



SOUTHERN GATEWAY

AT I-15

S. Las Vegas Boulevard, Las Vegas, NV 89044



BLDG A
80,000 SF

BLDG B
130,000 SF

BLDG C
210,000 SF

CLOSER. FASTER. CONNECTED.

±40K SF to ±210,000 SF for Lease

OMP



Invesco



CUSHMAN &
WAKEFIELD

THE POWER OF EFFICIENCY



3 building
industrial park



Units ranging from
40K SF - 210K SF



One day turnaround from
Southern California (including
the Ports of LA and Long Beach)



Signage opportunities



Excellent visibility from I-15



Delivering Q2-2025

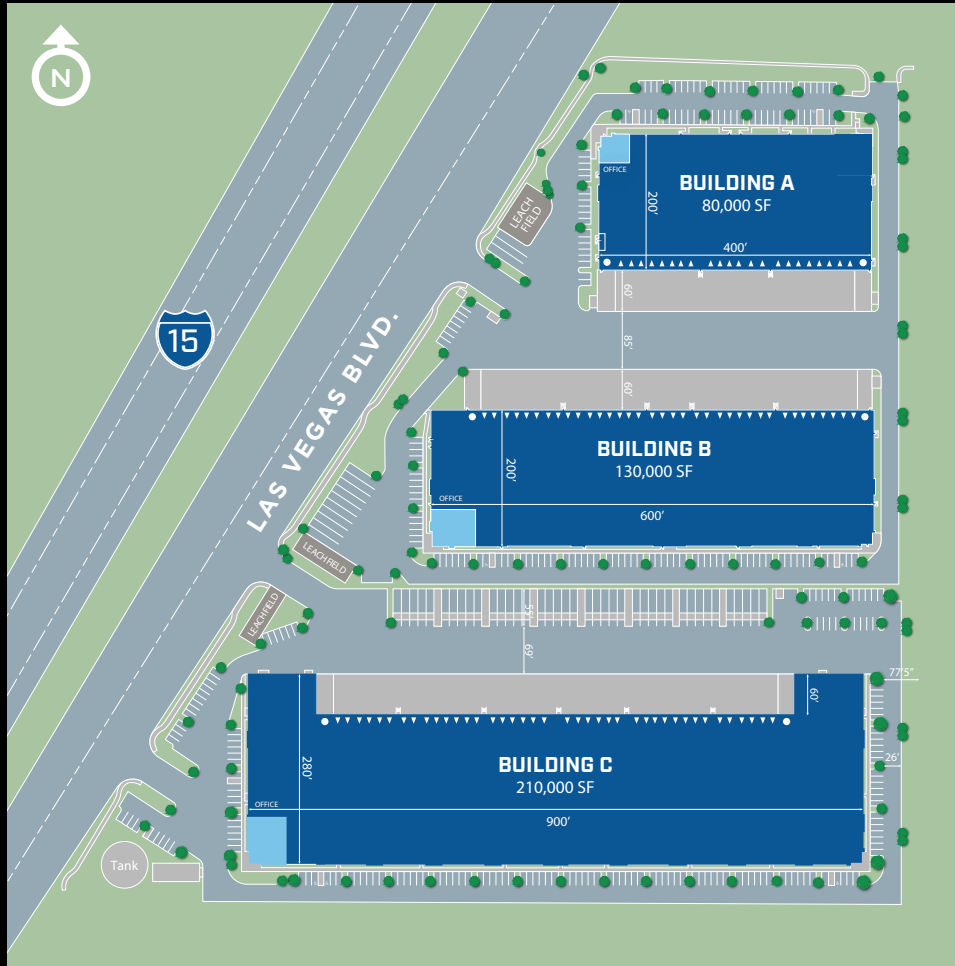
The Gateway to Las Vegas

Southern Gateway at I-15 is the missing link in your supply chain: a hyper-connected distribution and logistics park strategically positioned to maximize efficiency and save time. Its location at the southern tip of the greater Las Vegas metropolitan area can be reached in a **one-day turnaround from Southern California**, and other major southwest markets are also easily accessible. Take advantage of brand-new, state-of-the-art warehouse and distribution space while avoiding congestion and saving money.



**Avoid congestion and get here faster -
including to and from Southern California
within a duty period.**

MODERN FACILITIES TO KEEP BUSINESS MOVING



 **SOUTHERN
GATEWAY**
AT I-15

Streamline your operations in state-of-the-art
warehouse & distribution space.

www.southerngatewaynv.com



TOTAL PROJECT SIZE
420,000 SF



PROPERTY ZONING
MD Designed Manufacturing



BUILDING INTERIOR
White-box Interior



WAREHOUSE COOLING
EVAP Coolers



ROOF INSULATION
Steel roof system(s) with R-38
rigid insulation



WAREHOUSE INSULATION
TIPS Insulated Panel System
with R-20 insulating value



LOADING EQUIPMENT
35,000 lb Hydraulic Levelers



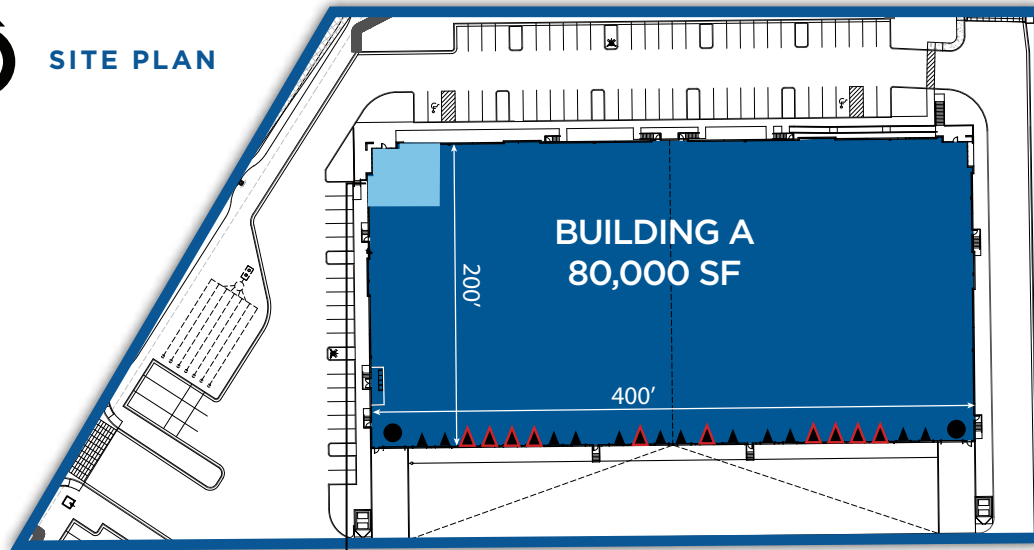
SUPERIOR LOCATION
Closest industrial
development to CA

BUILDING A

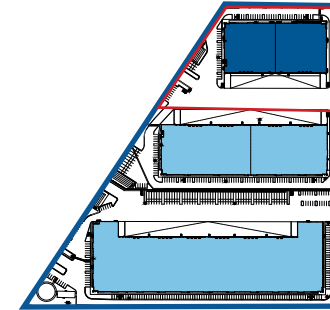
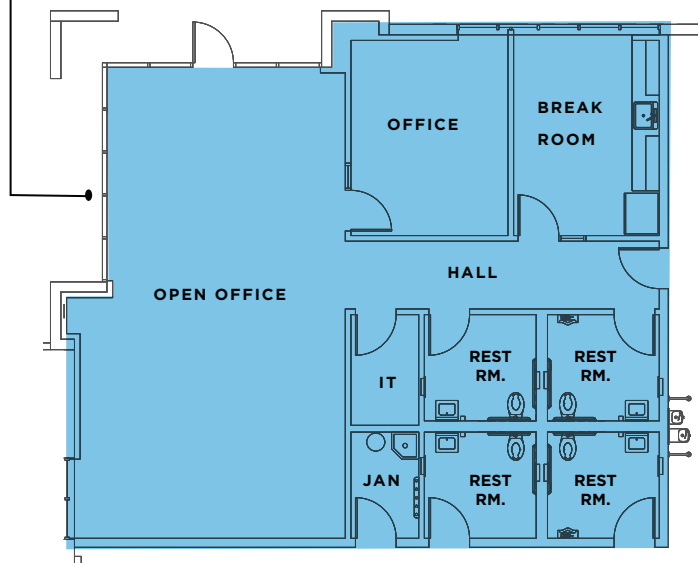
15150 S. Las Vegas Boulevard, Las Vegas, NV 89044



SITE PLAN



SPEC OFFICE
1,713 SF



BUILDING DETAILS

- BUILDING SIZE: 80,000 SF
- DIVISIBLE TO: 40,000 SF
- LOT SIZE: 5.27 Acres
- CLEAR HEIGHT: 32'
- SPEC OFFICE: 1,713 SF (Expandable)
- AUTO PARKING: 79 Stalls
- DOCK DOORS: 22 Doors
- PIT LEVELERS: 10 Levelers
- GRADE LEVEL DOORS: 2 Doors
- TRAILER PARKING: 3 Stalls
- POWER: 1,600A UPS with 600A Tenant Meter
- SPRINKLERS: ESFR
- DIMENSIONS: 200' x 400'
- COLUMN SPACING: 50' x 50'
- TRUCK COURT: 205'
- WAREHOUSE LIGHTING: LED on 8' Whips

● = GRADE LEVEL LOADING DOORS

▲ = DOCK HIGH LOADING DOORS

▲ = PIT LEVELERS

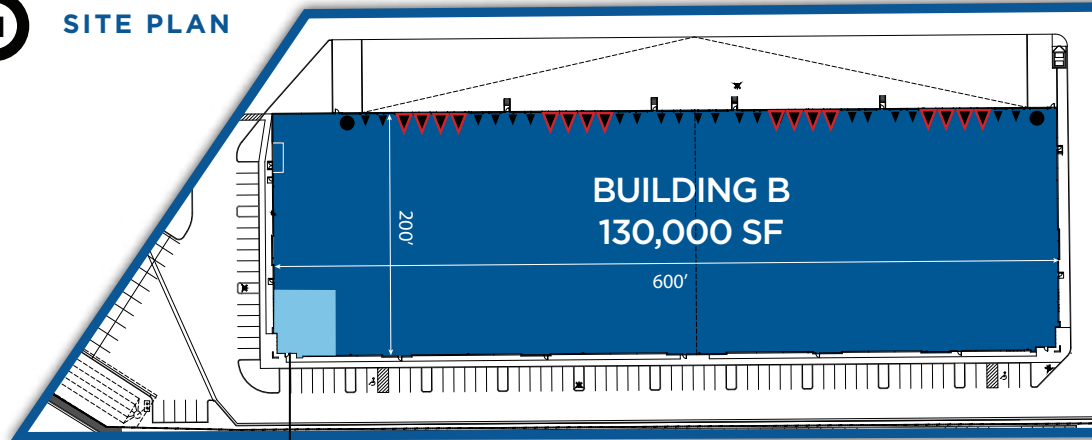
FOR ILLUSTRATION PURPOSES ONLY. NOT TO SCALE.

BUILDING B

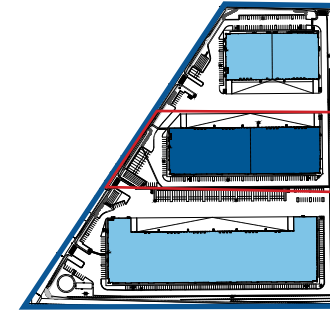
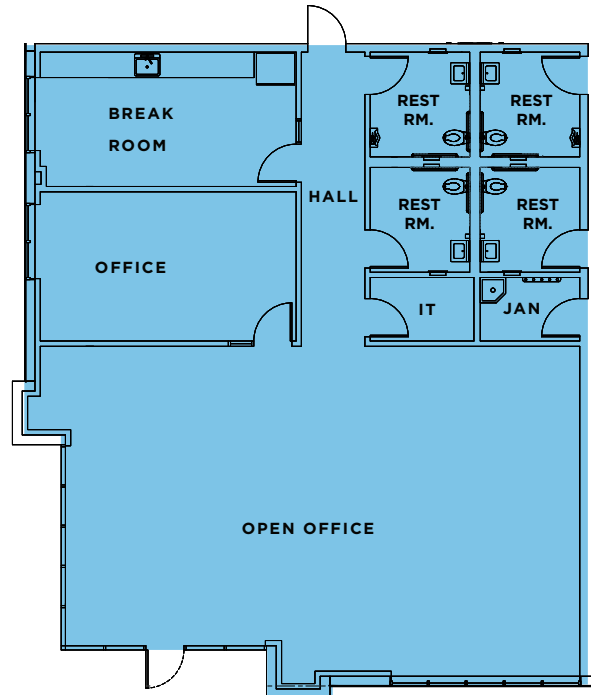
15200 S. Las Vegas Boulevard, Las Vegas, NV 89044



SITE PLAN



SPEC OFFICE
2,250 SF



BUILDING DETAILS

- BUILDING SIZE: 130,000 SF
- DIVISIBLE TO: 65,000 SF
- LOT SIZE: 8.57 Acres
- CLEAR HEIGHT: 32'
- SPEC OFFICE: 2,250 SF (Expandable)
- AUTO PARKING: 87 Stalls
- DOCK DOORS: 36 Doors
- PIT LEVELERS: 16 Levelers
- GRADE LEVEL DOORS: 2 Doors
- TRAILER PARKING: 10 Stalls
- POWER: 2,000A UPS with 1,000A Tenant Meter
- SPRINKLERS: ESFR
- DIMENSIONS: 200' x 650'
- COLUMN SPACING: 50' x 50'
- TRUCK COURT: 205'
- WAREHOUSE LIGHTING: LED on 8' Whips

● = GRADE LEVEL LOADING DOORS

▲ = DOCK HIGH LOADING DOORS

▲ = PIT LEVELERS

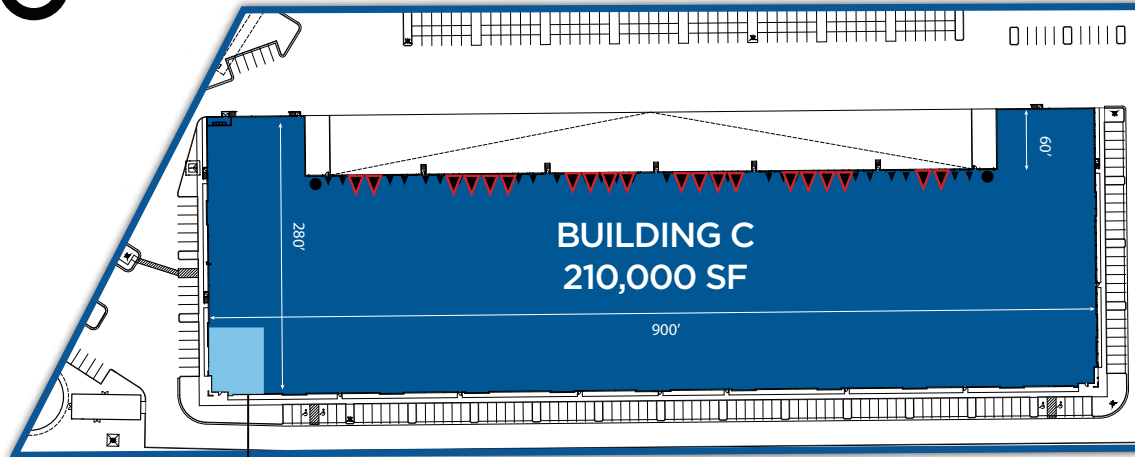
FOR ILLUSTRATION PURPOSES ONLY. NOT TO SCALE.

BUILDING C

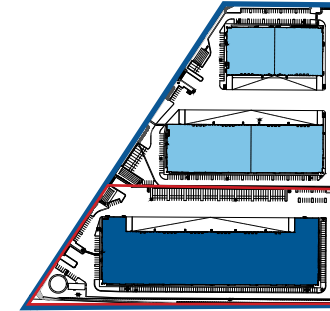
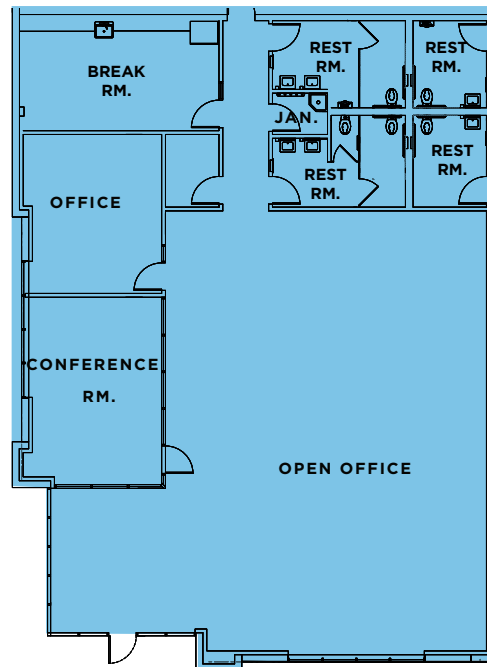
15260 S. Las Vegas Boulevard, Las Vegas, NV 89044



SITE PLAN



SPEC OFFICE 3,700 SF



BUILDING DETAILS

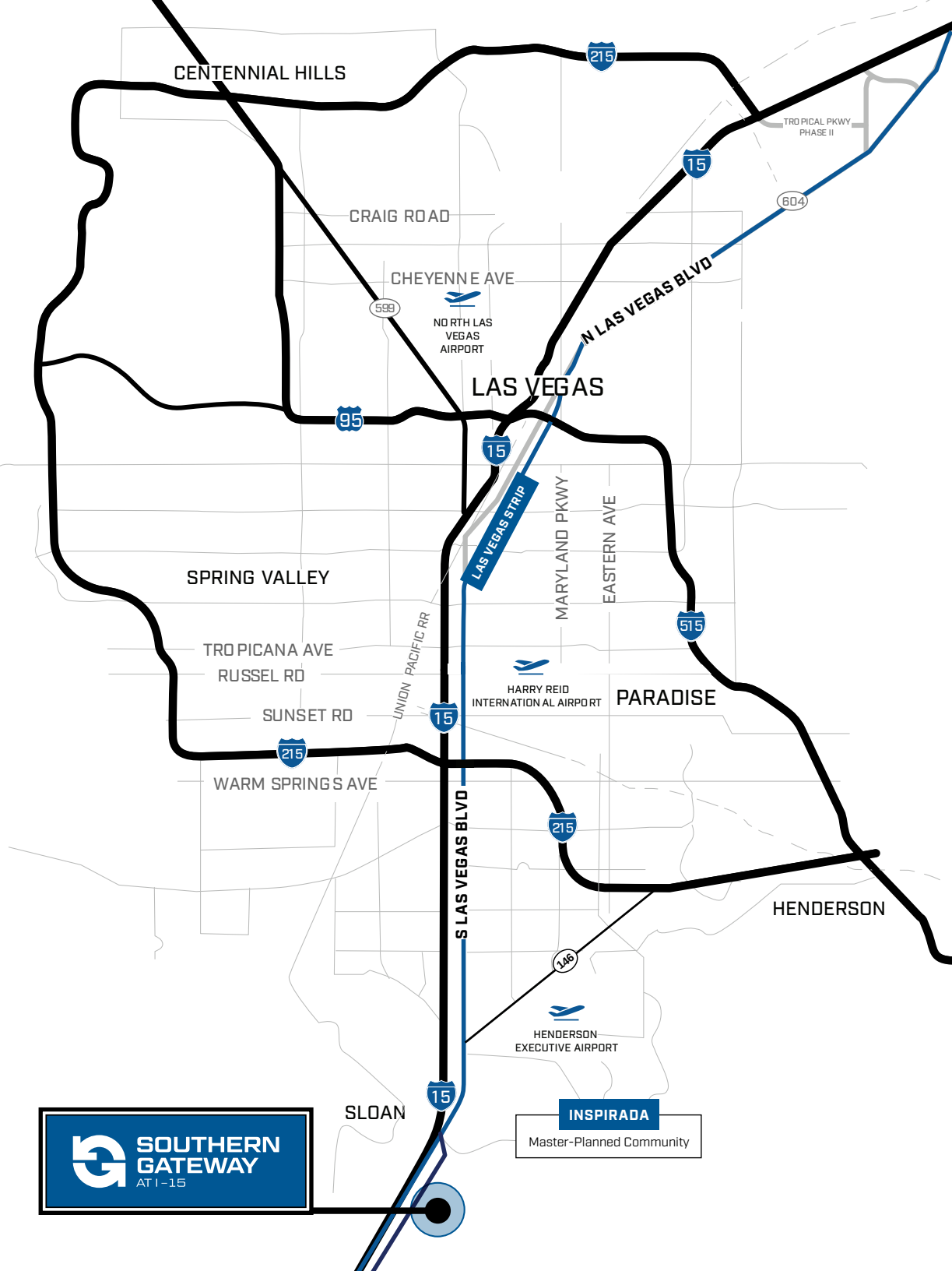
- BUILDING SIZE: 210,000 SF
- LOT SIZE: 13.85 Acres
- CLEAR HEIGHT: 36'
- SPEC OFFICE: 3,700 SF (Expandable)
- AUTO PARKING: 169 Stalls
- DOCK DOORS: 40 Doors
- PIT LEVELERS: 20 Levelers
- GRADE LEVEL DOORS: 2 Doors
- TRAILER PARKING: 48 Stalls
- POWER: 3,000A UPS with 2,000A Tenant Meter
- SPRINKLERS: ESFR
- DIMENSIONS: 220' x 900'
- COLUMN SPACING: 50' x 50'
- TRUCK COURT: 185'
- WAREHOUSE LIGHTING: LED on 8' Whips

● = GRADE LEVEL LOADING DOORS

▲ = DOCK HIGH LOADING DOORS

▲ = PIT LEVELERS

FOR ILLUSTRATION PURPOSES ONLY. NOT TO SCALE.



Location Details

- Conveniently located off of Interstate 15, just 5 minutes to the St. Rose Parkway exit.
- Favorably positioned as a regional southwest logistics, e-commerce, distribution, and manufacturing site.
- Closest available industrial development offering seamless distribution within a 4 hour drive to the LA/Long Beach ports.
- Prime I-15 Frontage with immediate access off of Las Vegas Boulevard.
- Within 5 minutes of an abundance of amenities including eateries, shopping, and rooftops.
- Neighboring the 1,940-acre master-planned Inspirada community, M Resort & Casino, the Las Vegas Raiders Headquarters & Practice Facility, and Henderson Executive Airport.
- Pro-business environment with favorable tax structures and an abundance of labor, with a population of 165,000+ within 15 minutes.
- Favorable business climate with no corporate or personal income tax and over 70,000 logistics & manufacturing employees

ACCESS & VISIBILITY

ABUNDANCE OF AMENITIES





SOUTHERN GATEWAY

AT I-15

S. Las Vegas Boulevard, Las Vegas, NV 89044



For More Information, Please Contact:

GREG TASSI, SIOR

Vice Chair

+1 702 605 1713 | Lic. 0056472

greg.tassi@cushwake.com

NICK ABRAHAM, SIOR

Senior Director

+1 702 605 1620 | Lic. 0176348

nick.abraham@cushwake.com

CBW Las Vegas

10845 Griffith Peak Drive

Las Vegas, NV 89135

www.cushmanwakefield.com

OMP



Invesco



**CUSHMAN &
WAKEFIELD**

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST- 09/29/25