

FOR LEASE

±182,520 SF STATE-OF-THE-ART
CROSS-DOCK LOGISTICS FACILITY
COMING SOON



W. POST RD. & S. RAINBOW BLVD.
LAS VEGAS, NV 89118



W. POST RD. & S. RAINBOW BLVD.



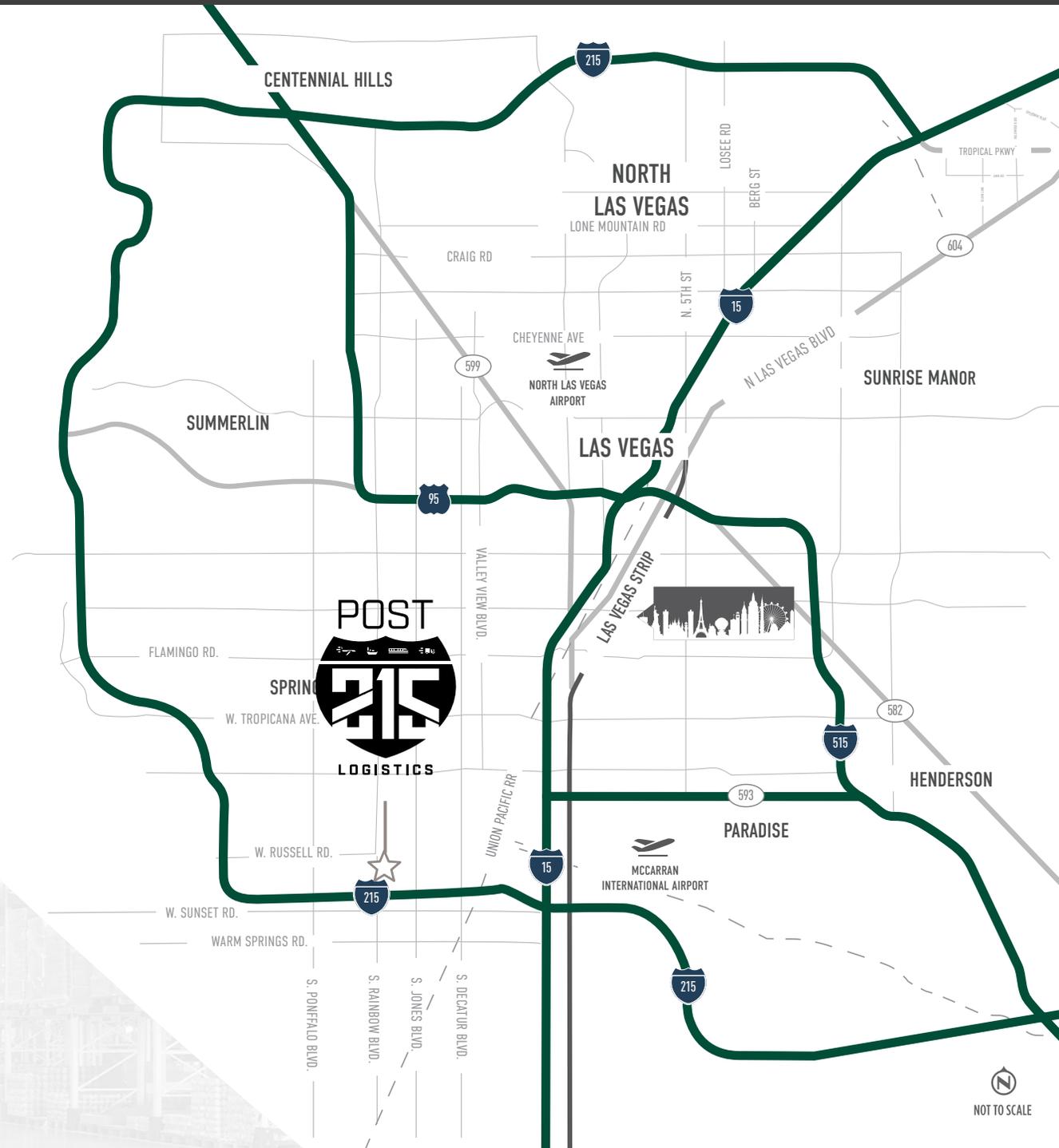
LOCATION HIGHLIGHTS

- Located in the highly desired Southwest submarket with a plethora of nearby amenities including the Arroyo Market Square located just south on Rainbow Blvd.
- Excellent connectivity with immediate access to the I-215 freeway via Rainbow Blvd. or Jones Blvd.
- Clark County Jurisdiction
- Zoning: M-D (Design Manufacturing)

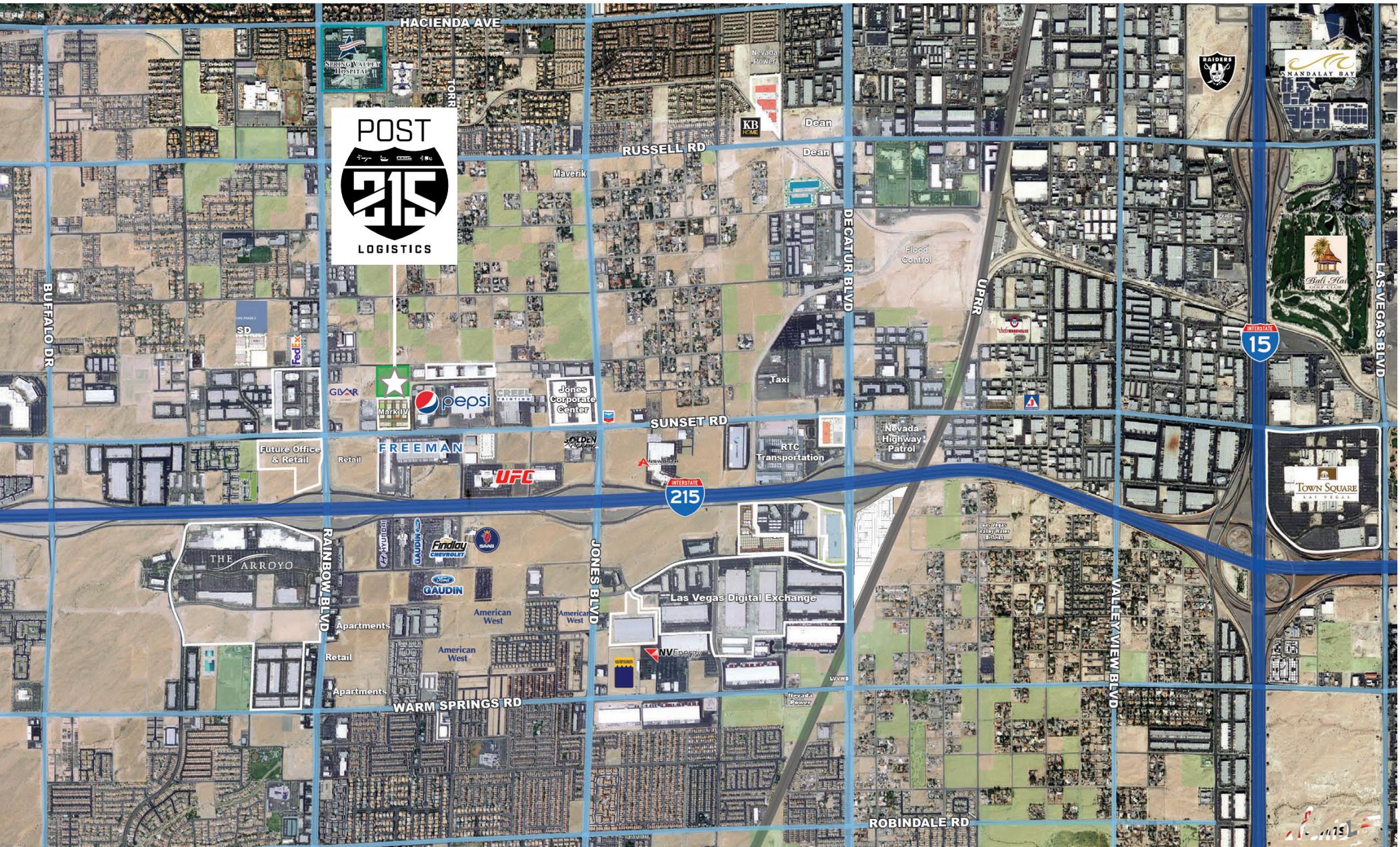


PROJECT HIGHLIGHTS

- State-of-the-art, high image industrial cross-dock facility totaling 182,520 SF
- R-38 Insulation
- Front loading and cross dock configuration available
- 32' minimum clear height
- ESFR sprinkler System
- 2% Skylights



LOCATION AERIAL



LOCATION AND TRANSPORTATION



- I-15 Interchange is ±3 miles from site
- US-95 Interchange is ±7 miles from site



- McCarran Airport is ±7 miles from site



- The Las Vegas Strip is ±3.5 miles from site



- 58,013,019 Residents within 12 hour drive

DEMOGRAPHICS

RESIDENTIAL CONSTRUCTION UNITS

20-mile radius	12,185
10-mile radius	1,974
5-mile radius	619

LAS VEGAS

Population	1,477,284
Average Income	\$84,926
Average Home Value	\$421,385
Median Age	37

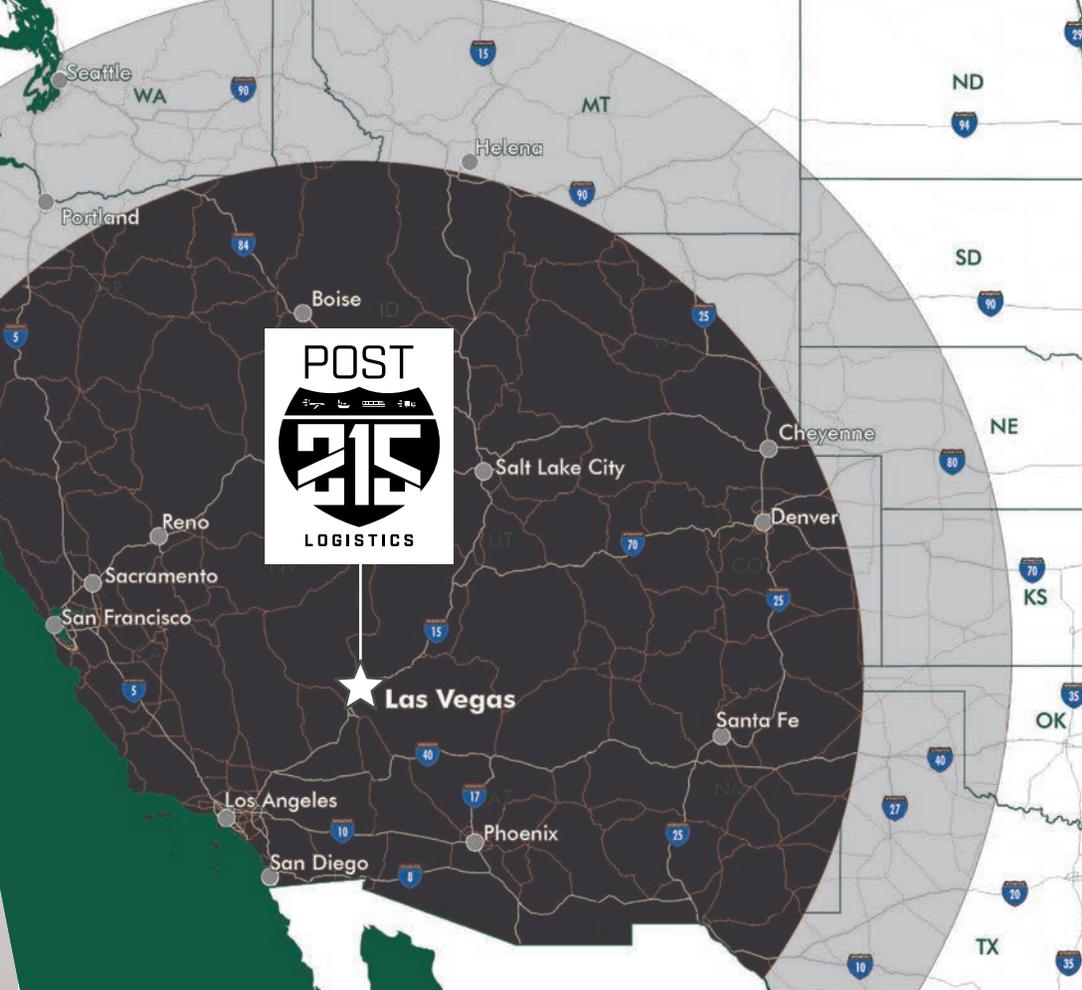
CLARK COUNTY

Population	2,305,737
Average Income	\$84,730
Average Home Value	\$425,058
Median Age	37

SHIPPING AND MAILING SERVICES



- FedEx Freight: 3 Miles
- FedEx Ship Center : 16 Miles
- FedEx Air Cargo: 3 Miles
- FedEx Ground: 1 Miles
- UPS Freight Service Center: 18 Miles
- UPS Customer Center: 6 Miles
- UPS Air Cargo : 24 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



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 55,000 workers in the transportation, logistics and manufacturing industries
- Nearly 65,000 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- According to CBRE-EA manufacturing jobs are expected to grow by 1.4%, wholesale trade by 3.0%, and transportation and warehousing by 1.8%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages
- Southern Nevada Employment growth is 2.5x the National Average





GARRETT TOFT, SIOR
EXECUTIVE VICE PRESIDENT
+1 702 369 4868
garrett.toft@cbre.com
Lic: BS.0061824

SEAN ZAHER
VICE PRESIDENT
+1 702 369 4863
sean.zaher@cbre.com
Lic: S.0175473

MICHAEL MCCOY
Associate
+1 702 369 4846
michael.mccoy@cbre.com
Lic.: S.0190126



© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_September2021