

PHASE III - ±400,371 SF STARTING CONSTRUCTION SOON!
PHASE IV - ±594,838 SF PLANNED



GOLDEN TRIANGLE

LOGISTICS CENTER

Buildings 1, 2, 3 & 5 - LEASED

Phase III - COMING SOON
Buildings 4 & 5 | North Las Vegas, NV 89081

Phase IV - PLANNED
Buildings 6 | North Las Vegas, NV 89081

[CLICK RENDERING FOR MARKETING VIDEO](#)

CBRE

 **CUSHMAN &
WAKEFIELD**

Trammell Crow Company

PROJECT LOCATION



LOCATION

Conveniently located in the heart of the North Las Vegas submarket with easy access to I-15 via Craig Road and Lamb Boulevard Interchanges

Close to an abundance of restaurants, shopping venues, and industrial owner/users and manufacturing/distribution facilities

City of North Las Vegas Jurisdiction



PROJECT

PHASE I & II: LEASED

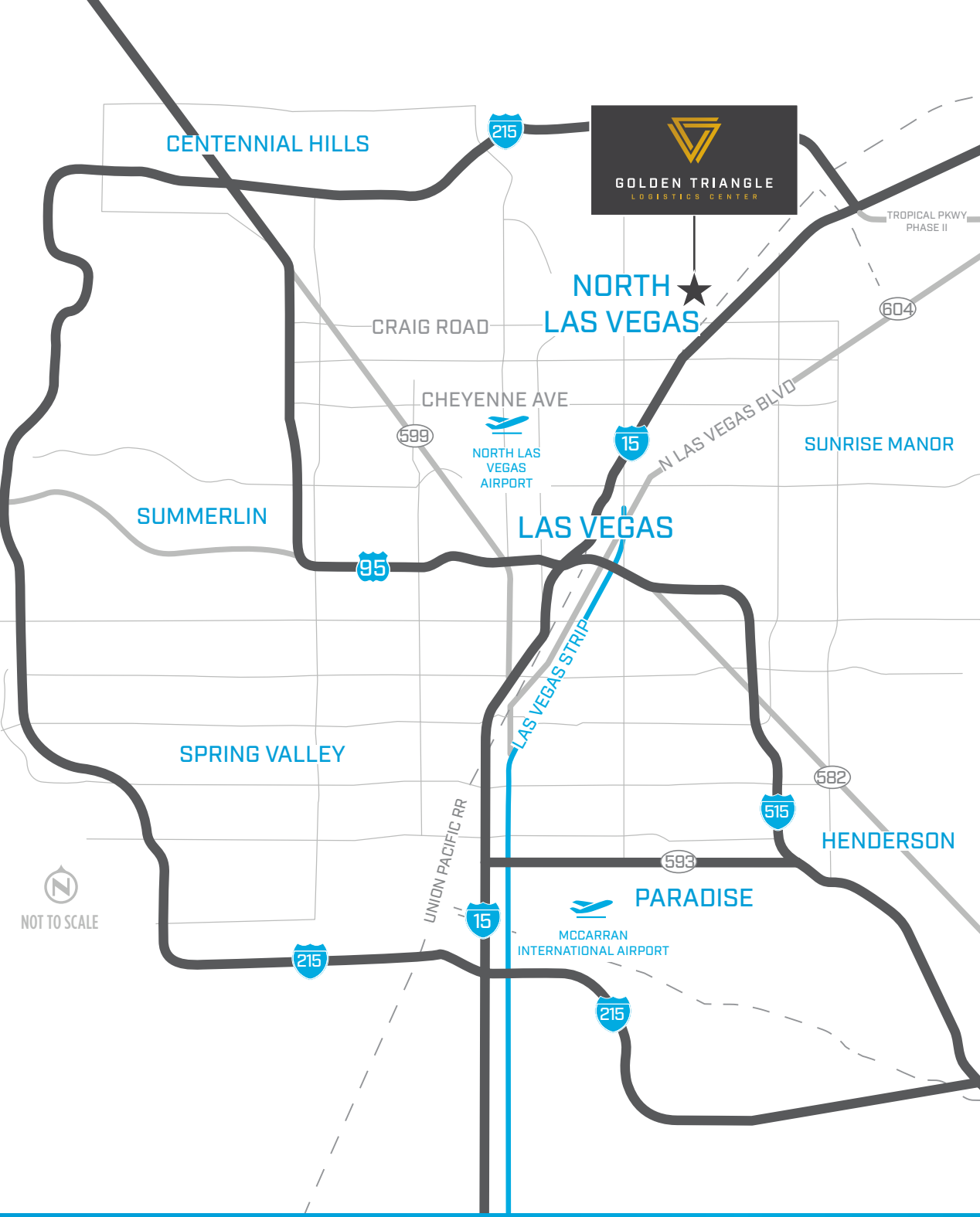
PHASE III:

±400,371 SF state-of-the-art distribution facility Rear loaded building

Building 5: LEASED

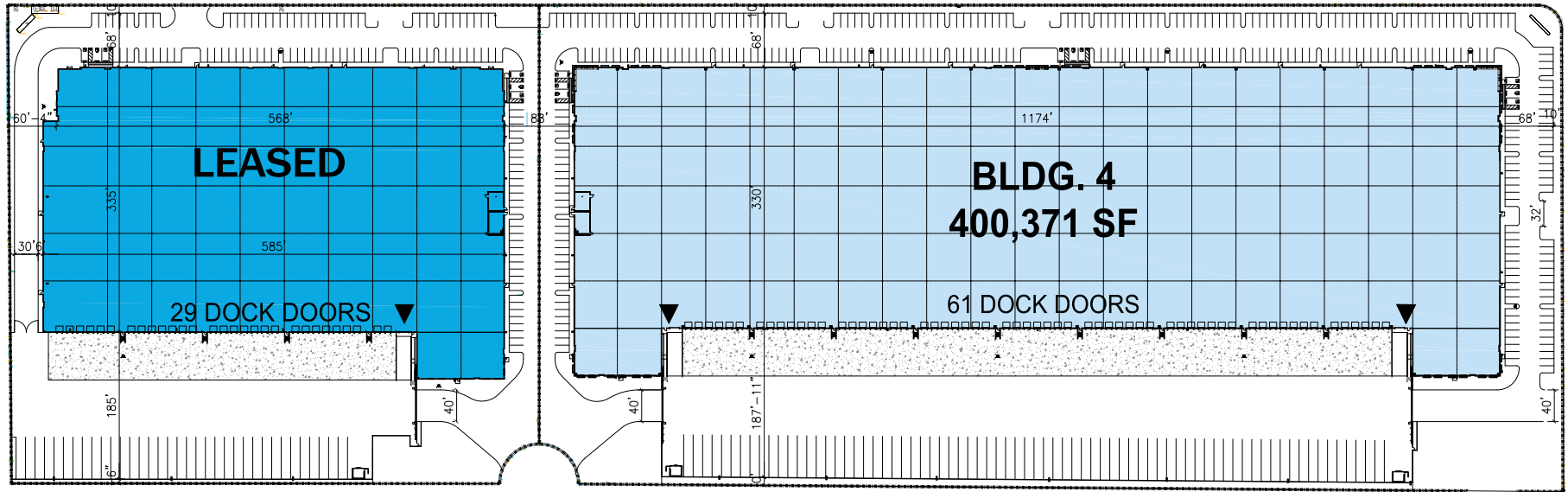
PHASE IV:

±594,838 SF



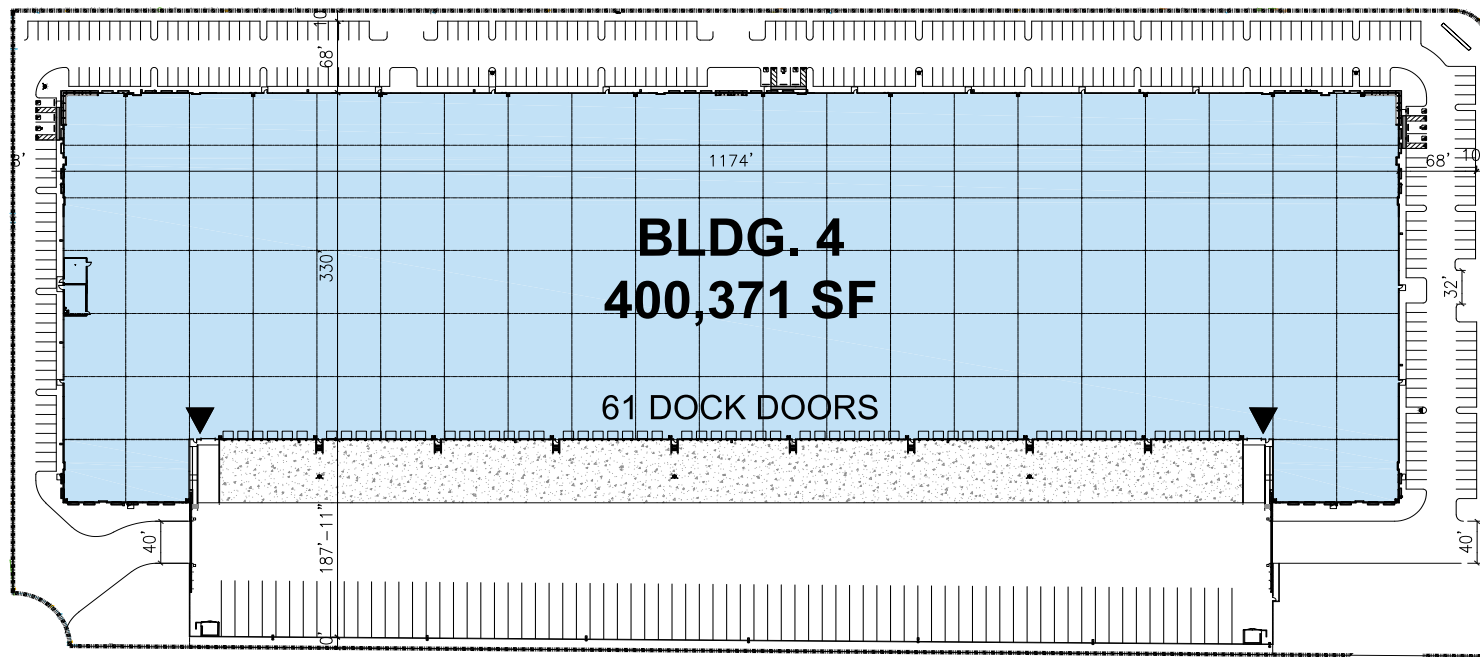
PROJECT SITE PLAN

PHASE III [PLANNED]



NOT TO SCALE
All Measurements Are Approximate

BUILDING 4 | NORTH LAS VEGAS, NV 89081



NOT TO SCALE
All Measurements Are Approximate

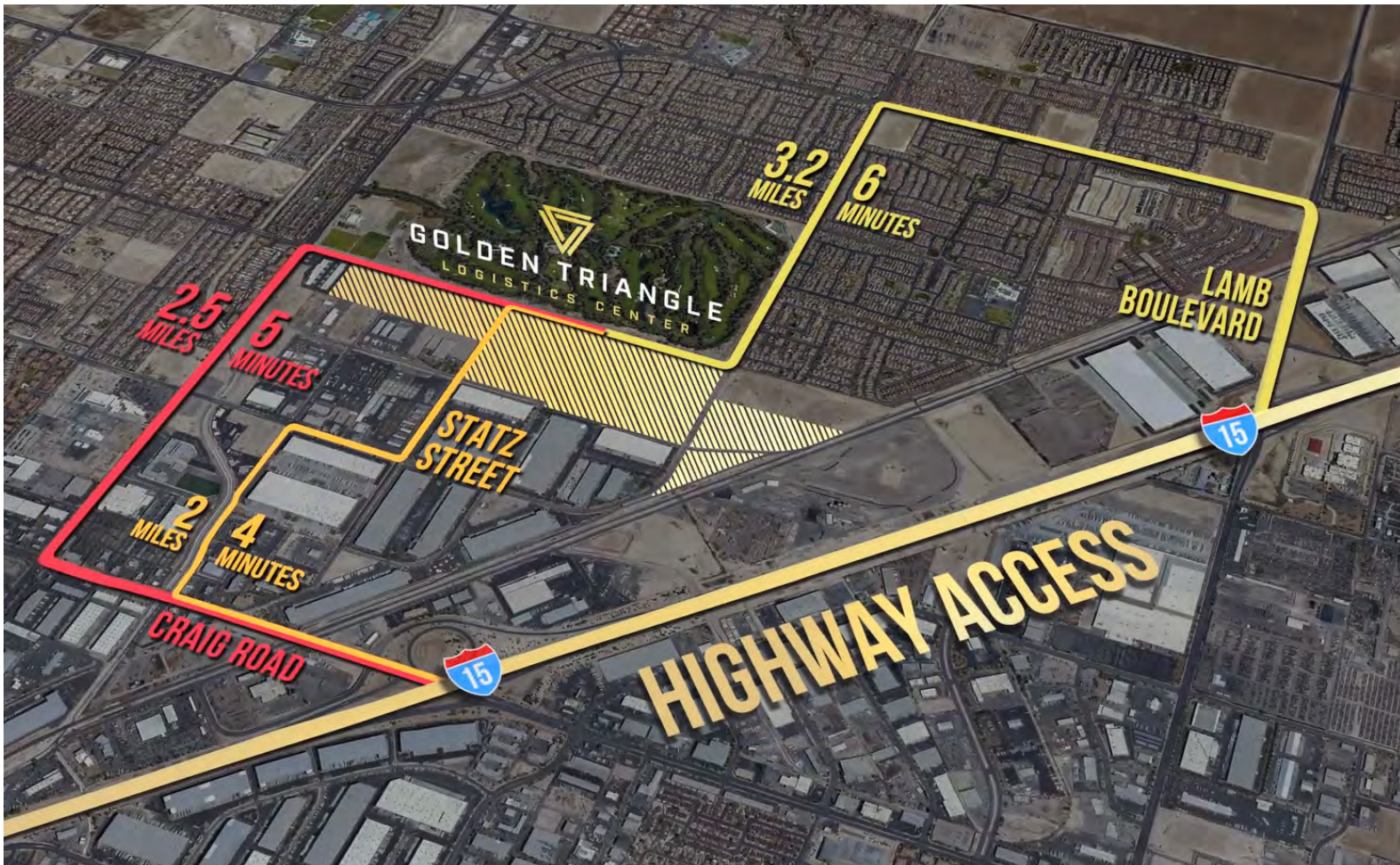
PHASE III

BUILDING FOUR - ±400,371 SF

Rentable Area:	±400,371 square feet
Site Area:	±18.1 acres
Office Area:	BTS
Building Depth:	±330'
Clear Heights:	±36'
Column Spacing:	±56' x ±60'
Sprinklers:	ESFR
Loading:	Rear Load

Doors:	61 dock-high, 2 drive-in
Truck Court:	±187' (All concrete truck court)
Car Parking:	338 (0.88 per 1,000 sf)
Trailer Parking:	74
Roofing:	Single ply, white 60 mil, TPO roof
Roof Insulation:	Single ply, white foil insulation under roof structure

SITE ACCESS



Route 1: 2 miles - 4 minutes drive

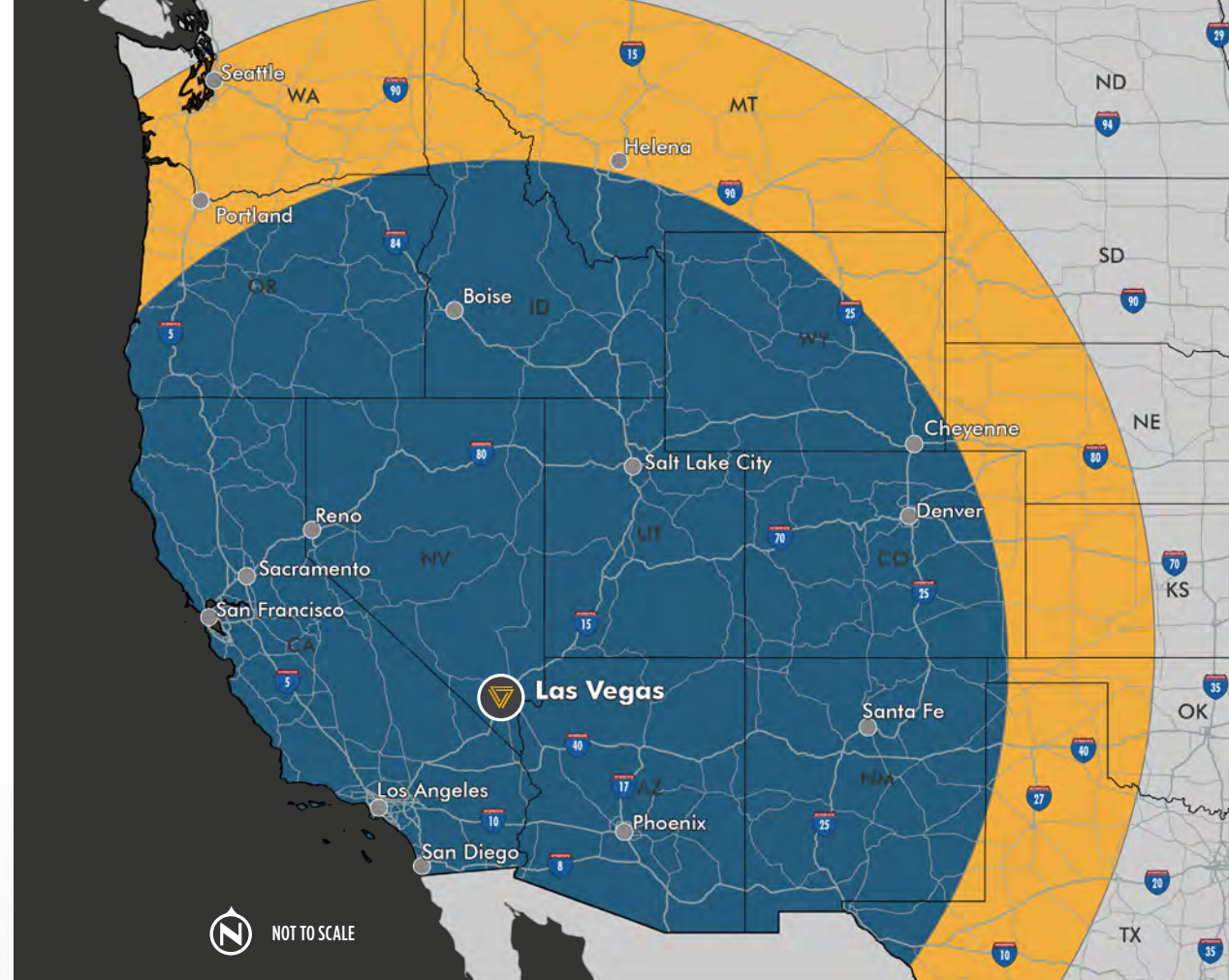
Route 2: 2.5 miles - 5 minutes drive

Route 3: 3.2 miles - 6 minutes drive

LOCATION & TRANSPORTATION

- I-15 Interchange is ± 2.0 miles from site
- US-95 Interchange is ± 11.0 miles from site
- McCarran Airport is ± 13.6 miles from site
- The Las Vegas Strip is ± 10.0 miles from site

- FedEx Freight - 4 Miles
- FedEx Ship Center - 9 Miles
- FedEx Air Cargo - 20 Miles
- FedEx Ground - 33 Miles
- UPS Freight Service Center - 5 Miles
- UPS Customer Center - 11 Miles
- UPS Air Cargo - 24 Miles
- US Post Office - 9 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



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

- Nevada has one of the lowest labor costs in the region
- The metro Las Vegas area has more than 80,400 workers in the distribution and manufacturing industries
- Nearly 72,700 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 9.2% and distribution by 1.9%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages
- Year-to-date employment growth in Southern Nevada is 9.5% compared to the National Average of 5.3%

LAS VEGAS

BUSINESS FACTS





GOLDEN TRIANGLE

LOGISTICS CENTER

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FOR MORE INFORMATION, PLEASE CONTACT

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