



±5,750 SF - ±189,280 SF
DELIVERING Q1 2024

SOUTHWEST BELTWAY COMMERCE CENTER

W. SUNSET RD & WESTWIND RD
LAS VEGAS, NV

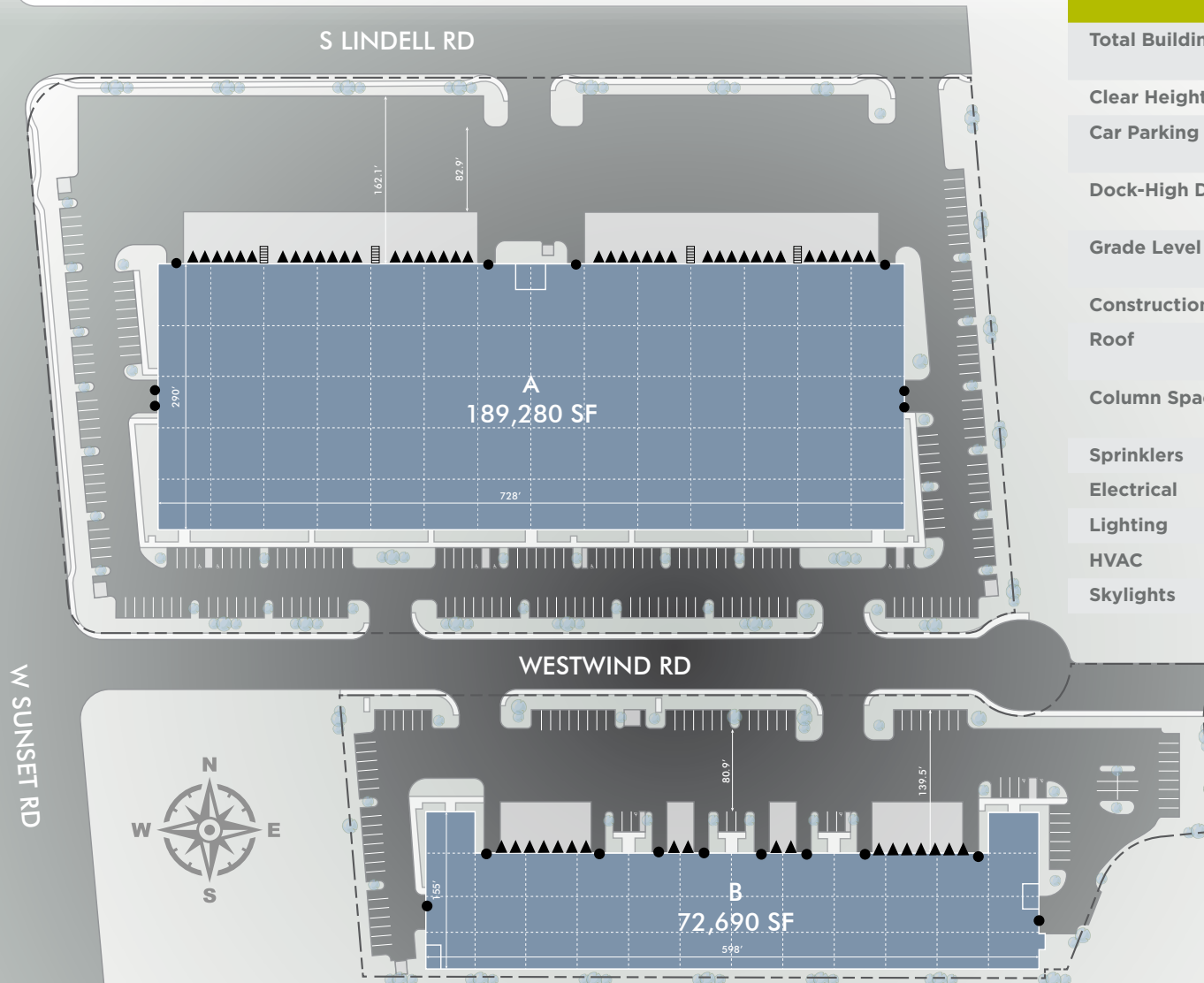


LOCATION HIGHLIGHTS

- Located within the highly desirable Southwest submarket, with excellent connectivity and immediate access to the I-215 freeway via Jones Blvd. or Decatur Blvd.
- The project is within close proximity to an abundance of services amenities and is surrounded by a plethora of industrial owner/users and manufacturing/distribution facilities.
- ±112 neighboring industrial buildings with in one mile of the property.
- Clark County Jurisdiction
- Zoning: M-D (Design Manufacturing)





SITE PLAN



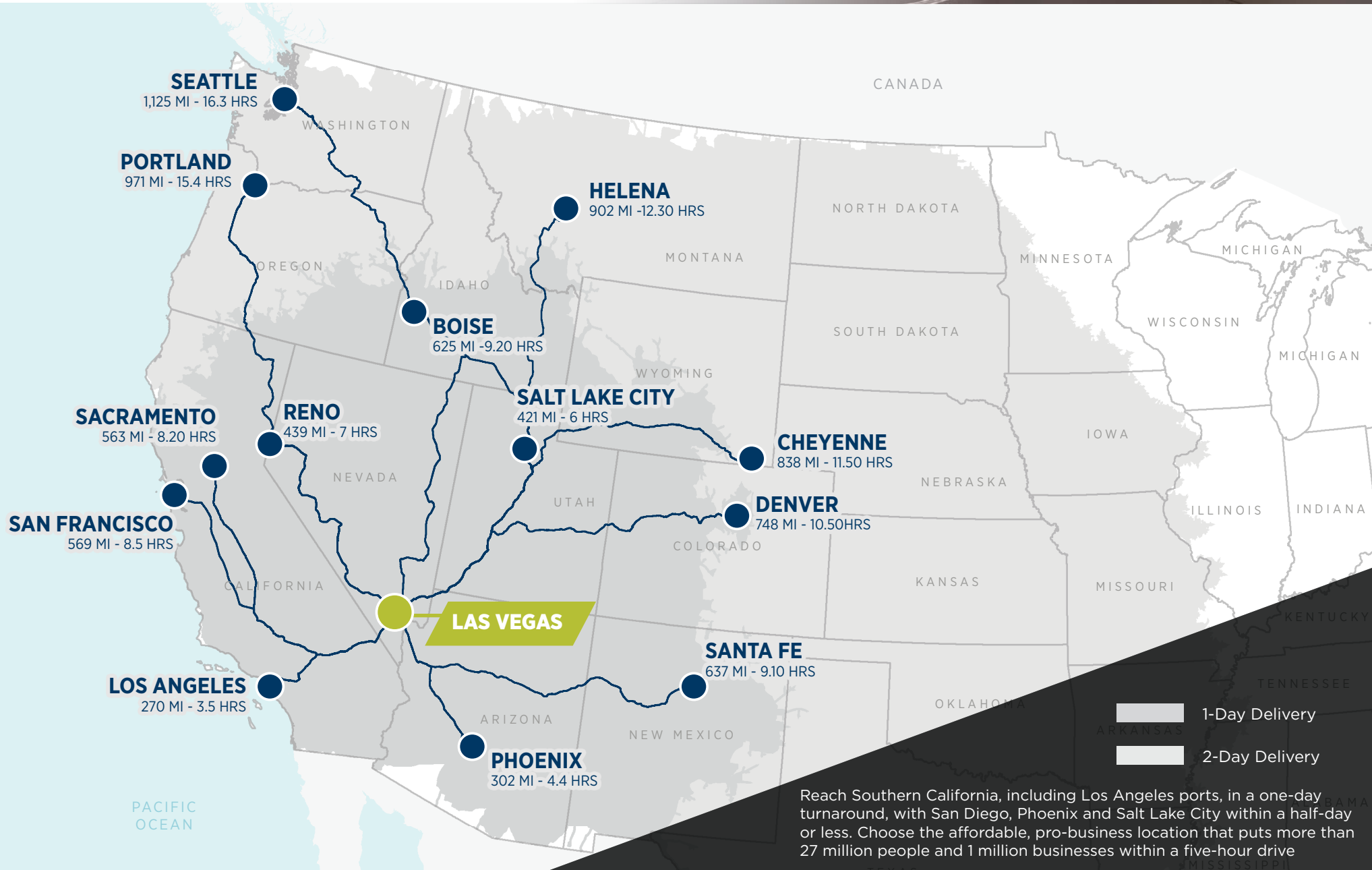
BUILDING FEATURES

Total Building SF	Bldg. A - 189,280 SF divisible to 40,560 SF Bldg. B - 72,690 SF divisible to 5,750 SF
Clear Height	32'
Car Parking	Bldg. A - 216 Bldg. B - 94
Dock-High Doors	Bldg. A - 40 Bldg. B - 18
Grade Level Doors	Bldg. A - 8 Bldg. B - 10
Construction Type	Reinforced Concrete
Roof	R-19 Insulation Under Roof Deck with White Scrim Sheet
Column Spacing	Bldg. A - 50' x 52' Bldg. B - 40' x 50'
Sprinklers	ESFR Automatic Sprinkler System
Electrical	277/480 Volts 3-Phase Power
Lighting	Energy Efficient T-5 Florescent Lighting
HVAC	In office
Skylights	2%

LEGEND

-  Loading Doors
-  Grade Doors

ADVANTAGEOUS LOGISTICS



Reach Southern California, including Los Angeles ports, in a one-day turnaround, with San Diego, Phoenix and Salt Lake City within a half-day or less. Choose the affordable, pro-business location that puts more than 27 million people and 1 million businesses within a five-hour drive

BUSINESS FRIENDLY ENVIRONMENT



NEVADA WAS RANKED #9 IN THE US FOR THEIR BUSINESS-FRIENDLY TAX CLIMATE, BY THE TAX FOUNDATIONS 2019 STATE BUSINESS TAX CLIMATE INDEX

- NO CORPORATE TAX
- NO PERSONAL INCOME TAX
- NO INVENTORY TAX
- NO UNITARY TAX
- NO ESTATE AND/OR GIFT TAXES
- NO FRANCHISE TAX
- NO INHERITANCE TAX
- NO SPECIAL INTANGIBLE TAX



TAX INCENTIVES

Nevada has one of the most business-friendly tax structures in the country and from a business planning perspective the return on investment in the form of tax savings can be enormous. Companies continue to identify Southern Nevada as an economy characterized by ease of doing business, favorable tax structures and incentives. This business-friendly environment is creating an unparalleled motivation for business leaders to establish roots in Nevada.



FLAVORABLE TAX STRUCTURE



LOW COST OF BUSINESS



INFLUX OF NEW BUSINESS



PROXIMITY TO MAJOR MARKETS



IMPRESSIVE JOB & POPULATION GROWTH



For More Information, Please Contact:

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