

# West Craig Distribution Center

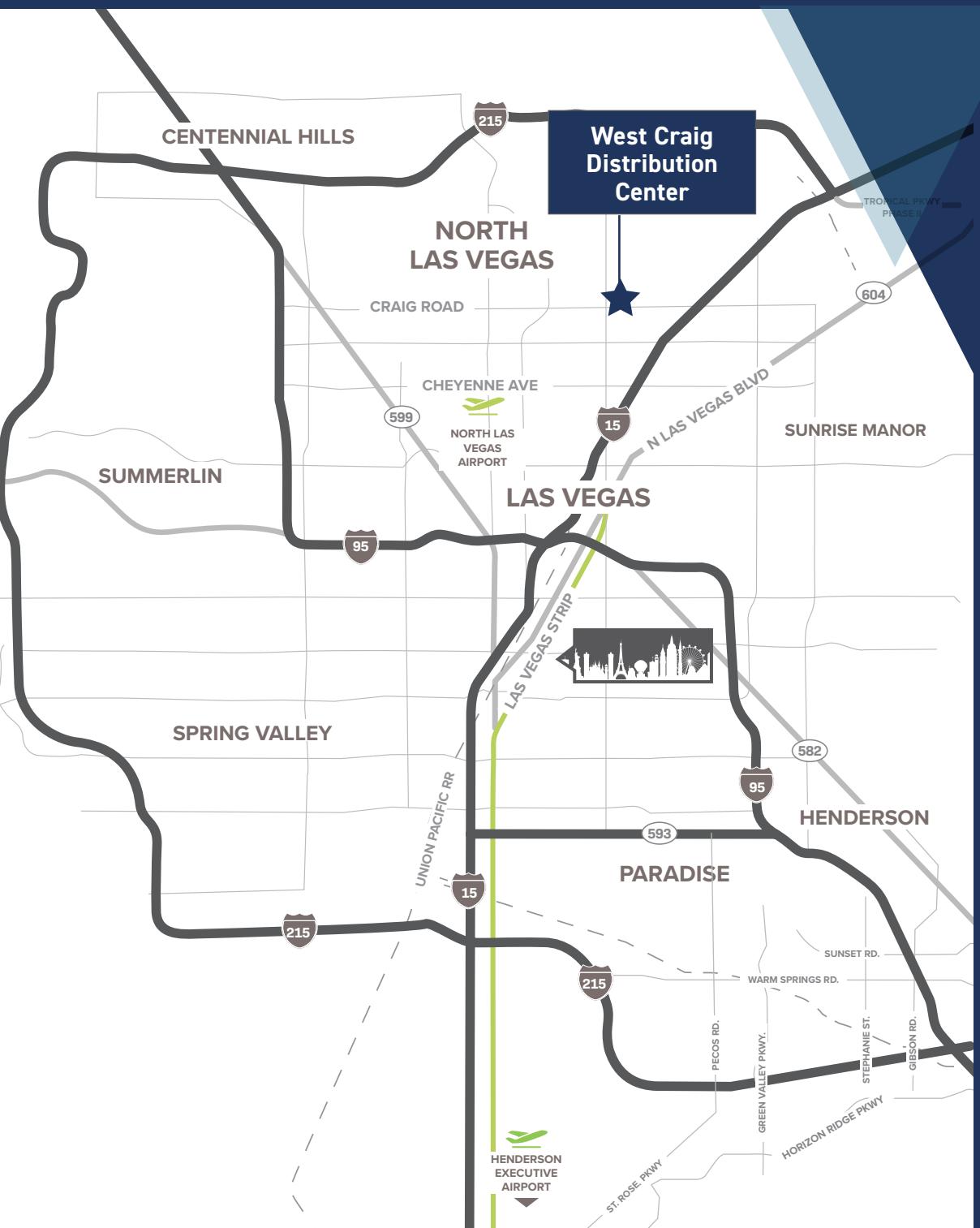


**±48,122 - 75,454 SF For Lease**

70 & 74 W CRAIG RD, NORTH LAS VEGAS, NV 89032



Lincoln **CBRE**



## Location Highlights

- Conveniently located in the North Las Vegas submarket, with connectivity to the I-15 via Craig Rd Interchange.
  - ±2.23 miles to I-15 Freeway via Craig Rd.
  - ±5.65 miles to I-215 Freeway
  - ±7.83 miles to US-95 Freeway
  - ±11.1 miles from Las Vegas Strip
  - ±17.4 miles from Harry Reid International Airport
- Close proximity to an abundance of amenities.
- North Las Vegas Jurisdiction.
- Current Zoning: M-1 (City of North Las Vegas)

## Building Highlights

- State-of-the-art industrial cross dock & rear loaded units
- ±2,554 - 5,075 SF existing office
- 30' - 32' minimum clear height
- ESFR Sprinkler System

# 70 W. Craig Rd., Suite 100

## Building Specifications

Total SF: 48,122 SF

Office Area: 5,075 SF

Clear Height: 30'

Dock Doors: 17 (9'x10')

Grade Doors: 1 (12'x14')

Cooling EVAP coolers in warehouse

Column Spacing: 50' x 52' with 60' speed bay

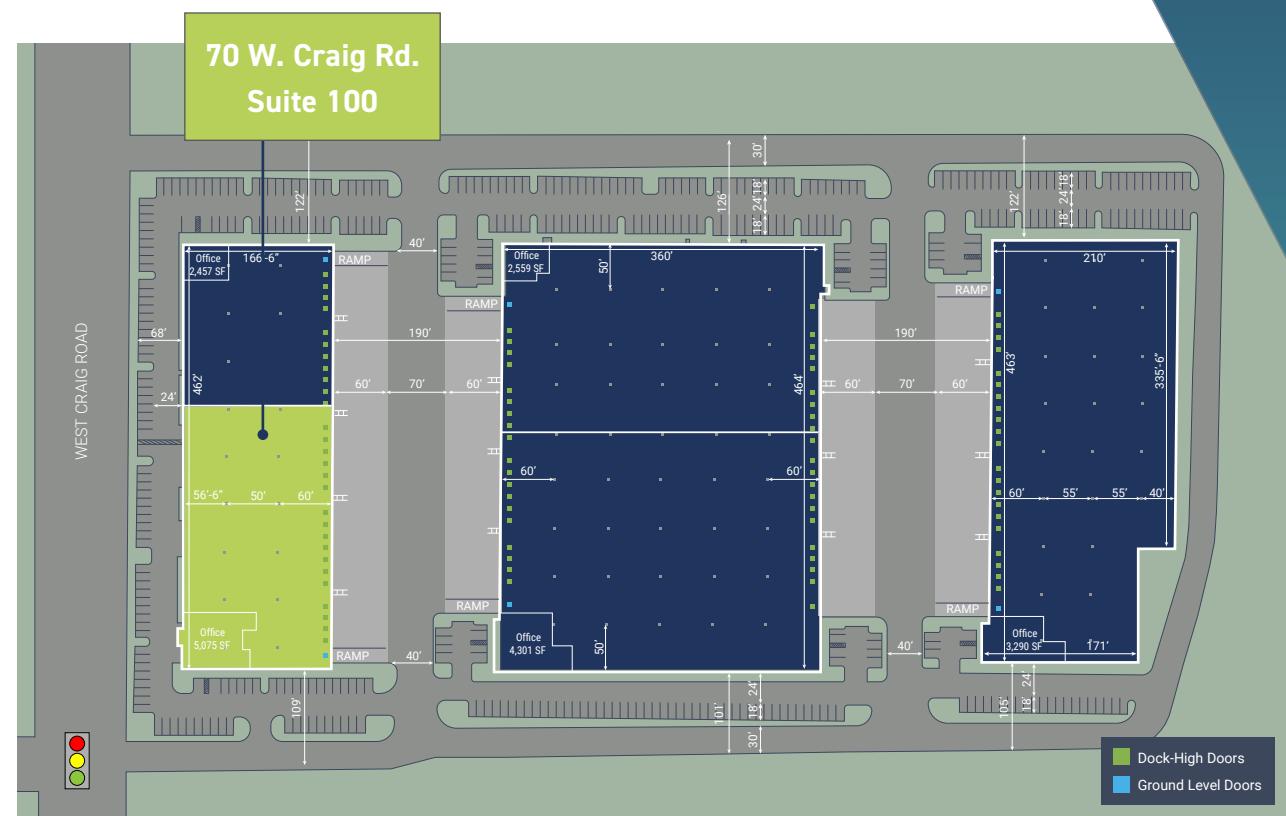
Power: 277/480 V, 3-phase

Sprinkler: ESFR

Roof Insulation: R-19

Floor Slab: 7" concrete slab

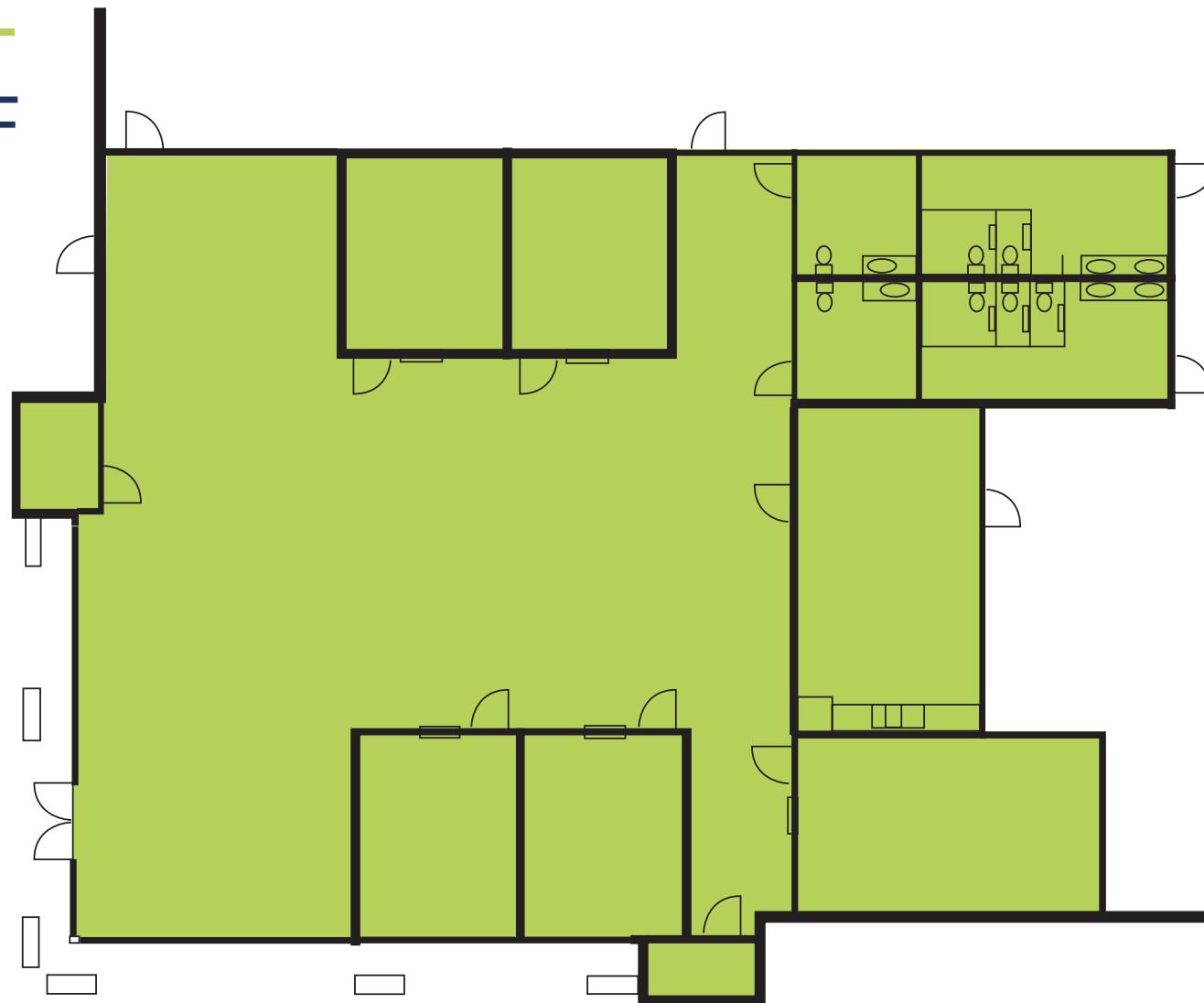
CAM: \$0.23 PSF/Mo/NNN



# 70 W. Craig Rd., Suite 100

## Office Plan

±5,075 SF



# 74 W. Craig Rd., Suite 200

## Building Specifications

Total SF: 75,454 SF

Office Area: 2,559 SF

Clear Height: 32'

Dock Doors: 17 (9'x10')

Grade Doors: 1 (12'x14')

12 doors with 35k mechanical pit levelers

Truck Court: 190' with  
60' concrete apron

Column Spacing: 50' x 60' with  
60' speed bay

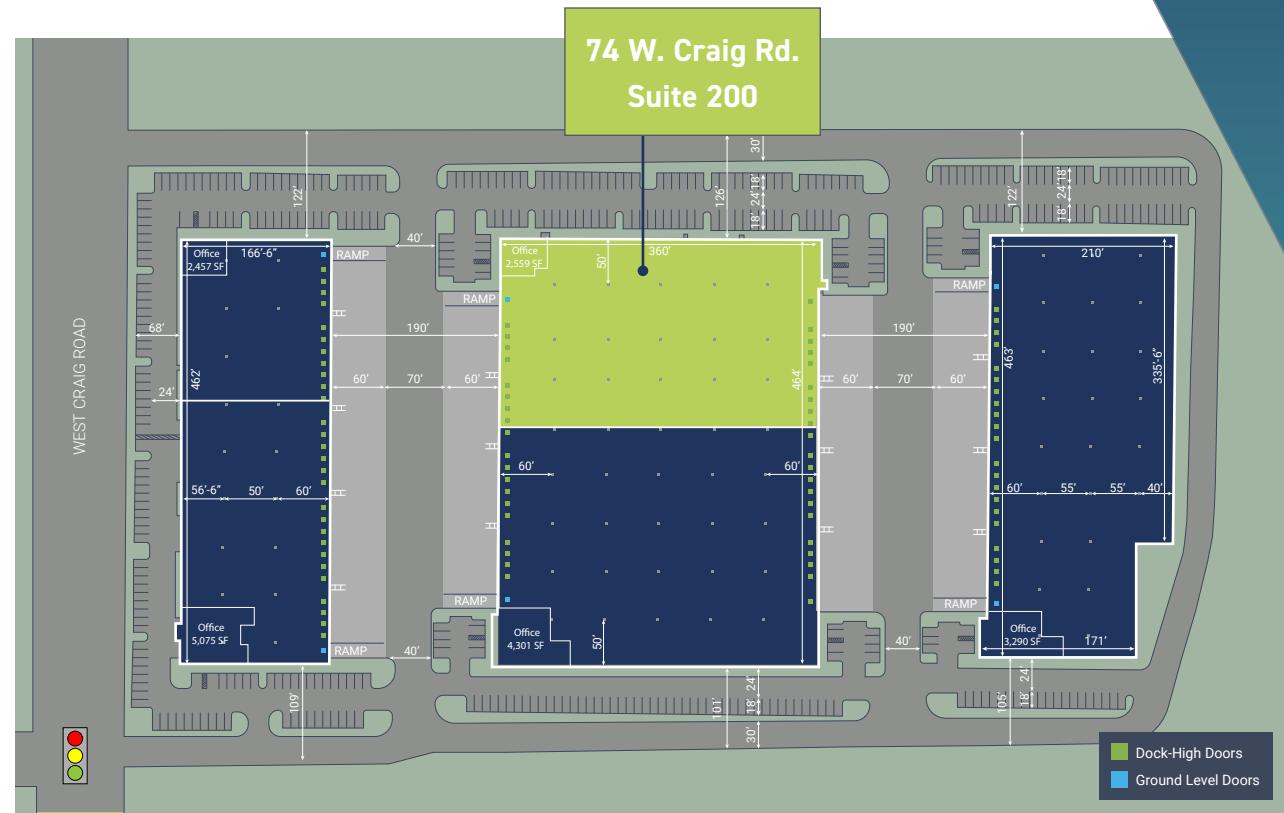
Power: 277/480 V, 3-phase

Sprinkler: ESFR

Roof Insulation: R-19

Floor Slab: 7" concrete slab

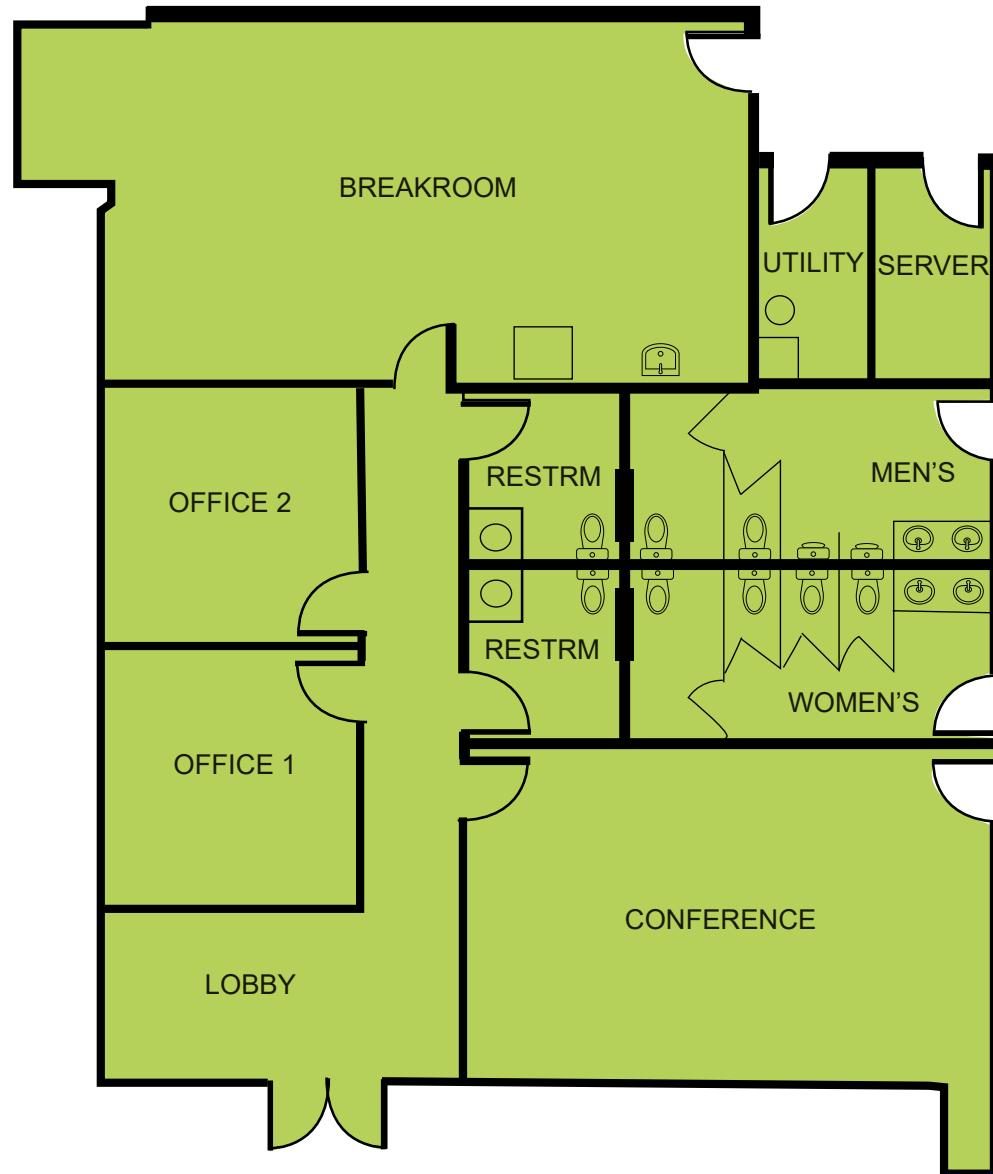
CAM: \$0.23 PSF/Mo/NNN



# 74 W. Craig Rd., Suite 200

## Office Plan

±2,559 SF



# Aerial Map & Nearby Amenities



# Las Vegas Truck Transit Analysis

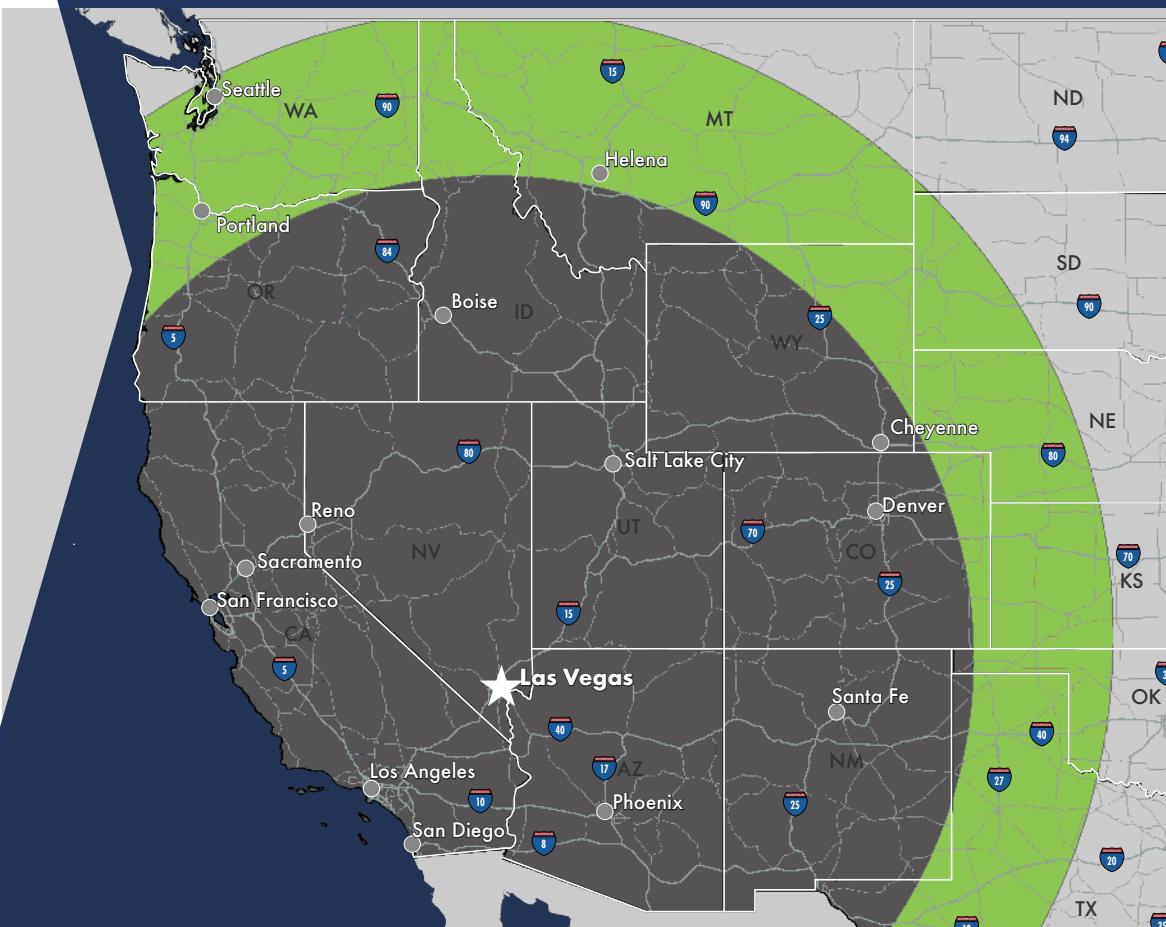
## PROXIMITY TO DISTRIBUTION HUBS

- FedEx Freight - 3.9 Miles
- FedEx Ship Center - 3.0 Miles
- FedEx Air Cargo - 20.0 Miles
- FedEx Ground - 7.0 Miles
- UPS Freight Service Center - 9.0 Miles
- UPS Customer Center - 9.0 Miles
- UPS Air Cargo - 19.0 Miles
- US Post Office - 8.0 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	265	3 hrs, 54 min	Boise, ID	634	9 hrs, 31 min
Phoenix, AZ	300	4 hrs, 39 min	Santa Fe, NM	634	9 hrs, 8 min
San Diego, CA	327	4 hrs, 46 min	Denver, CO	752	10 hrs, 45 min
Salt Lake City, UT	424	5 hrs, 50 min	Cheyenne, WY	837	11 hrs, 52 min
Reno, NV	452	6 hrs, 55 min	Helena, MT	907	12 hrs, 31 min
San Francisco, CA	562	8 hrs, 20 min	Portland, OR	982	15 hrs, 44 min
Sacramento, CA	565	8 hrs, 14 min	Seattle, WA	1,129	16 hrs, 52 min



# Las Vegas Business Facts



## LABOR

- 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 177,800 workers in the distribution, transportation, manufacturing, warehousing, and construction industries
- Over 63,700 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 1.2%, transportation and warehousing by 0.9%, and construction by 1.5%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages

## 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





## BROKER CONTACT INFORMATION

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