

For Lease

Freeport West Distribution Center



3030 N. Lamb Blvd.
Unit 107
North Las Vegas, NV 89115

Amy Ogden, SIOR
Partner
702.234.9860
aogden@logicCRE.com
S.0069966

Michael Keating Jr.
Associate
775.843.0125
mkeatingjr@logicCRE.com
S.0200781

Madeline Nuha
Associate
702.954.4131
mnuha@logicCRE.com
BS.0146665

Listing Snapshot



± 31,500 SF

Available Square Footage



\$1.00 PSF/Mo.

Lease Rate



\$0.145 PSF/Mo.

Estimated NNN

Property Highlights

- Located on Lamb Blvd. near Cheyenne Ave., offering easy access to I-15 via Cheyenne Ave.
 - ± 2,011 SF built-out office *tenant to verify
 - Five (5) offices and workroom
 - Reception area
 - Breakroom
 - Three restrooms - (one in the warehouse)
 - Eight (8) 9' x 10' dock high doors
 - One (1) 12' x 14' grade level door
- ESFR Sprinklers
 - 30' Clear height
 - Skylights
 - 50' x 50' column spacing
 - 277/480V, 3-phase power
 - Zoned Industrial Light (IL)
 - Available now

Demographics

	1-mile	3-mile	5-mile
2025 Population	7,656	97,754	267,475
2025 Average Household Income	\$125,149	\$86,945	\$85,542
2025 Total Households	2,093	31,214	82,821





Site Plan

○ 12'x14' Grade Level Door △ 9'x10' Dock Door ■ Available ■ NAP



Floor Plan | Unit 107
± 31,500 SF Total

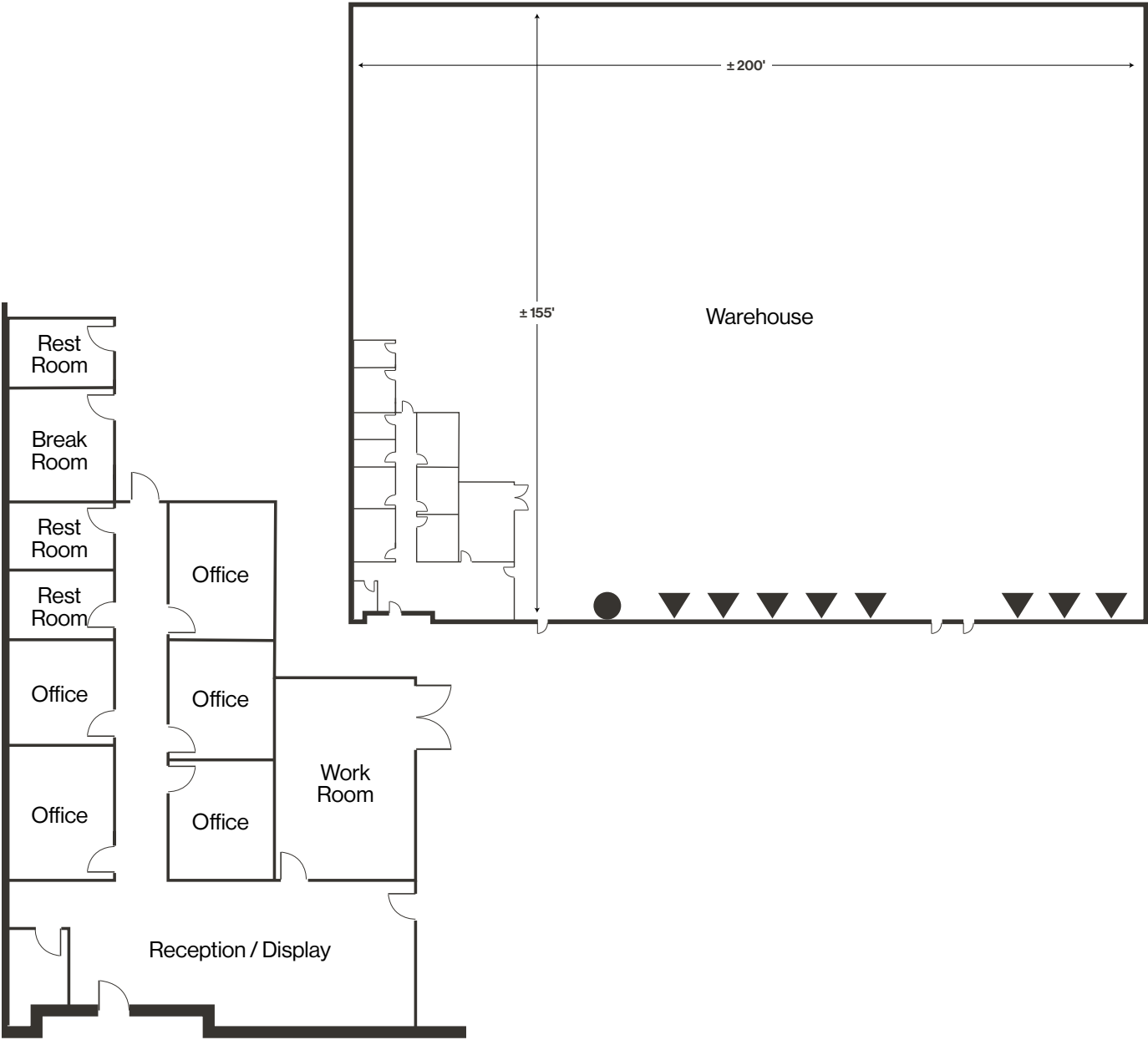
● Grade Level Door ▲ Dock Door

Warehouse: ± 31,500 SF

- Eight (8) 9' x 10' dock high doors
- One (1) 12'x14' grade level doors
- ESFR sprinklers
- 30' clear height
- Skylights
- 50'x50' column spacing
- 277/480V, 3-phase power

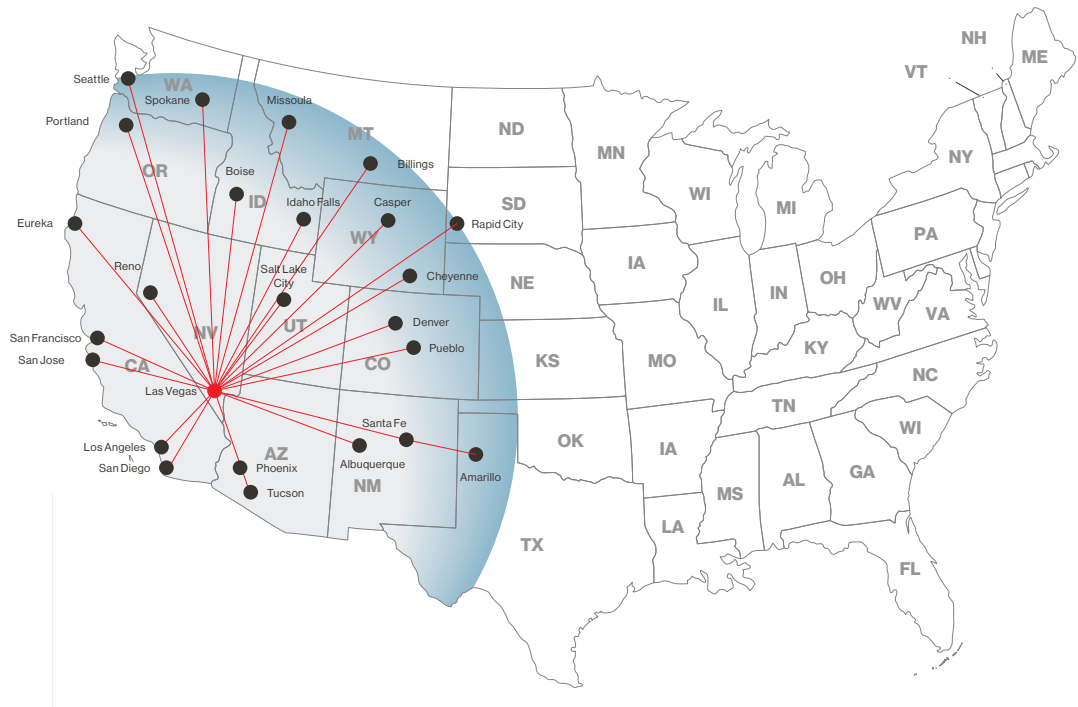
Office: ± 2,011 SF (built-out office)

- 3 restrooms (1 in the warehouse)
- 5 offices and work room
- Reception area
- Breakroom



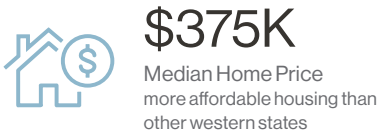
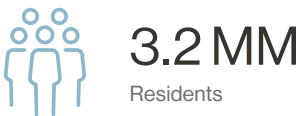
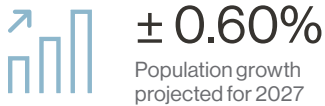
Drive Time from Las Vegas, NV

1-Day Truck Service 2-Day Truck Service



Location	Times (Estimated)	Distance (Miles)
Los Angeles, CA	3 hrs, 54 min	265
Phoenix, AZ	4 hrs, 39 min	300
San Diego, CA	4 hrs, 46 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 20 min	562
Sacramento, CA	8 hrs, 14 min	565
Boise, ID	9 hrs, 31 min	630
Santa Fe, NM	9 hrs, 8 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 52 min	837
Helena, MT	12 hrs, 35 min	907
Portland, OR	15 hrs, 44 min	982
Seattle, WA	16 hrs, 52 min	1,129

Business
Friendly Nevada



Nevada Advantages

Tax-Free Haven

- ⊗ No Corporate Income Tax
- ⊗ No Corporate Shares Tax
- ⊗ No Franchise Tax
- ⊗ No Personal Income Tax
- ⊗ No Franchise Tax on Income
- ⊗ No Inheritance or Gift Tax
- ⊗ No Unitary Tax
- ⊗ No Estate Tax

Labor Force

- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries.

Assistance Programs

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement

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Partner
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