



CLARION PARTNERS

For Lease

Golden Triangle Logistics Center

Building 1

3049 E. Washburn Road

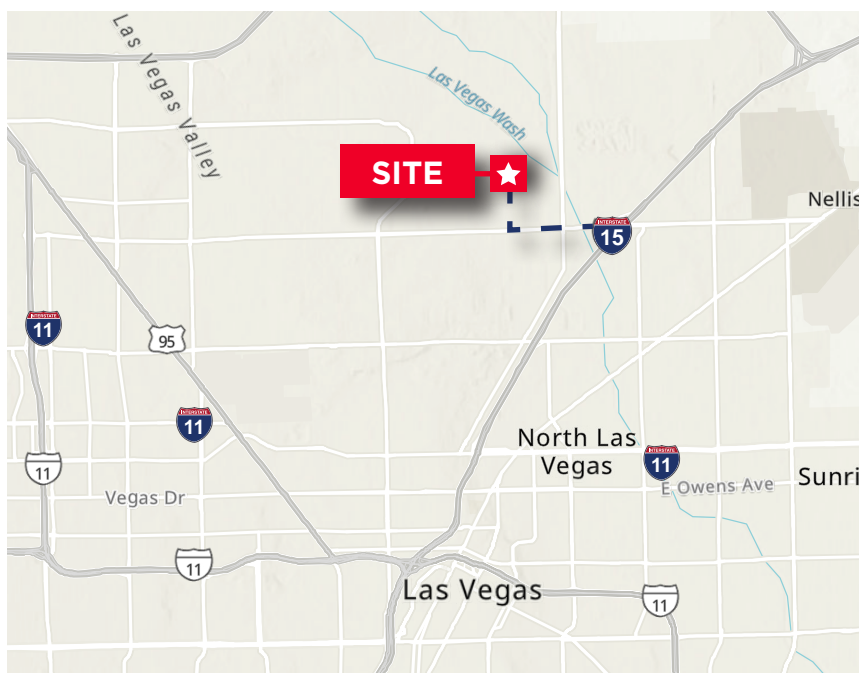
North Las Vegas, NV 89081

350,528 Square Feet Available

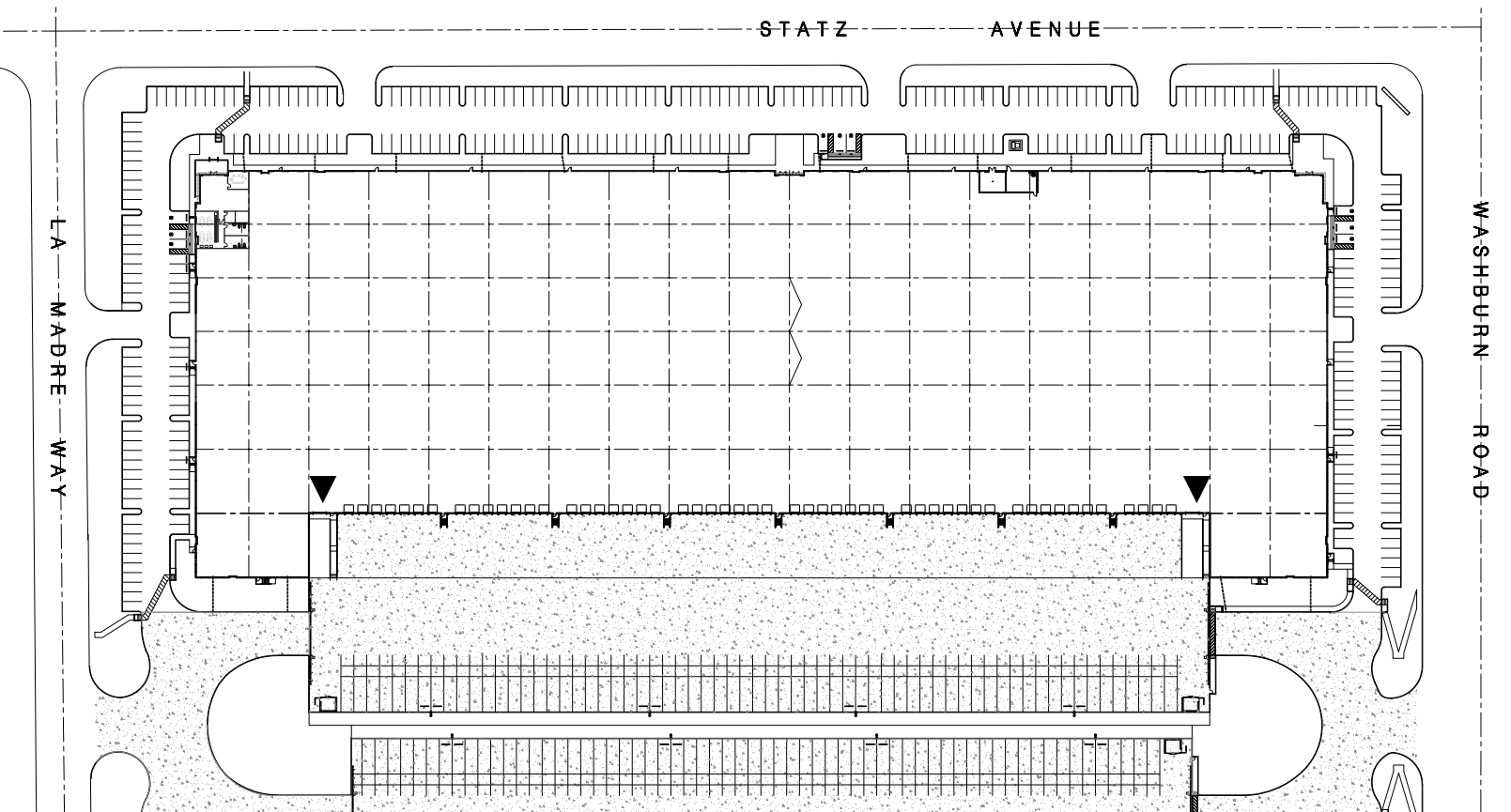


BUILDING HIGHLIGHTS

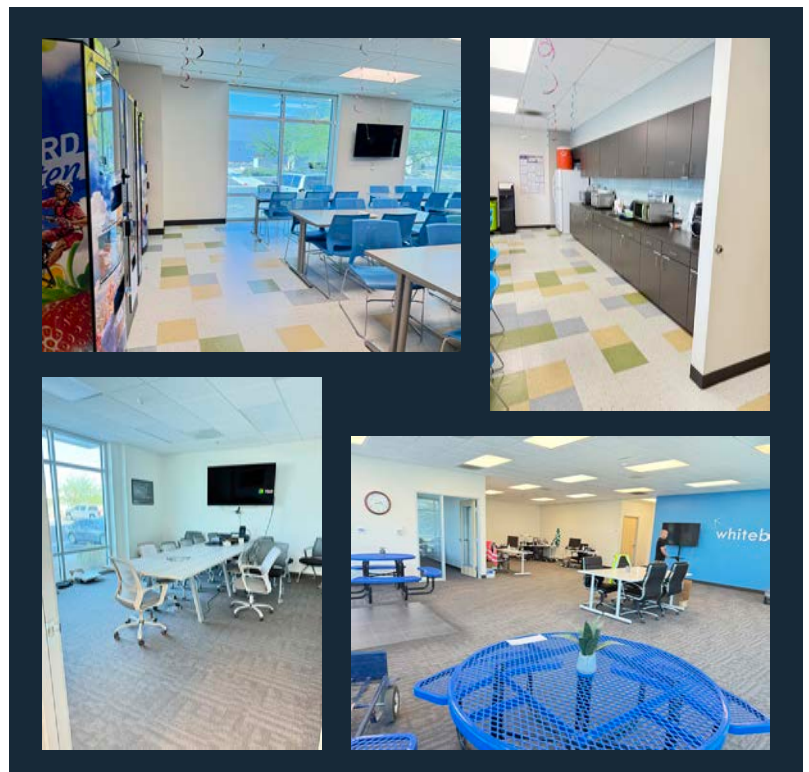
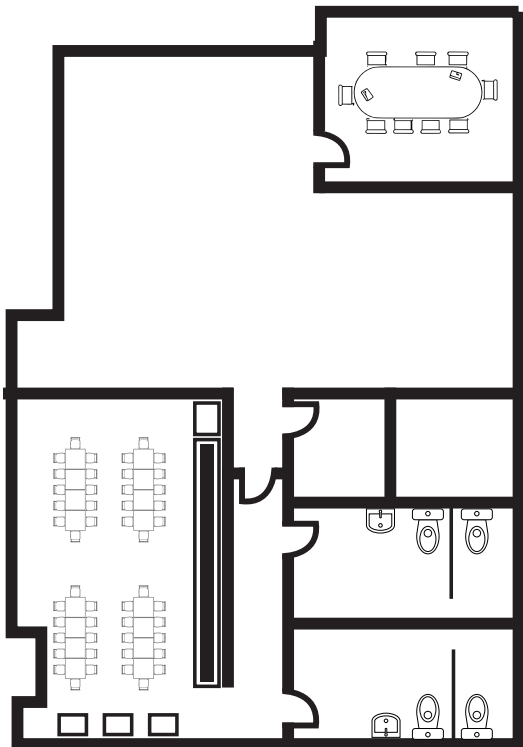
- 350,528 SF available (divisible)
- 2,990 SF office space
- 36' clear height
- ESFR sprinkler system
- Secured truck court
- 53 dock high doors
- 2 drive-in doors
- 332 car parking
- 65 trailer parking
- 4,000 amps, 277/480 volts, 3-phase power
- 50' x 56' typical bay spacing
- Rear load configuration
- LED lighting
- M-2 zoning



This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.



OFFICE SPACE - ±2,990 SF



CONCEPTUAL DIVISIBILITY OPTIONS

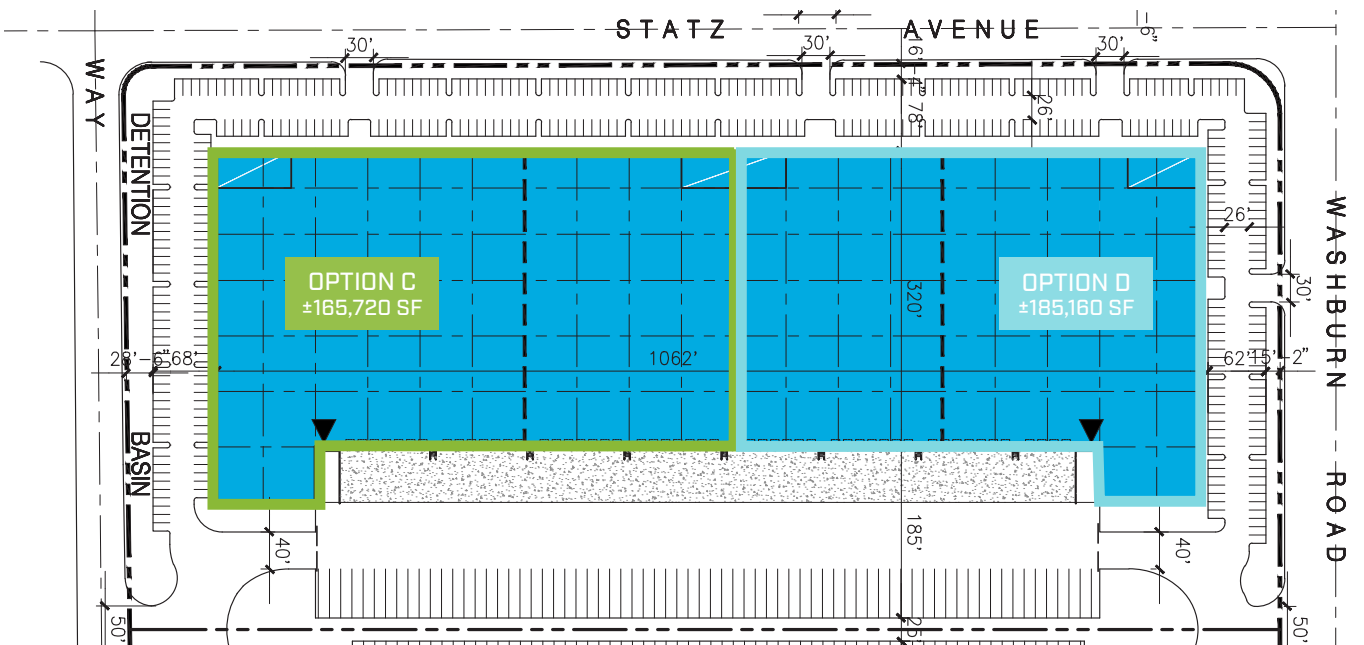
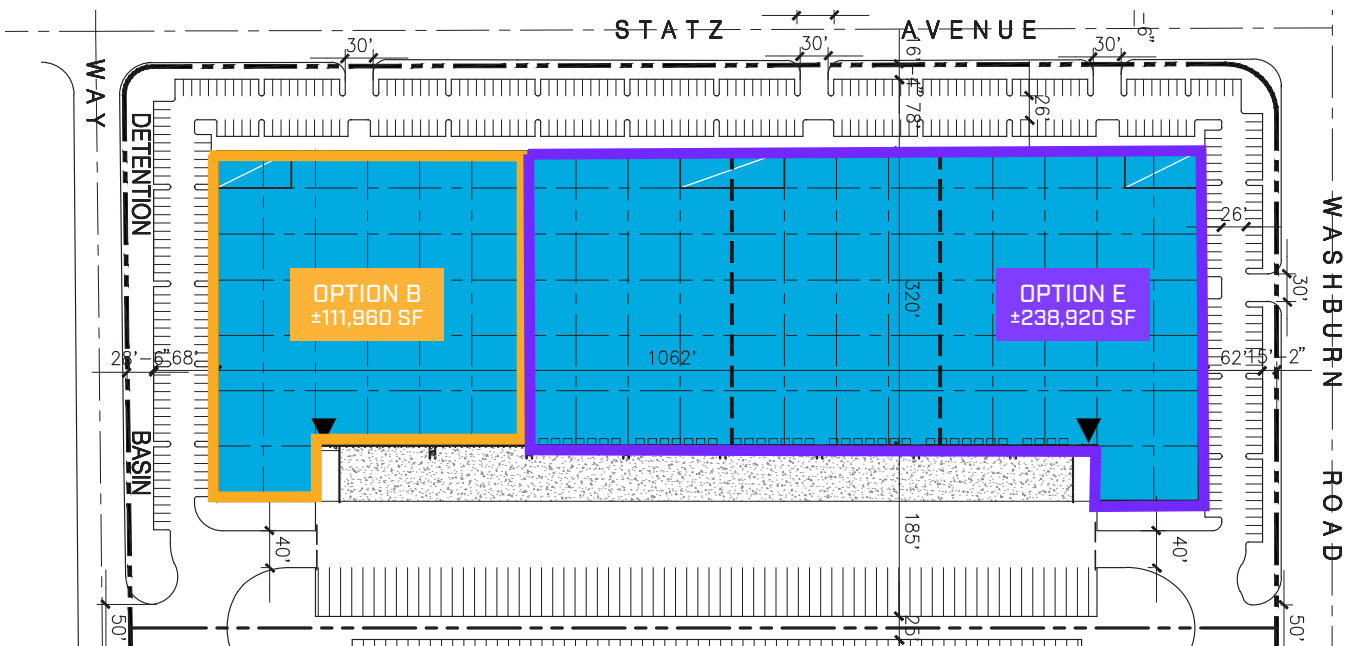
OPTION A - ENTIRE BLDG

OPTION B - ±111,960 SF

OPTION C - ±165,720 SF

OPTION D - ±185,160 SF

OPTION E - ±238,920 SF





Corporate Neighbors

Map showing the industrial corridor in Las Vegas, NV, with various corporate logos overlaid, indicating the presence of numerous businesses in the area. The map highlights the industrial zone bounded by I-15, N Lamb Blvd, and N Las Vegas Blvd.

Key roads shown include I-15, N Lamb Blvd, N Las Vegas Blvd, and N 5th St.

Corporate logos visible on the map include:

- Reckitt Benckiser
- Amazon
- Fanatics
- PCB
- National Indoor Air Quality
- PACCAR
- HONEST
- shiphero
- FASTENERS INC.
- UPS
- P&R Paper
- BLUESTAR
- 4G
- viawest
- TRI DIM
- Vitalize
- Advance Polybag, Inc.
- ORBUS
- sparks
- U-HAUL
- Dr Pepper
- Snapple
- Aura Impact
- WestRock
- RC Willey
- Shipfusion
- Bella Canvas
- The Home Depot
- Karndean
- PODS
- That's it.
- amazon
- JLG
- LIOHER
- wayfair
- NELLIS AUCTION
- OnTel
- TC Tire Centers
- CZARNOWSKI
- World Pack USA
- FMT

CLARION PARTNERS

www.clarionpartners.com



A large, modern industrial warehouse with a long, low profile and a series of loading docks. A white USPS delivery truck is parked at one of the docks. The sky is blue with scattered white clouds.

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