

FOR LEASE

OMP



OMP Southern Gateway Commerce Center

15260 Las Vegas Boulevard | Las Vegas, NV 89044

| | | | |
|----------------------------|---|---|---|
| BUILDING: | Building A | Building B | Building C |
| BUILDING SIZE: | 80,000 SF | 130,000 SF | 210,000 SF |
| LOT SIZE: | 5.27 Acres | 8.57 Acres | 13.85 Acres |
| CLEAR HEIGHT: | 32' | 32' | 36' |
| SPEC OFFICE: | 1,490 SF (Expandable) | 2,560 SF (Expandable) | 2,560 SF (Expandable) |
| AUTO PARKING: | 77 Stalls | 104 Stalls | 167 Stalls |
| DOCK DOORS: | 20 Doors | 32 Doors | 40 Doors |
| GRADE LEVEL DOORS: | 2 Doors | 2 Doors | 4 Doors |
| TRAILER PARKING: | 6 Stalls | 10 Stalls | 56 Stalls |
| POWER: | 1,600A UPS with 600A Tenant Meter | 2,000A UPS with 1,000A Tenant Meter | 3,000A UPS with 2,000A Tenant Meter |
| SPRINKLERS: | ESFR | ESFR | ESFR |
| DIMENSIONS: | 200' x 400' | 200' x 650' | 220' x 900' |
| COLUMN SPACING: | 50' x 50' | 50' x 50' | 50' x 50' |
| TRUCK COURT: | 205' | 205' | 185' |
| WAREHOUSE LIGHTING: | LED | LED | LED |



VISIBILITY
Building Signage
with Direct I-15 Visibility



ESTIMATED DELIVERY
Q2 2023



PROPERTY ZONING
MD Designed
Manufacturing



WAREHOUSE COOLING
EVAP Coolers



BUILDING INTERIOR
White-box Interior



LOADING EQUIPMENT
35,000 lb Hydraulic
Levelers Every 3rd Door

Site Plan



Location Details

- Conveniently located off of I-15 & Las Vegas Boulevard, just minutes to the M-Casino, the Las Vegas Raiders Headquarters & Practice Facility, Henderson Executive Airport, Harry Reid International Airport and the Las Vegas "Strip".
- At the entry to Las Vegas from California, this property is an ideal location for manufacturing & office/warehouse.
- Most Southern distribution center in Las Vegas market providing the best access to Southern California and regional population base.



CONTACT INFORMATION:

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