

# PIONEER BUSINESS CENTER

FOR SALE OR LEASE

MOVE-IN READY UNITS AVAILABLE  
FROM 9,666 SF TO 105,143 SF



6340 S PIONEER WAY, LAS VEGAS, NV

Developed by

Beedie/

Marketed by

CBRE



# PIONEER

## OPPORTUNITY

Beedie's premier, award-winning industrial development in Las Vegas returns to market with a limited number of units now available in Building 2. Pioneer Business Center offers a unique opportunity to own or lease industry-leading warehouse space within the highly sought-after southwest submarket of Las Vegas. Availabilities range from 9,666 SF up to 105,143 SF and feature best-in-class specifications including 32' clear height, dock and grade loading, LED warehouse lighting, 3-phase power, ESFR sprinkler system, evaporative cooling, and more.

With excellent connectivity to the I-215 & I-15 freeways and close proximity to the Las Vegas Strip, Harry Reid International Airport, an abundance of nearby amenities as well as the Summerlin master-planned community, this project is ideal for industrial users.





## PREMIUM INDUSTRIAL WAREHOUSE SPACE

- Units ranging from 9,666 SF to 105,143 SF
- Unrivaled location and close proximity to major transportation corridors
- Ample truck maneuvering room & designated on-site parking

### CENTER OF EVERYTHING

Pioneer Business Center is centrally located with easy access to the Las Vegas Beltway (I-215) and the Las Vegas Freeway (I-15). It's a quick 10-minute drive to the Harry Reid International Airport and 20 minutes to downtown.



### LAS VEGAS INDUSTRIAL MARKET OVERVIEW

The Southwest submarket continues to be the most resilient and highest performing submarket in the Las Vegas Valley, consistently outperforming North Las Vegas and Henderson. Benefiting from superior connectivity to the I 215 and I 15, proximity to the Strip and the airport, and a deep base of service oriented and mid bay users, the Southwest maintains vacancy rates well below the metro average.

As of Q4 2025, the vacancy rate for the Southwest is at 5.9% with Single-Tenant/Owner User product at 1.3%. Land scarcity, limited new construction, and sustained tenant/user demand have kept pricing elevated, with recent weighted averages showing the Southwest outpacing the broader market in both sale pricing and rental performance. Unlike other submarkets experiencing softening due to bulk distribution oversupply, the Southwest's diversified tenant mix and infill nature continue to drive stability and encourage owner user activity—positioning assets such as Pioneer Business Center in one of the valley's most reliable industrial environments.



### PUBLIC TRANSPORTATION

Access to bus service has become increasingly important in an employer's decision when selecting a facility for their business. Public Transit through RTC bus service runs along Rainbow Blvd. providing employees excellent access to the project via Route 101.



### ZONING

M-D (Manufacturing District)



### TIMING

Move-in ready



### AMENITIES

Pioneer offers its owners an array of amenities in the immediate vicinity including but not limited to restaurants, coffee shops, and fitness centers. The project is within walking distance to the Rainbow Sunset Pavilion, Shops at Rainbow, and Rainbow Commons which offers fast food as well as dine-in food options. Located less than 0.80 miles south along Rainbow Blvd. is the Arroyo Market Square which is a premier retail center with numerous amenities including Home Depot, Walmart, Sam's Club, and Office Depot.



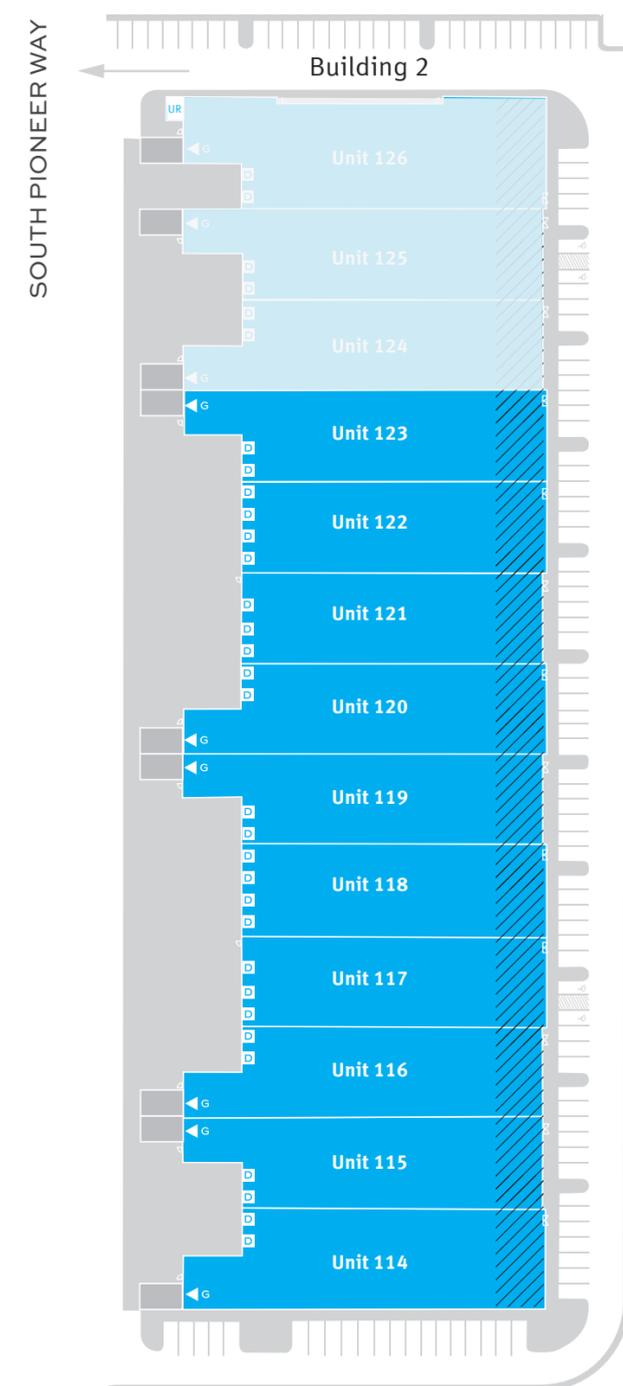
UNIT BREAKDOWN

UNIT	FOOTPRINT SF	LOADING	PARKING
114	11,797	2D, 1G	10
115	10,585	2D, 1G	8
116	10,585	2D, 1G	9
117	9,747	3D	8
118	9,747	4D	8
119	10,585	2D, 1G	9
120	10,666	2D, 1G	9
121	9,666	3D	7
122	9,747	4D	8
123	10,666	2D, 1G	9
124		LEASED	
125		LEASED	
126		LEASED	
<b>TOTAL</b>	<b>137,815</b>		

\* For pricing inquiries please reach out to the listing team

Designed for flexibility and scale, Building 2 of Pioneer Business Center offers a range of unit configurations and demisable options to accommodate larger industrial users. Units range from 9,666 SF to 105,143 SF, delivering industry-leading warehouse space tailored to evolving operational needs.

Setting a new benchmark for industrial ownership, Building 2 features the same best-in-class specifications as Building 1, while elevating efficiency even further with a 32' clear ceiling height, unlocking greater cubic capacity and enhanced operational performance throughout the building.



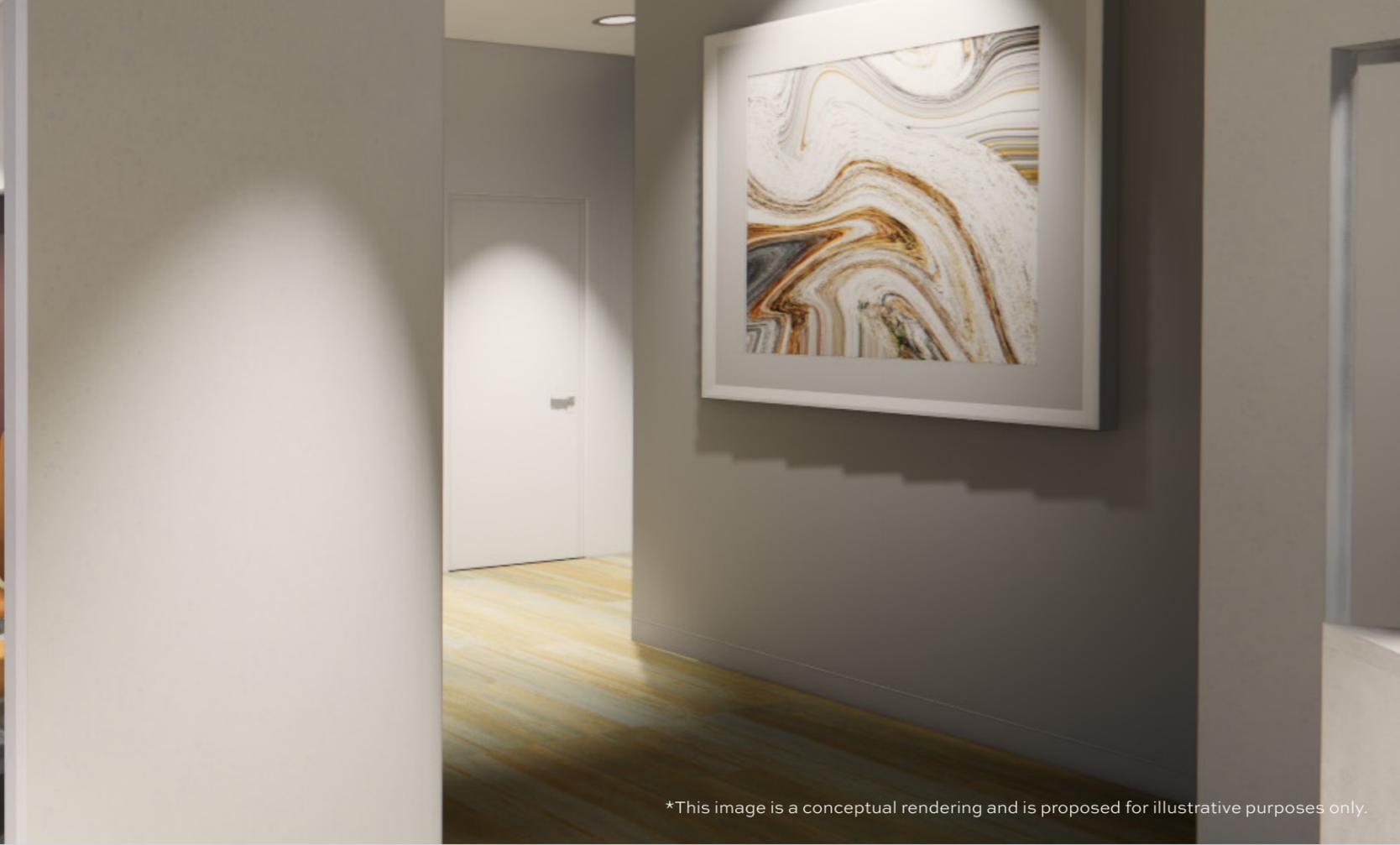
LEGEND

- D Dock Loading
- ◀G Grade Loading
- Future Offices
- Subscribed

BUILDING FEATURES

- CONSTRUCTION**  
Tilt-up concrete panels
- LOADING**  
See Unit Breakdown for available dock & grade configurations
- SPRINKLERS**  
ESFR sprinkler system
- EVAPORATIVE COOLING**  
Available in each unit
- CEILING HEIGHT**  
32' clear
- UNIT INTERIOR**  
R-38 insulation
- FLOOR LOAD**  
12,000 lbs/SF warehouse floor load capacity
- WASHROOMS**  
Pre-built washrooms available
- LIGHTING**  
Full high-efficiency LED light package
- ELECTRICAL SERVICE**  
Up to 3,000 amps at 480/277 volt dedicated via a pad mounted transformer
- DOCK LEVELERS**  
40,000 lb hydraulic dock levelers at all dock positions
- WAREHOUSE INTERIOR**  
Skylights & painted interior walls for greater illumination

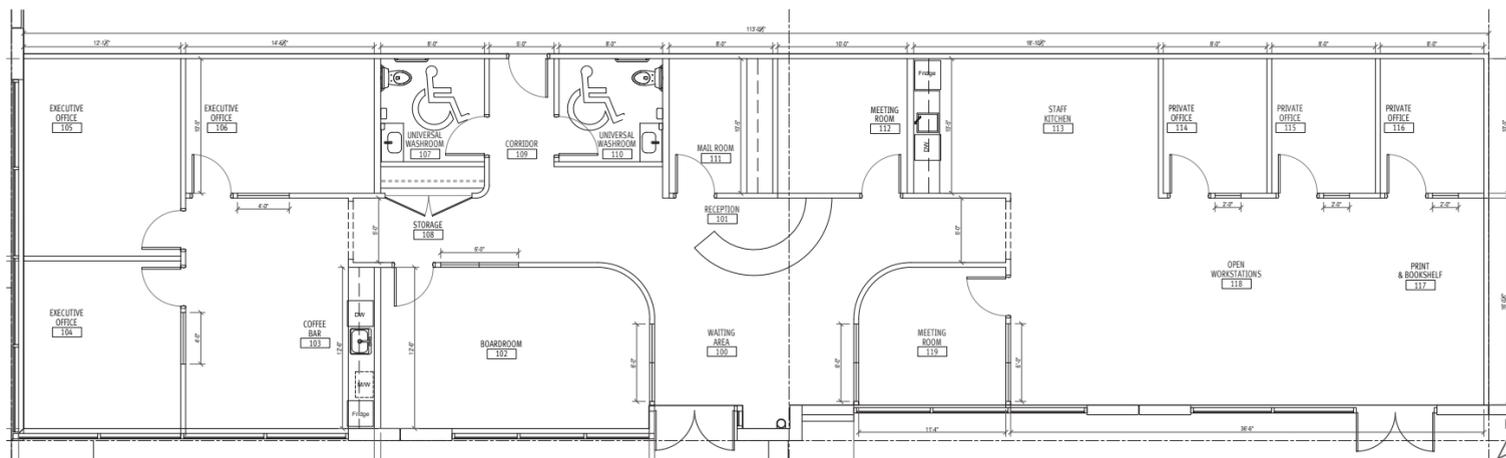
Industry-Leading Specs



\*This image is a conceptual rendering and is proposed for illustrative purposes only.



UNIT 114 - 116 GROUND FLOOR



## OWNING YOUR COMPANY'S REAL ESTATE PROVIDES FLEXIBLE EXIT STRATEGIES FOR BUSINESS OWNERS.

1

Selling your business and retaining an income producing real estate asset.



2

Selling your facility and leasing back the facility for a substantial cash infusion.



3

Selling both your business and the facility together.

## WHY OWNING YOUR SPACE IS A SMART BUSINESS DECISION

1

### CERTAINTY

Controlling your real estate will allow you to grow your business with confidence.

2

### BUILDING EQUITY

Take advantage of one of the top industrial markets in North America by building equity.

3

### REDUCE THE RISK OF MAJOR CAPITAL REPLACEMENTS

By purchasing a brand new building, you minimize your businesses exposure to large capital repairs / replacements for the first 15 years of ownership.

4

### INVESTMENT STRATEGY

Ability to own a state-of-the-art industrial unit and generate stable income growth.

*Experience the freedom and stability of controlling your own space and setting your own terms.*

## EXPECT MORE FROM YOUR BEEDIE CONDO

As a leading industrial developer with a 70+ year history in Western Canada having completed more than 35 million square feet of new development, Beedie has expanded its presence in the Nevada market with Pioneer Business Center, now one of three Beedie built developments in Las Vegas. The industrial condominium (“condo”) ownership model is well regarded and in high demand in Canadian markets. Having successfully completed more than 60 industrial condo projects with over 30 repeat purchasers, Beedie has a long track record of award-winning developments and very satisfied clients.

For small to medium-sized businesses, condo ownership provides the opportunity to own commercial real estate in a professionally managed development. This allows for excellent maintenance of the real estate asset and carefree ownership for the operating business, while building equity.

From the selection of the site location to the completed development, every aspect is carefully considered. Beedie projects are designed and constructed to provide owners with high-quality, efficient, and well-thought-out units.

Over the past decade, Beedie has worked with local and national businesses, and watched them grow – from being tenants, to purchasing their first condo unit, to owning multiple condo units and eventually, developing custom built-to-suit facilities. This is one of many reasons why Beedie is committed to the industrial condo program and developing these state-of-the-art projects across North America.

[www.beedie.ca](http://www.beedie.ca)



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