

ONLY ±200,185 SF REMAINING!



GOLDEN TRIANGLE LOGISTICS CENTER

Building 4 - ±200,185 SF AVAILABLE

PLANNED
Building 6 - ±594,838 SF / BTS

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

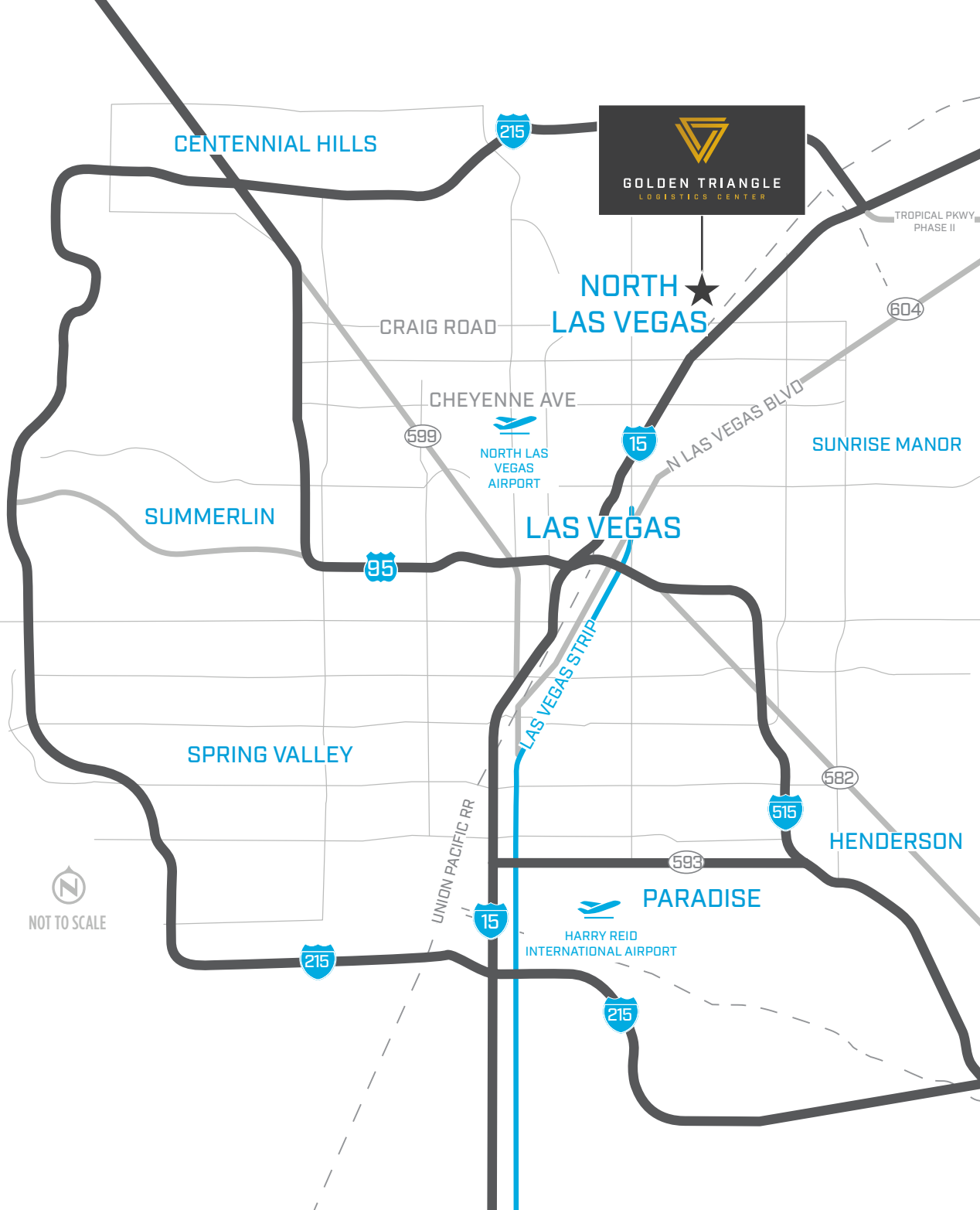


PHASE III:

Building 4: ±200,185 SF Available
Rear loaded building

PHASE IV:

Building 6: ±594,838 SF Planned/BTS



PROJECT SITE PLAN

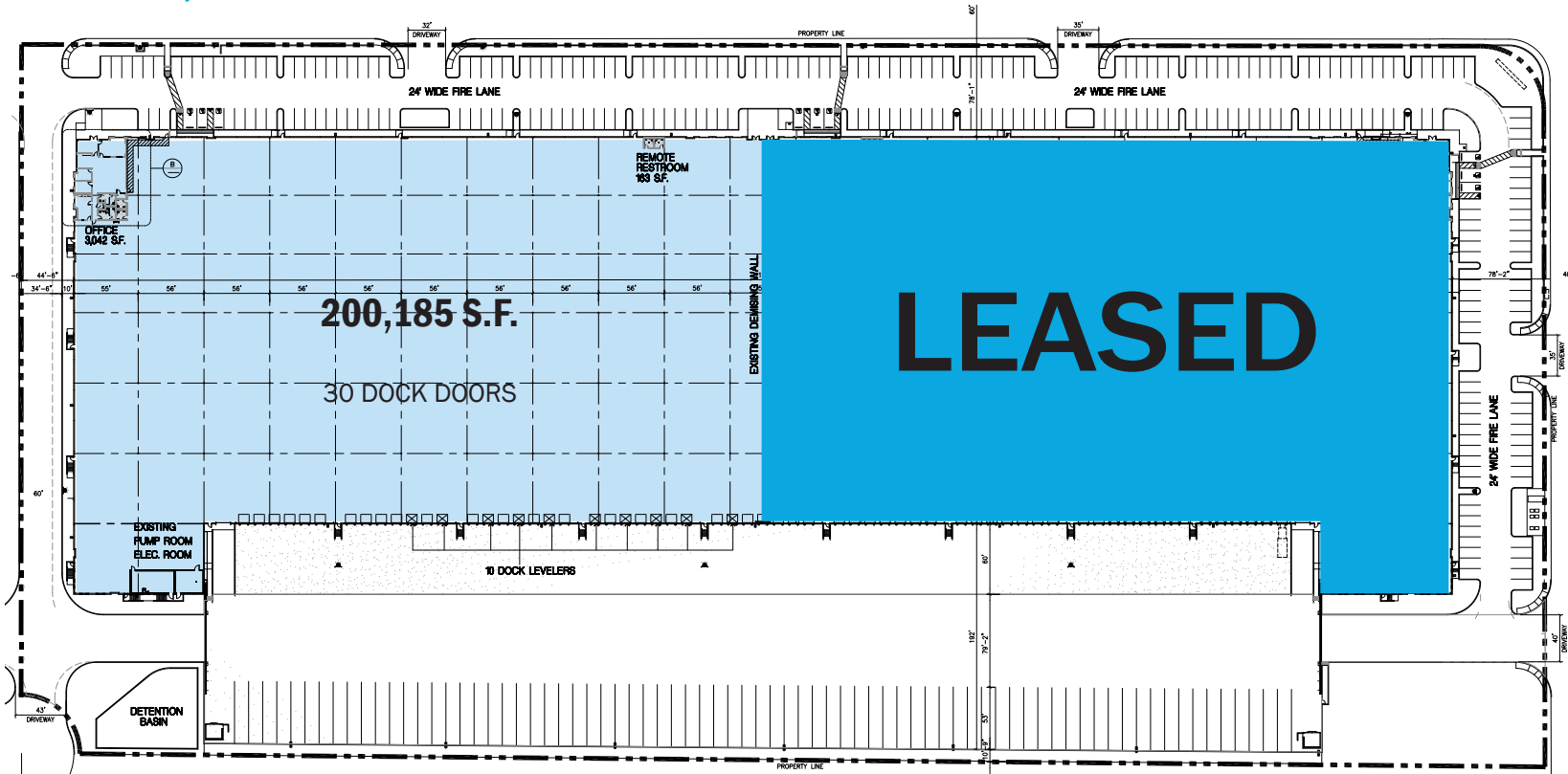
BUILDING 4 [SHELL COMPLETED]



NOT TO SCALE
All Measurements Are Approximate

2815 E. WASHBURN RD. | NORTH LAS VEGAS, NV 89081

±200,185 SF AVAILABLE



NOT TO SCALE
All Measurements Are Approximate

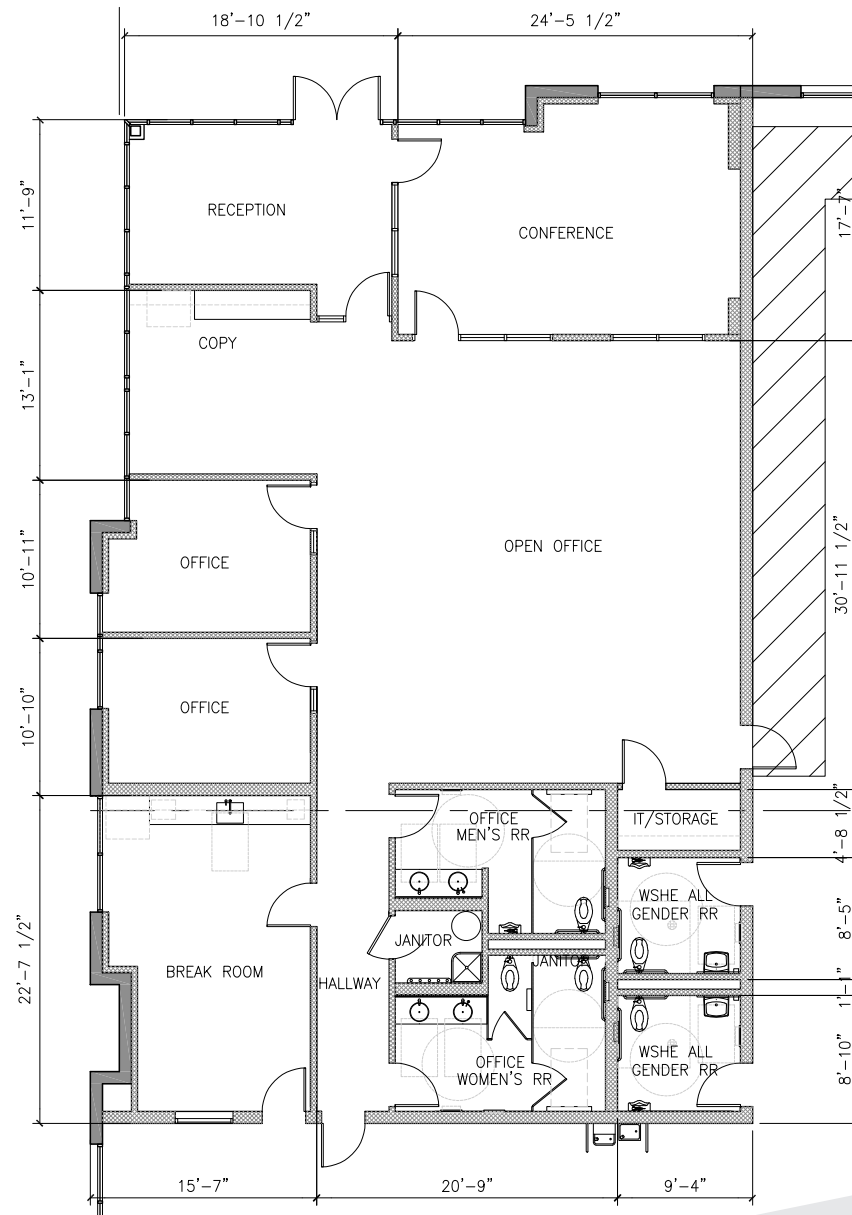
Rentable Area:	±200,185 square feet
Site Area:	±18.1 acres
Office Area:	±3,024 SF Planned & Permitted (BTS Office Also Available)
Building Depth:	±330'
Clear Heights:	±36'
Column Spacing:	±56' x ±60'
Sprinklers:	ESFR
Loading:	Rear Load
Doors:	30 dock-high, 1 drive-in

Levelers:	(10) 40,000 lb mechanical pit levelers
Truck Court:	±187' (All concrete truck court)
Car Parking:	100 (0.88 per 1,000 sf)
Trailer Parking:	39
Roofing:	Single ply, white 60 mil, TPO roof
Roof Insulation:	Single ply, white foil insulation under roof structure
Power:	Up to ±2,800 amps available
Lighting:	LED lighting with 30' candles in warehouse
Cooling:	Evaporated coolers in warehouse

2815 E. WASHBURN RD. | NORTH LAS VEGAS, NV 89081

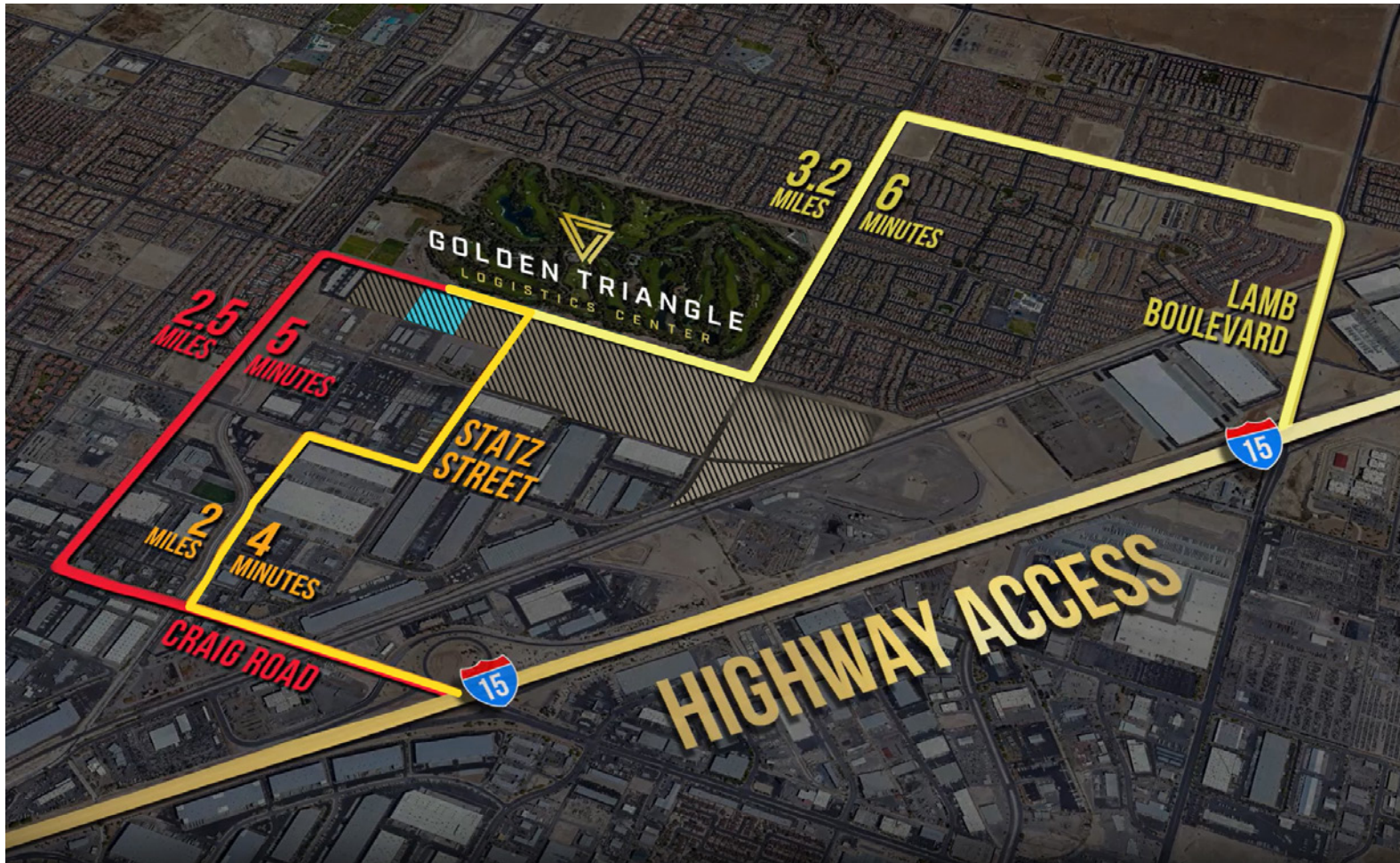
PLANNED & PERMITTED - OFFICE LAYOUT - ±3,024 SF

BTS OFFICE OPTIONS ALSO AVAILABLE




NOT TO SCALE
All Measurements Are Approximate

SITE ACCESS



Route 1: 2 miles - 4 minutes drive

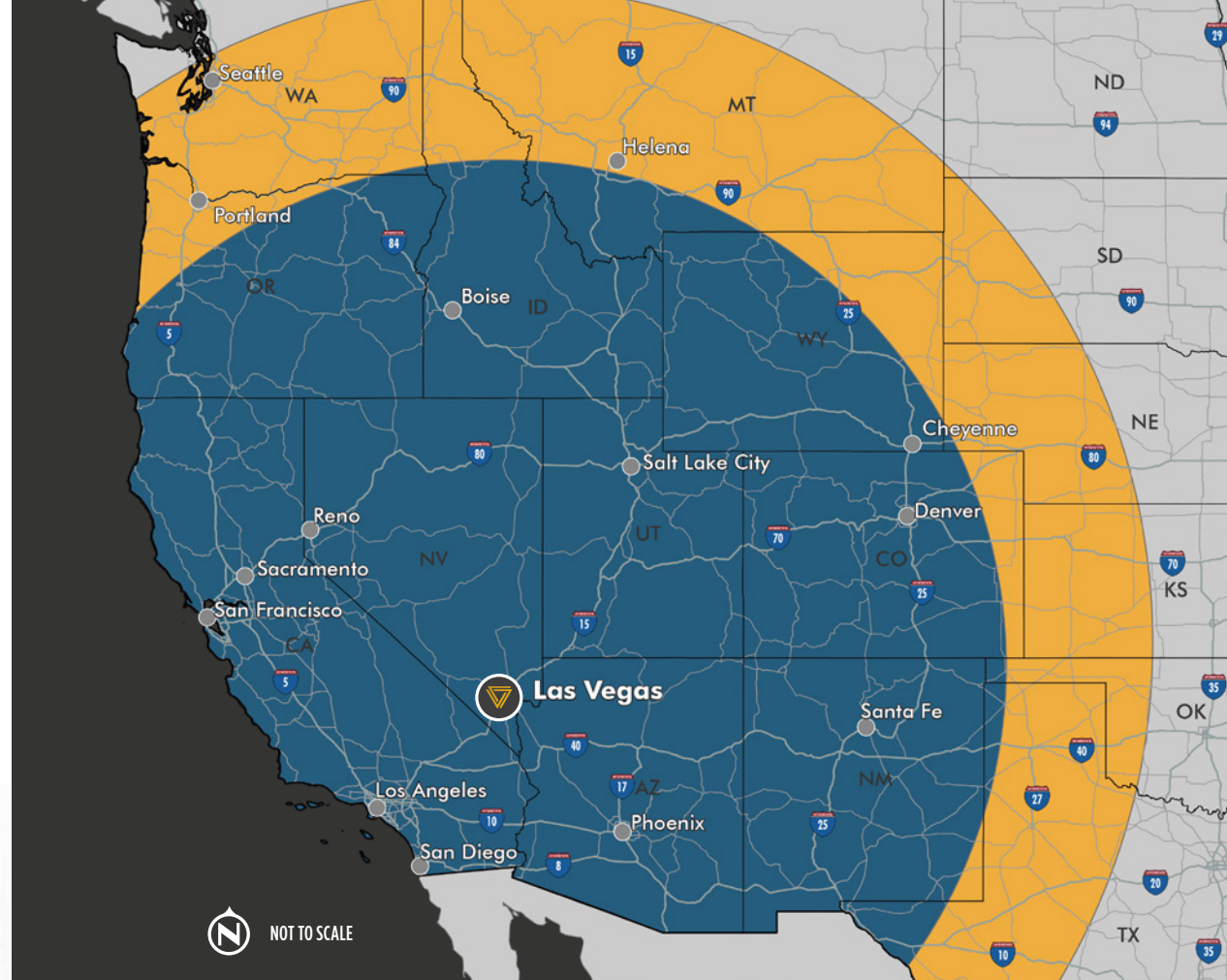
Route 2: 2.5 miles - 5 minutes drive

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
- Harry Reid 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
- According to the U.S. Bureau of Labor Statistics, the metro Las Vegas area has more than 105,800 workers in the distribution/transportation/warehousing and manufacturing industries
- Nearly 60,000 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 1.6% and transportation and warehousing by 0.8%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages
- Year-end 2023 employment growth was 4.1% in Las Vegas and 3.5% in Nevada, both higher than the National Average of 1.9%

LAS VEGAS

BUSINESS FACTS





GOLDEN TRIANGLE

LOGISTICS CENTER

2815 E. Washburn Road | North Las Vegas, NV 89081

FOR MORE INFORMATION, PLEASE CONTACT

CBRE, Inc.

Kevin Higgins, SIOR

Vice Chairman

T 702 369 4944

kevin.j.higgins@cbre.com

Lic. BS.0016109

CBRE, Inc.

Jake Higgins, SIOR

Senior Vice President

T 702 369 4844

jake.higgins@cbre.com

Lic. S.0176473

Cushman & Wakefield

Donna Alderson, SIOR

Vice Chair

T 702 605 1692

donna.alderson@cushwake.com

Lic. S.0017096

Trammell Crow Company

Jared Riemer

Senior Vice President

T 949 477 4775

jriemer@trammellcrow.com

CBRE



Trammell Crow Company

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. 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 marks 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.