

±5,869 SF - ±189,568 SF  
READY FOR OCCUPANCY

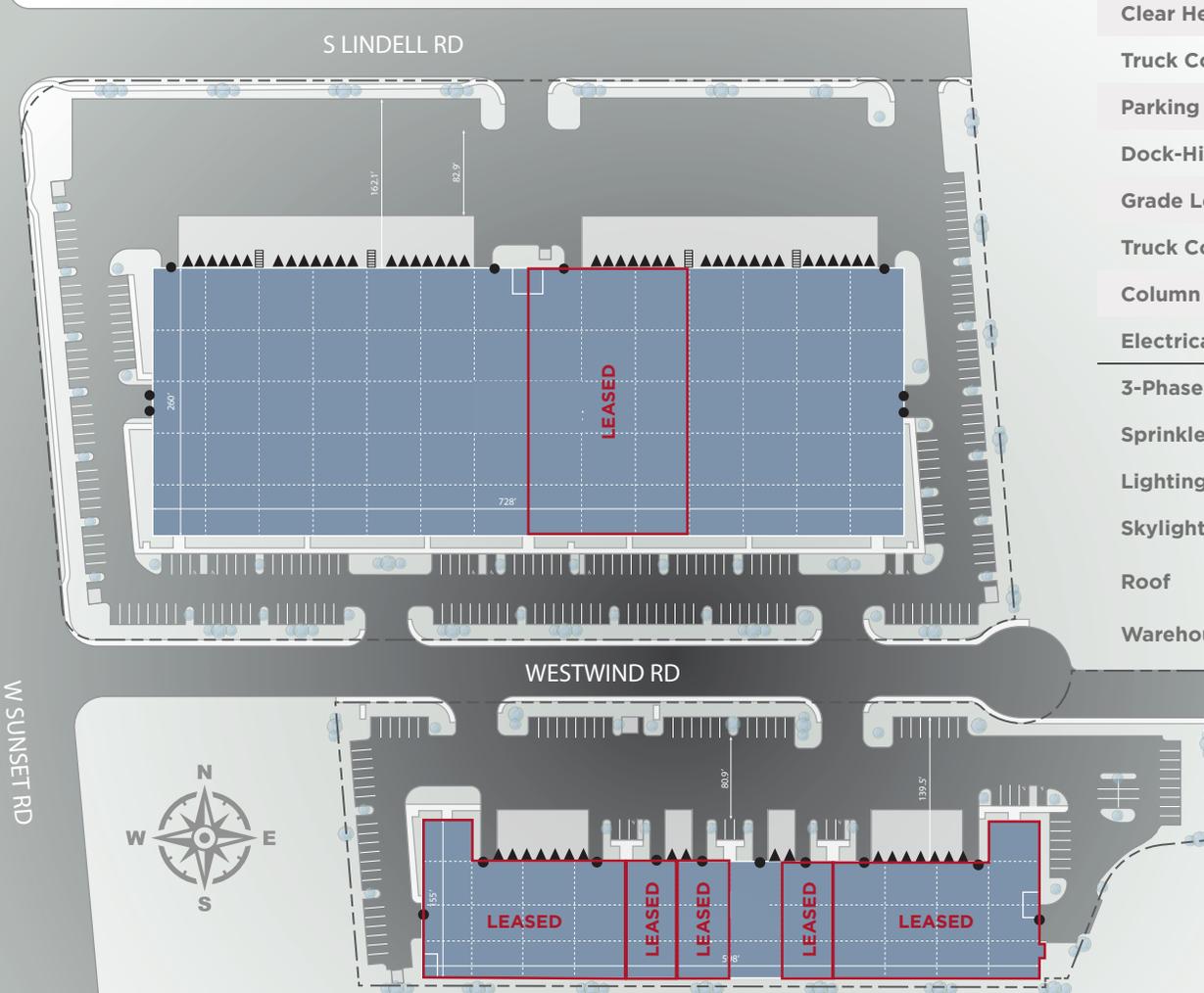
# SOUTHWEST BELTWAY COMMERCE CENTER

W. SUNSET RD & WESTWIND RD  
LAS VEGAS, NV





# PROJECT HIGHLIGHTS



BUILDING FEATURES	BUILDING A	BUILDING B
<b>Total Building SF</b>	189,568	73,154
<b>Divisible To</b>	40,328	5,869
<b>Clear Height</b>	32'	26'
<b>Truck Court</b>	162.1'	139.5'
<b>Parking Spaces</b>	216	94
<b>Dock-High Doors</b>	40	18
<b>Grade Level Doors</b>	8	10
<b>Truck Court</b>	82.9'	80.9'
<b>Column Spacing</b>	50' x 52'	40' x 50'
<b>Electrical</b>	4,000 Amps	1,600 Amps
<b>3-Phase Power</b>	277/480 Volts	
<b>Sprinklers</b>	ESFR Sprinkler System	
<b>Lighting</b>	LED	
<b>Skylights</b>	1%	
<b>Roof</b>	R38 Insulation Under Roof Deck with White Scrim Sheet	
<b>Warehouse Cooling</b>	Evaporative Cooled	

**LEGEND**

- ▲ Dock High Doors
- Grade Doors

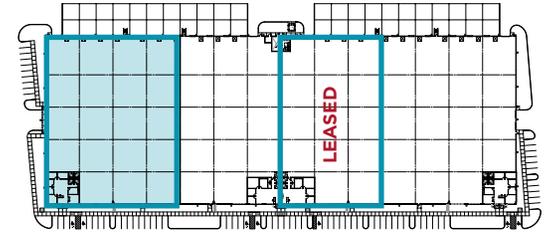
# DIVISIBILITY PLAN



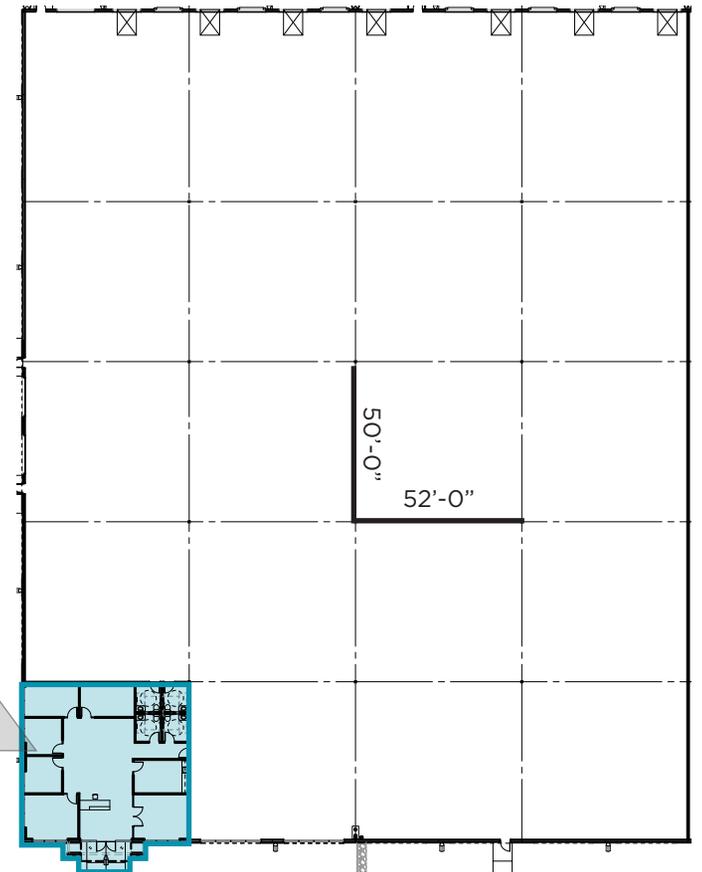
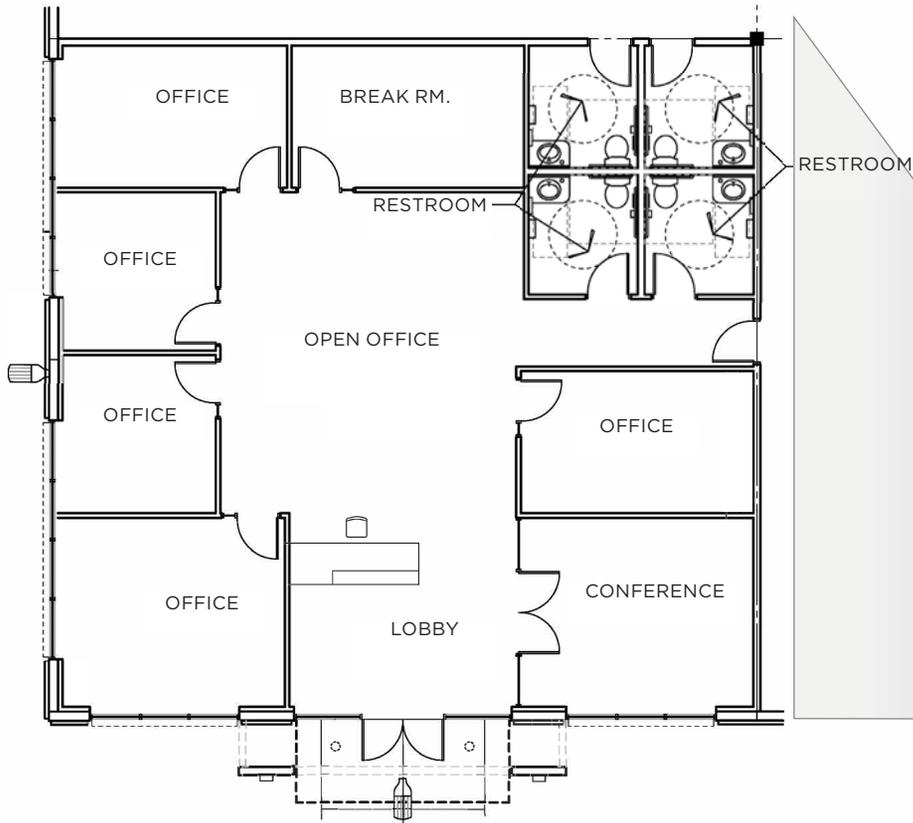
## SUITE 100

BUILDING A | 6520 WESTWIND RD  
LAS VEGAS, NV 89118

- ±54,403 SF
- ±2,587 SF OF OFFICE
- 32' MINIMUM CLEAR HEIGHT
- 13 DOCK HIGH DOORS
- 3 GRADE LEVEL DOORS
- 200 AMPS, (EXPANDABLE)
- 7 PIT LEVELERS



### SPEC OFFICE



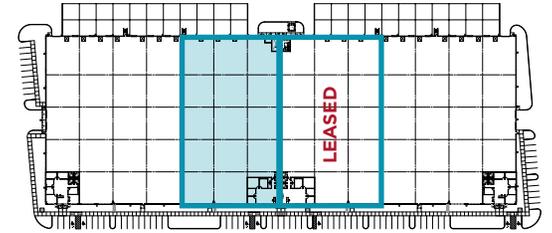
# DIVISIBILITY PLAN



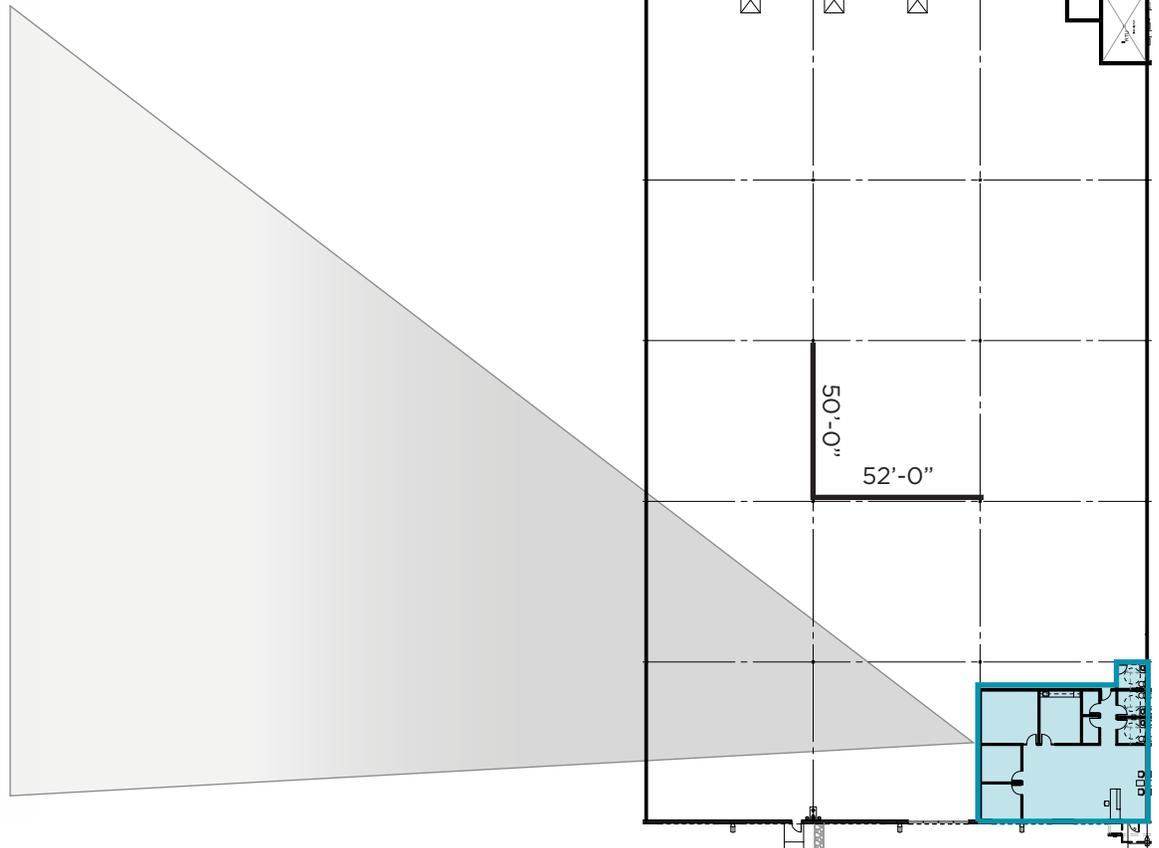
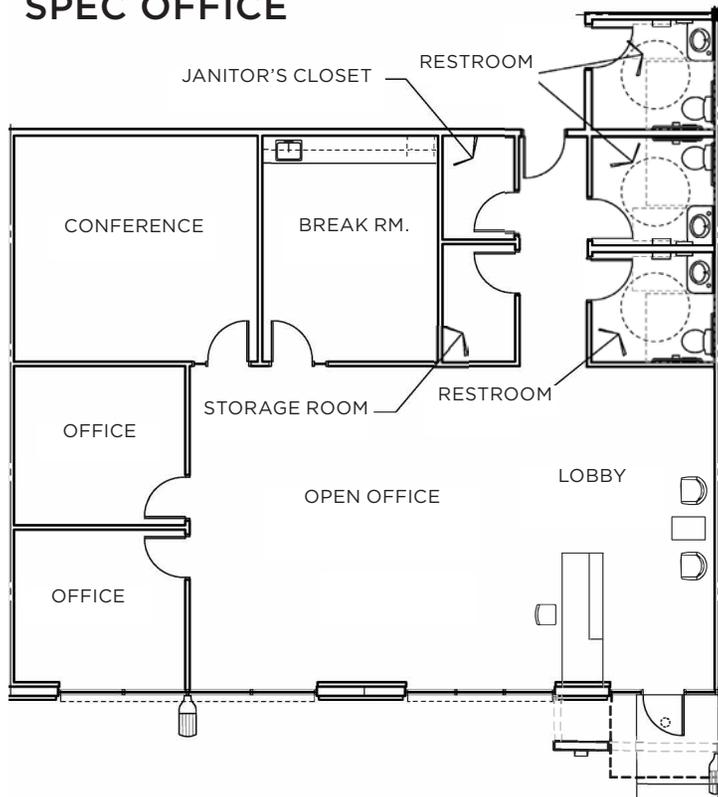
## SUITE 105

BUILDING A | 6520 WESTWIND RD  
LAS VEGAS, NV 89118

- ±40,328 SF
- ±2,232 SF OF OFFICE
- 32' MINIMUM CLEAR HEIGHT
- 7 DOCK HIGH DOORS
- 1 GRADE LEVEL DOORS
- 200 AMPS, (EXPANDABLE)
- 3 PIT LEVELERS



### SPEC OFFICE





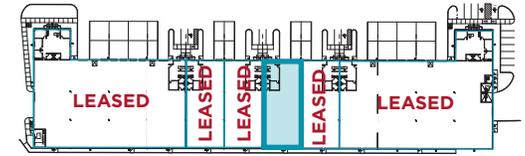
# DIVISIBILITY PLAN



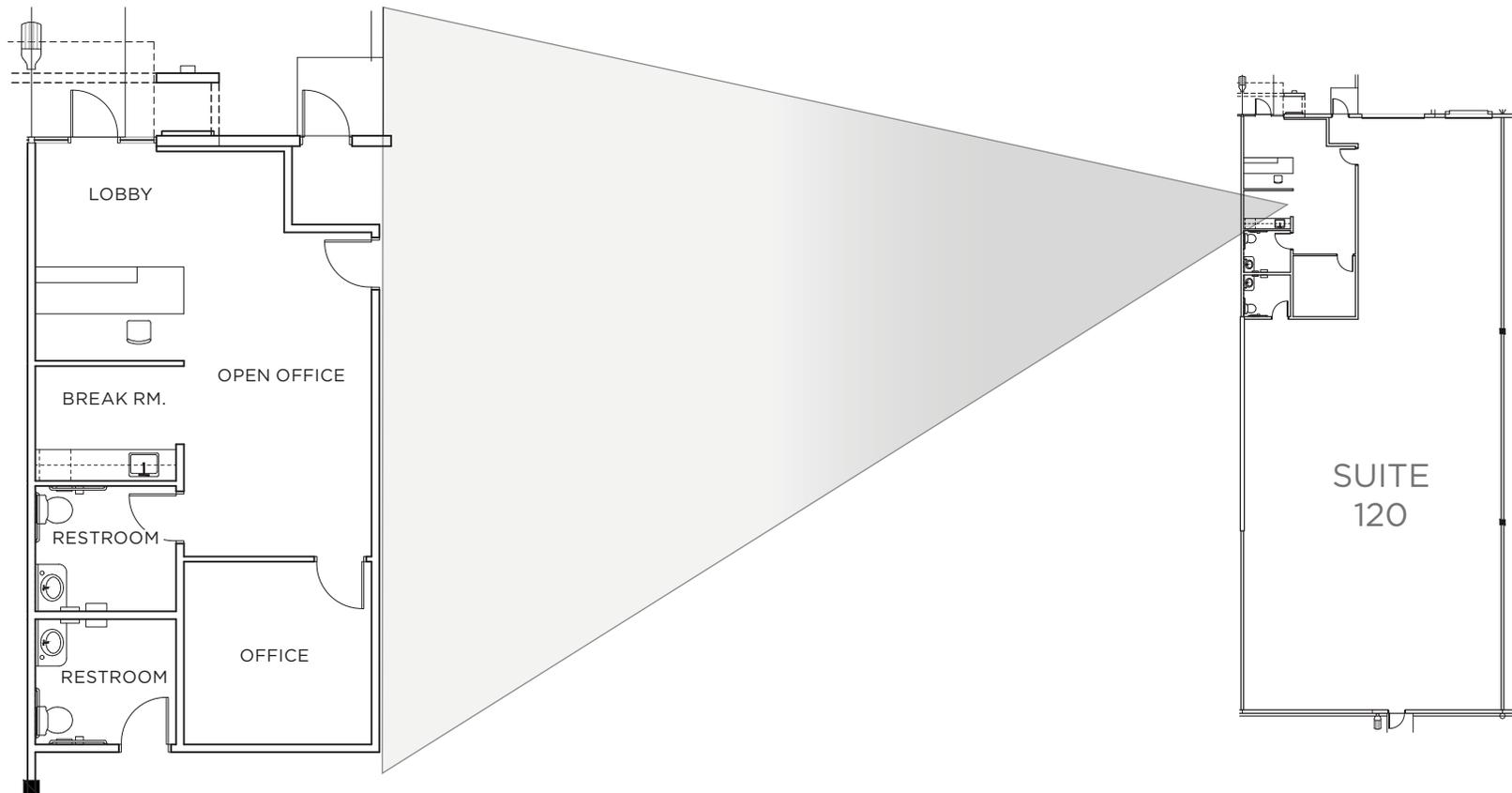
## SUITE 120

BUILDING B | 6551 WESTWIND RD  
LAS VEGAS, NV 89118

- $\pm 5,869$  SF
- $\pm 828$  SF OF OFFICE
- 26' MINIMUM CLEAR HEIGHT
- 1 DOCK HIGH DOOR
- 1 GRADE LEVEL DOOR
- 200 AMPS



## SPEC OFFICE



# ADVANTAGEOUS LOGISTICS



# 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.



FAVORABLE TAX  
STRUCTURE



LOW COST  
OF BUSINESS



INFLUX OF  
NEW BUSINESS



PROXIMITY TO  
MAJOR MARKETS



IMPRESSIVE JOB &  
POPULATION GROWTH

## LABOR

- Southern Nevada boasts some of the lowest labor costs in the region.
- The U.S. Bureau of Labor Statistics reports that the Las Vegas metropolitan area employs over 105,800 individuals in the distribution, transportation, warehousing, and manufacturing sectors.
- The University of Nevada, Las Vegas, and the College of Southern Nevada together have more than 60,000 enrolled students.
- Over the next five years, manufacturing jobs are projected to increase by 1.6%, while transportation and warehousing jobs are expected to rise by 0.8%.
- Industrial employment sectors in Las Vegas are anticipated to grow at a faster rate than the national average.
- By the end of 2023, employment growth in Las Vegas reached 4.1%, compared to 3.5% in Nevada, both exceeding the national average of 1.9%.



For More Information, Please Contact:

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