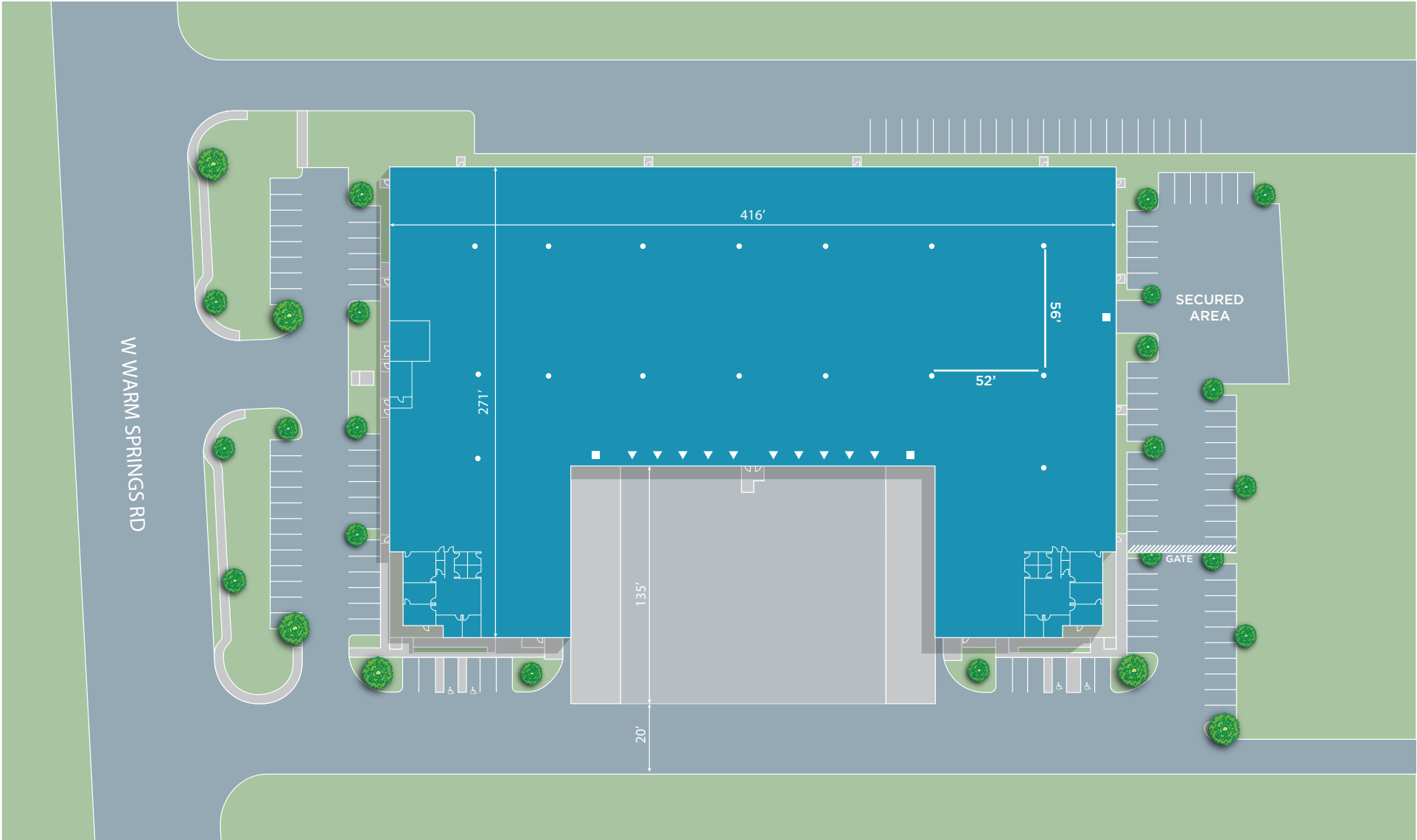
SPRINKLERS
ESFR FIRE
SUPPRESSION SYSTEM



SPRINGS WEST DISTRIBUTION CENTER

7610 Warm Springs Road, Las Vegas, NV

SITE PLAN



SPRINGS WEST DISTRIBUTION CENTER

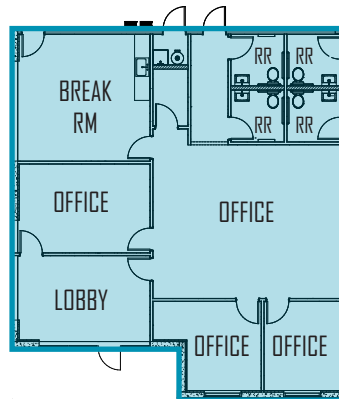
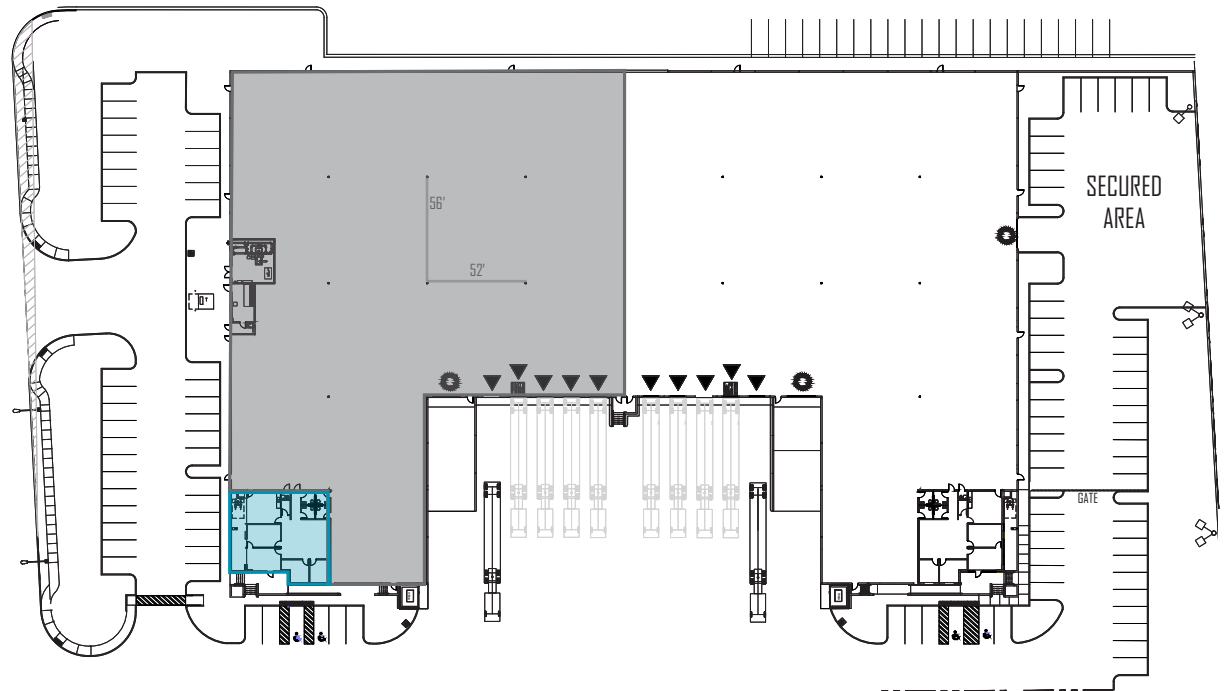
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POTENTIAL DIVISIBILITY

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

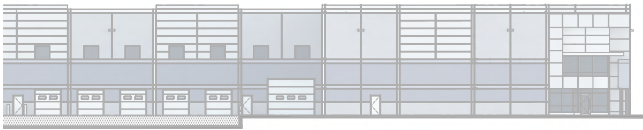


SPRINGS WEST DISTRIBUTION CENTER

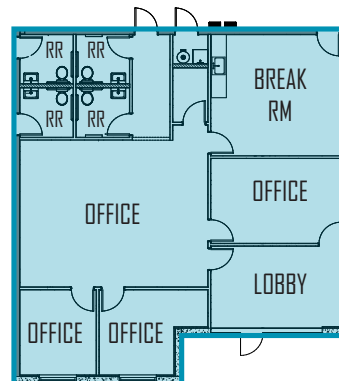
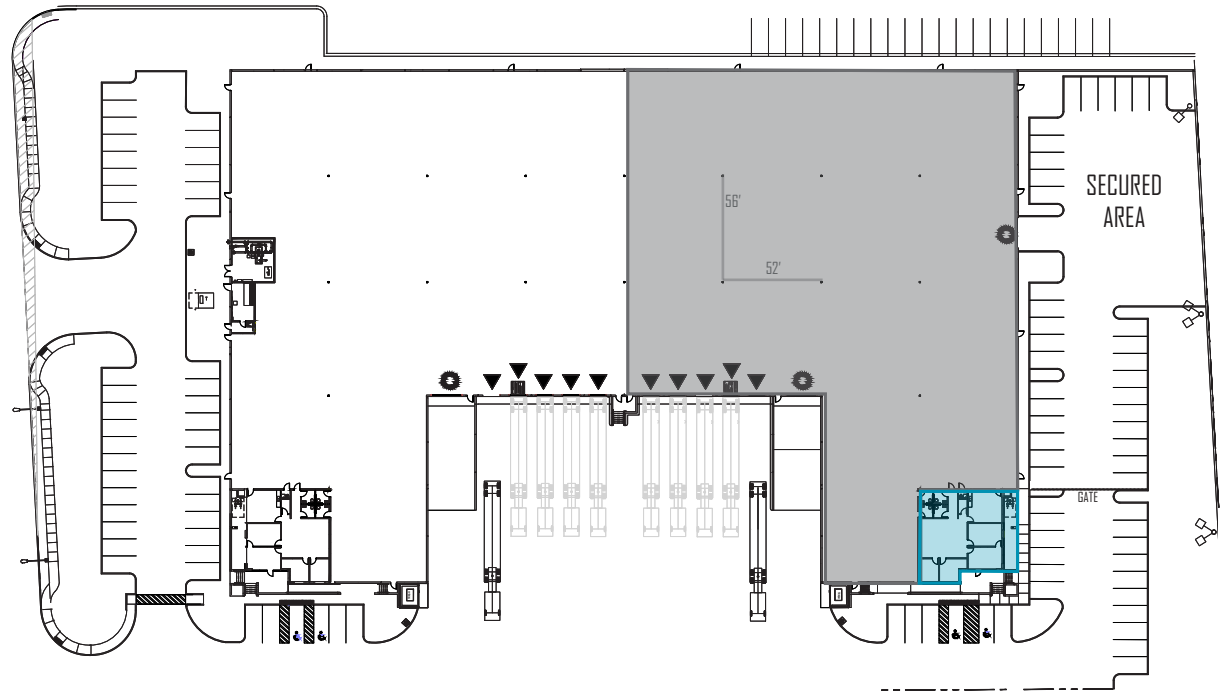
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POTENTIAL DIVISIBILITY

Suite B

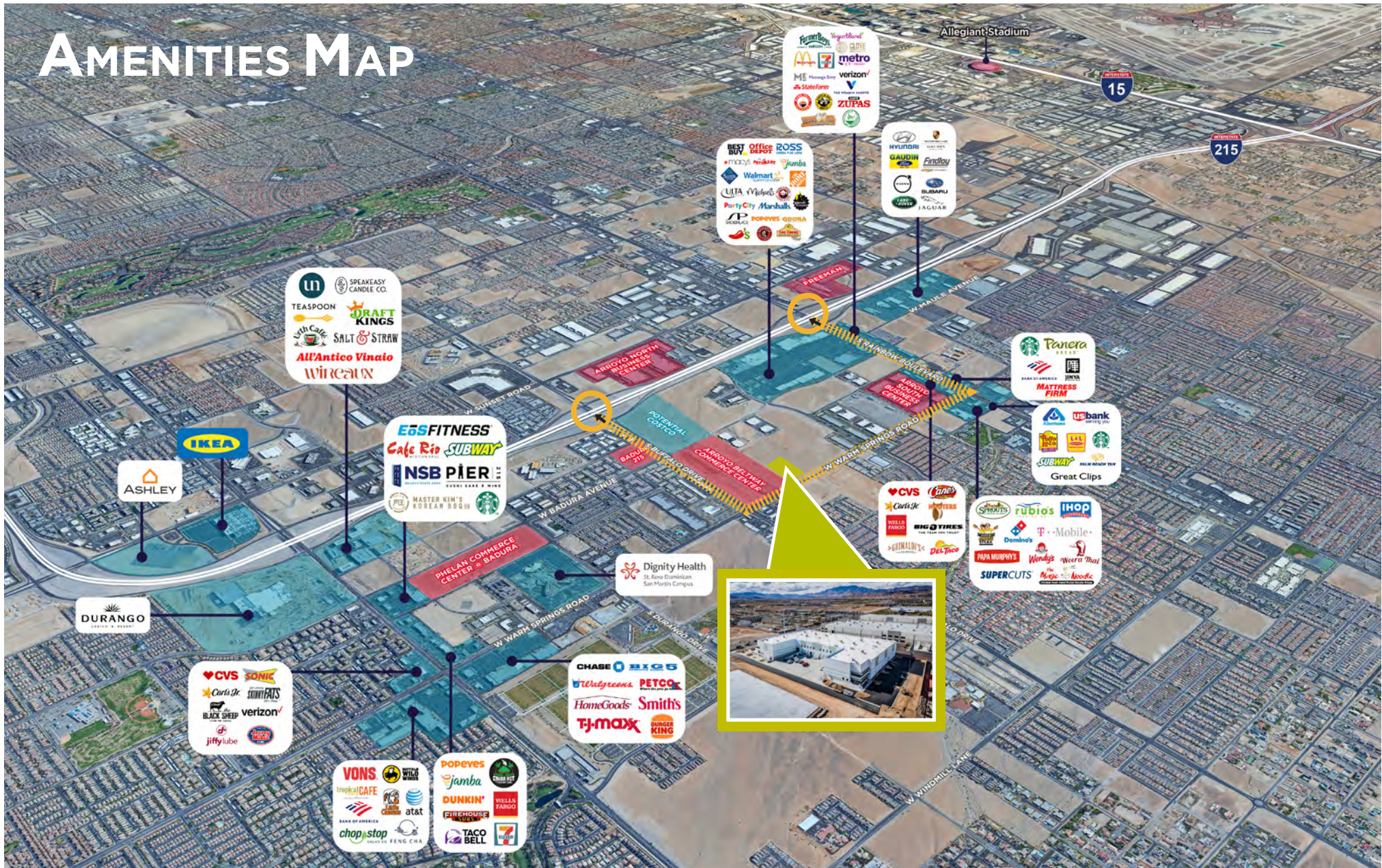


- ±45,977 square feet
- ±2,400 SF spec office suite
- 32' clear height at first column
- Five (5) dock high doors
- One (1) pit leveler
- Two (2) oversized grade level doors
- 54 auto parking stalls
- Secured Area



SPRINGS WEST DISTRIBUTION CENTER
7610 Warm Springs Road, Las Vegas, NV

AMENITIES MAP



SPRINGS WEST DISTRIBUTION CENTER

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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



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 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%.



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