

OASIS

COMMERCE CENTER

9430 S. RAINBOW BLVD
LAS VEGAS , NV 89139



422,020 TOTAL SQUARE FEET

FOR LEASE

LEED SILVER CERTIFIED
CROSS-DOCK FACILITY



PANATTONI®

CBRE

HIGHLIGHTS



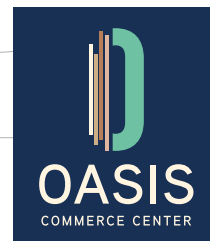
LOCATION

- Located in the highly desired Southwest Submarket with a plethora of nearby amenities along Blue Diamond Rd.
- Excellent connectivity with access to the I-15 freeway via Blue Diamond Rd. or Cactus Ave. and the I-215 freeway via Rainbow Blvd.
- Clark County Jurisdiction
- Zoning: M-D (Design Manufacturing) B-E (Business Employment)



PROJECT

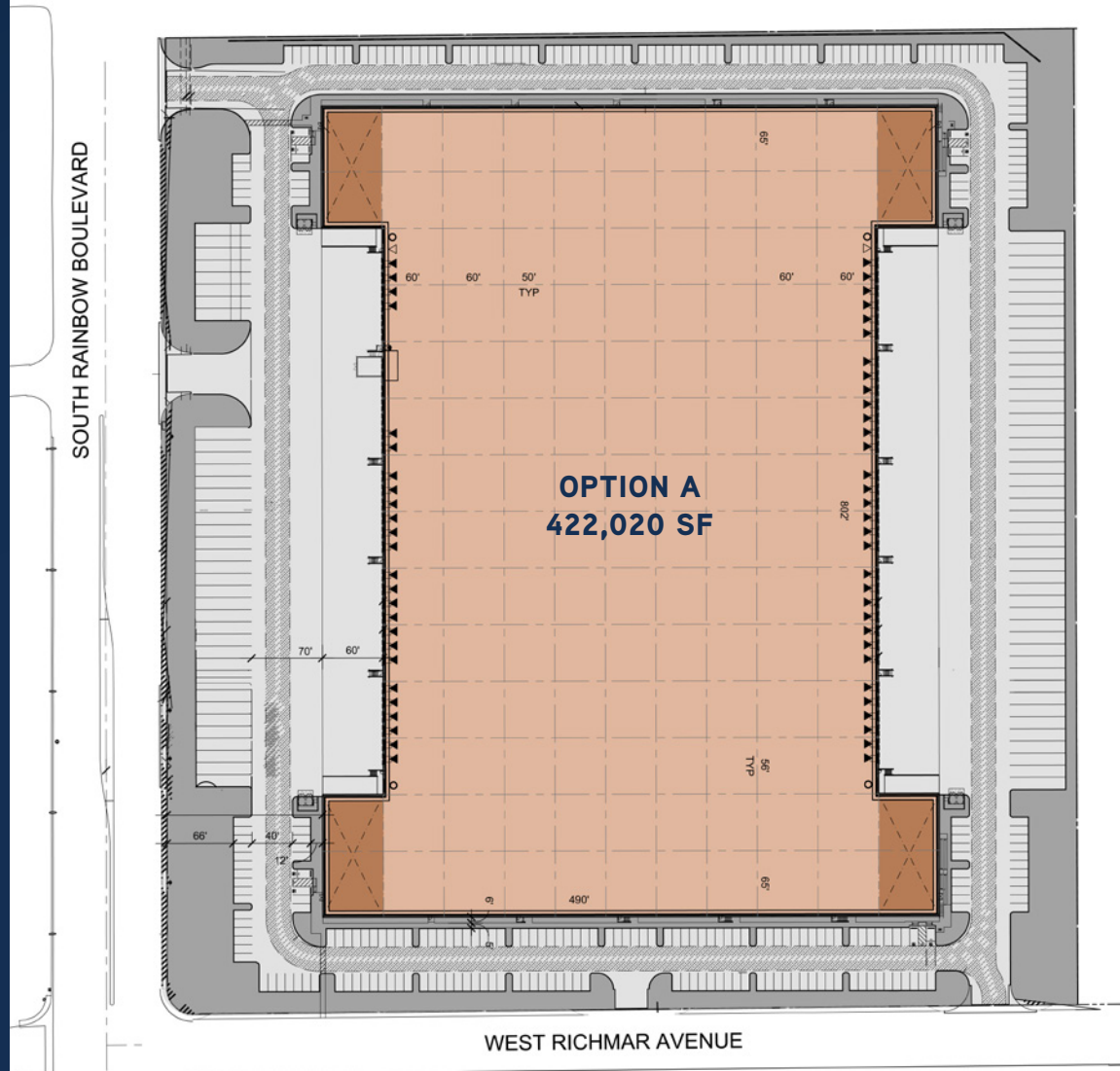
- State-of-the-art, high image industrial cross-dock facility totaling 422,020 SF
- LEED Silver certified
- Front loading and cross dock configuration available.
- 36' minimum clear height
- ESFR sprinkler System



BUILDING SPECIFICATIONS

LEED SILVER CERTIFIED

TOTAL SF:	422,020 SF
OFFICE AREA:	Build to Suit
CLEAR HEIGHT:	36' to first column
DOCK DOORS:	57 (9' x 10')
GRADE DOORS:	4 (12' x 14')
TRUCK COURT:	130' with 60' concrete apron
CAR PARKING:	285
TRAILER PARKING:	84
COLUMN SPACING:	50' x 56' with 60' speed bay
POWER:	4,000 Amps, 277/480 V, 3-Phase (expandable)
SPRINKLER:	ESFR
ROOFING:	60 mil TPO
ROOF INSULATION	R-25 with white scrim foil cap sheet
FLOOR SLAB:	7" Concrete Slab



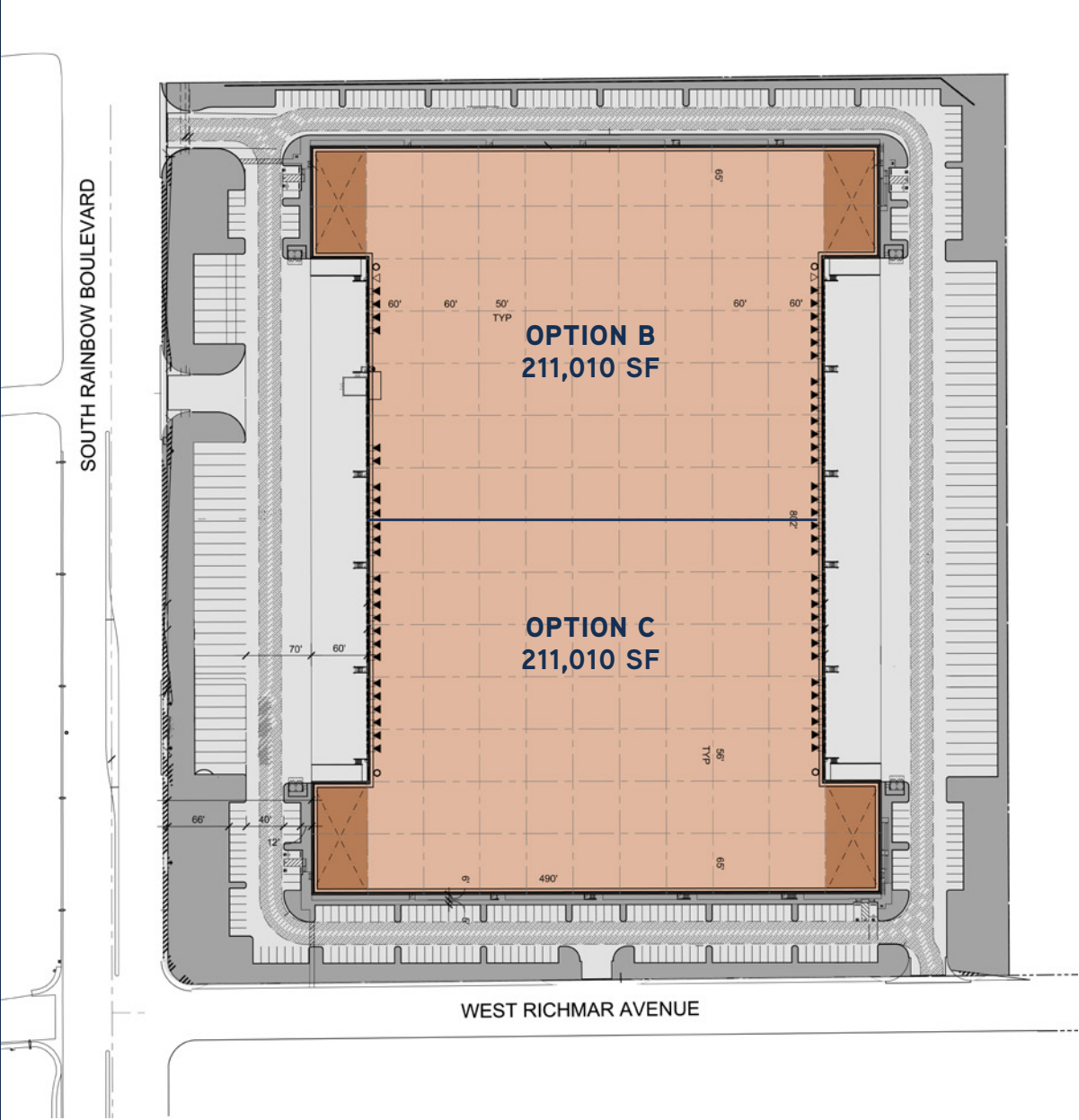
POTENTIAL BUILDING DIVISIBILITY

OPTION B

TOTAL SF:	211,010 SF
OFFICE AREA:	Build to Suit
DOCK DOORS:	25
GRADE DOORS:	2

OPTION C

TOTAL SF:	211,010 SF
OFFICE AREA:	Build to Suit
DOCK DOORS:	32
GRADE DOORS:	2



AERIAL MAP & NEARBY AMENITIES



REGIONAL ADVANTAGE



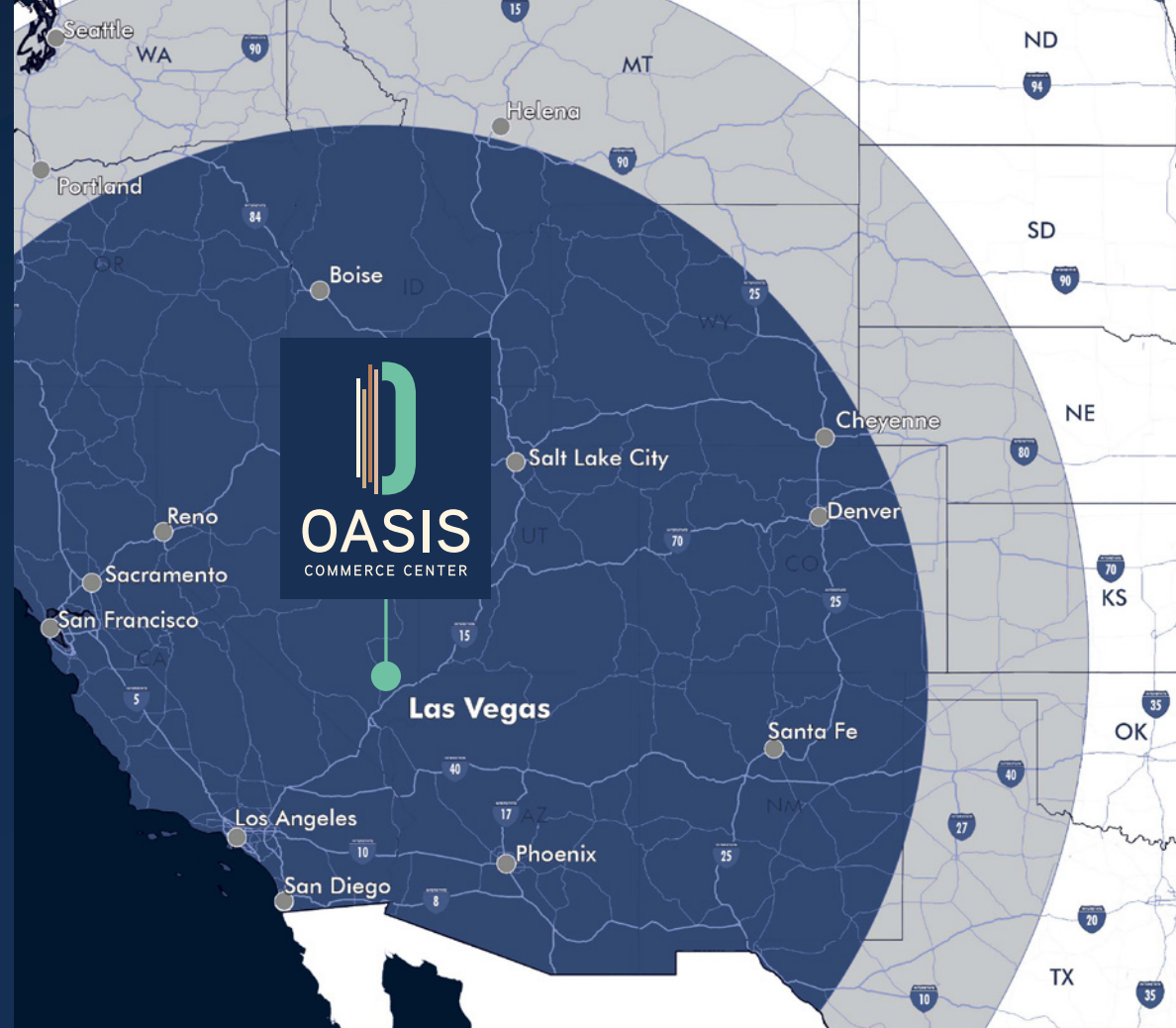
LOCATION AND TRANSPORTATION

- I-15 Interchange is ± 4.2 miles via Blue Diamond Rd. and ± 4.78 miles via Cactus Ave.
- I-215 Interchange is ± 3.44 miles
- Harry Reid Airport is ± 9.9 miles
- The Las Vegas Strip is ± 9.6 miles



SHIPPING AND MAILING SERVICES

- FedEx Freight: 11.3 Miles
- FedEx Ship Center: 3.2 Miles
- FedEx Air Cargo: 11.3 Miles
- FedEx Ground: 3.3 Miles
- UPS Freight Service Center: 7.4 Miles
- UPS Customer Center: 7.4 Miles
- UPS Air Cargo: 7.2 Miles
- US Post Office: 2.4 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	262	4 hrs, 1 min	Boise, ID	636	9 hrs, 49 min
Phoenix, AZ	335	5 hrs, 25 min	Santa Fe, NM	640	9 hrs, 8 min
San Diego, CA	323	4 hrs, 58 min	Denver, CO	761	11 hrs, 14 min
Salt Lake City, UT	433	6 hrs, 19 min	Cheyenne, WY	846	12 hrs, 44 min
Reno, NV	447	7 hrs, 4 min	Helena, MT	914	13 hrs, 11 min
San Francisco, CA	561	8 hrs, 35 min	Portland, OR	975	15 hrs, 50 min
Sacramento, CA	564	8 hrs, 36 min	Seattle, WA	1,126	17 hrs, 14 min

LAS VEGAS BUSINESS FACTS



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

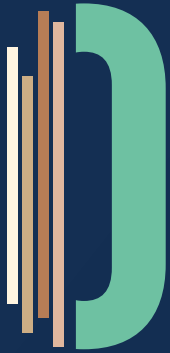
- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax



LABOR OVERVIEW

- 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%





OASIS

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