

# PHASE I - ±1,002,458 SF NEW SPEC DEVELOPMENT



NEARING COMPLETION  
OCTOBER 2020 DELIVERY  
[CLICK RENDERING FOR MARKETING VIDEO](#)



## GOLDEN TRIANGLE LOGISTICS CENTER

Building 1 - LEASED

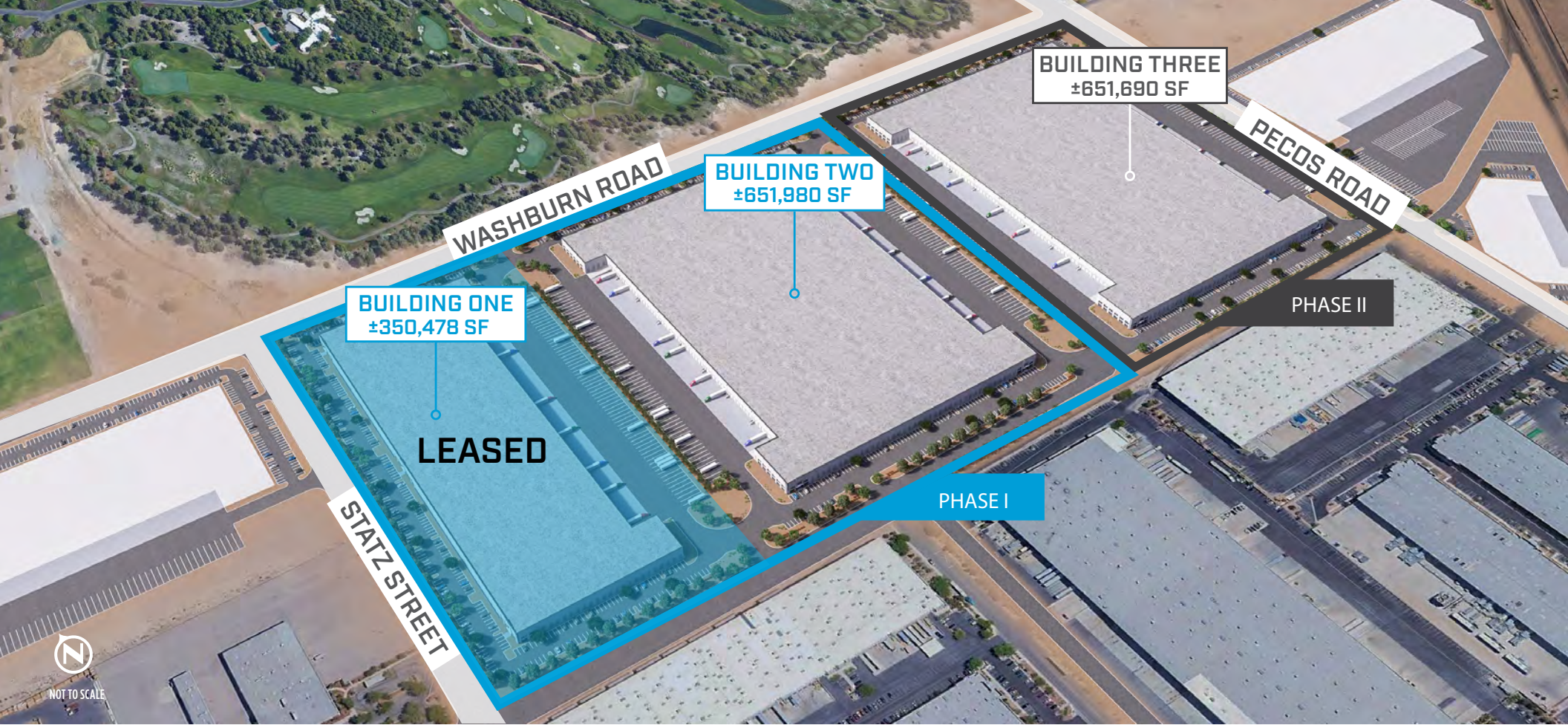
Building 2

3195 East Washburn Road | North Las Vegas, NV 89081

**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



## PROJECT

### PHASE I:

±651,980 SF state-of-the-art distribution/fulfillment facilities

Divisible to ±163,000

Cross dock and front loading configurations

Office BTS

37' Minimum Clear Height

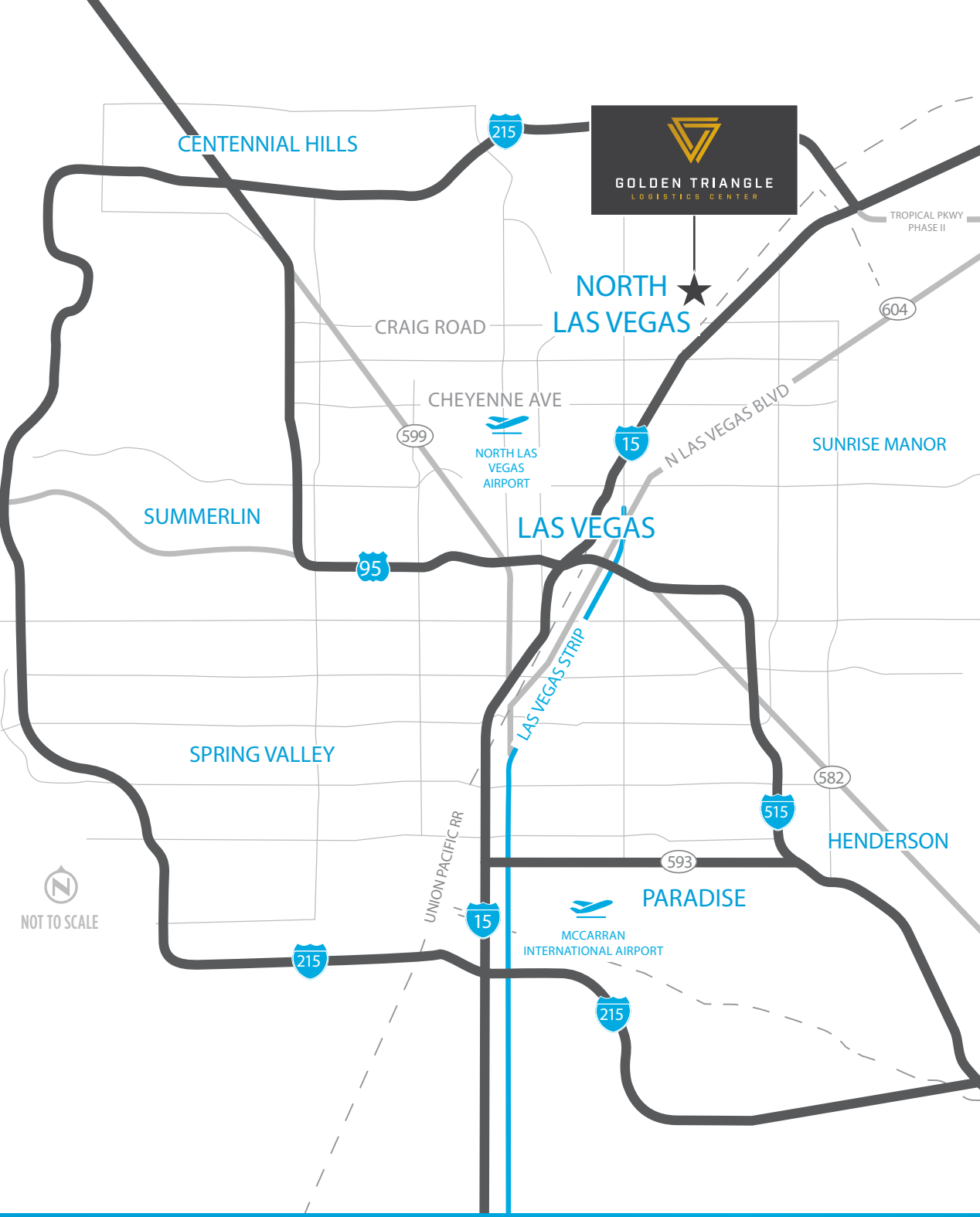
ESFR Sprinkler System

### PHASE II:

±651,690 SF

### PHASE III:

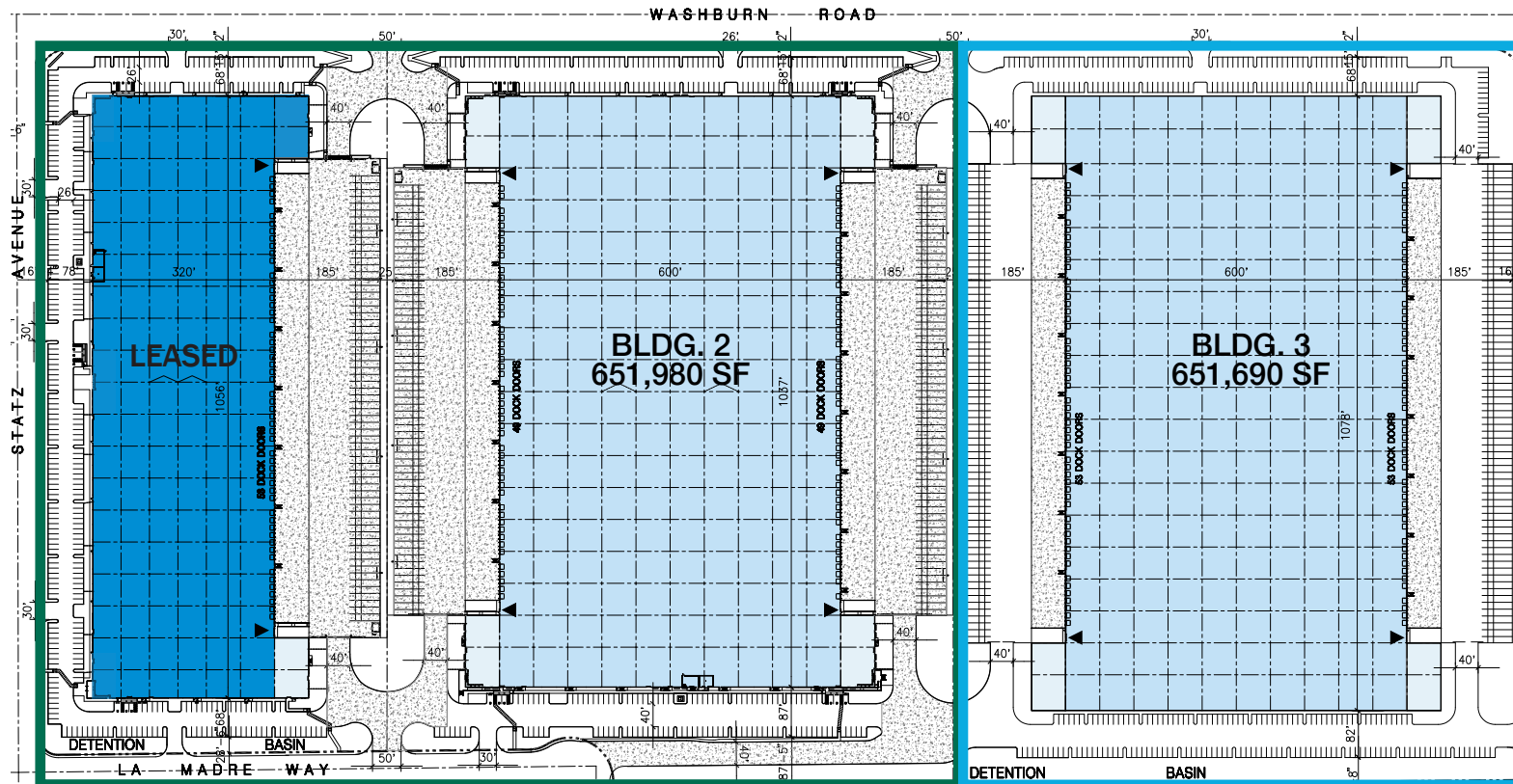
Additional capacity to accommodate up to ±969,110 SF in various sizes or potential BTS



# PROJECT SITE PLAN

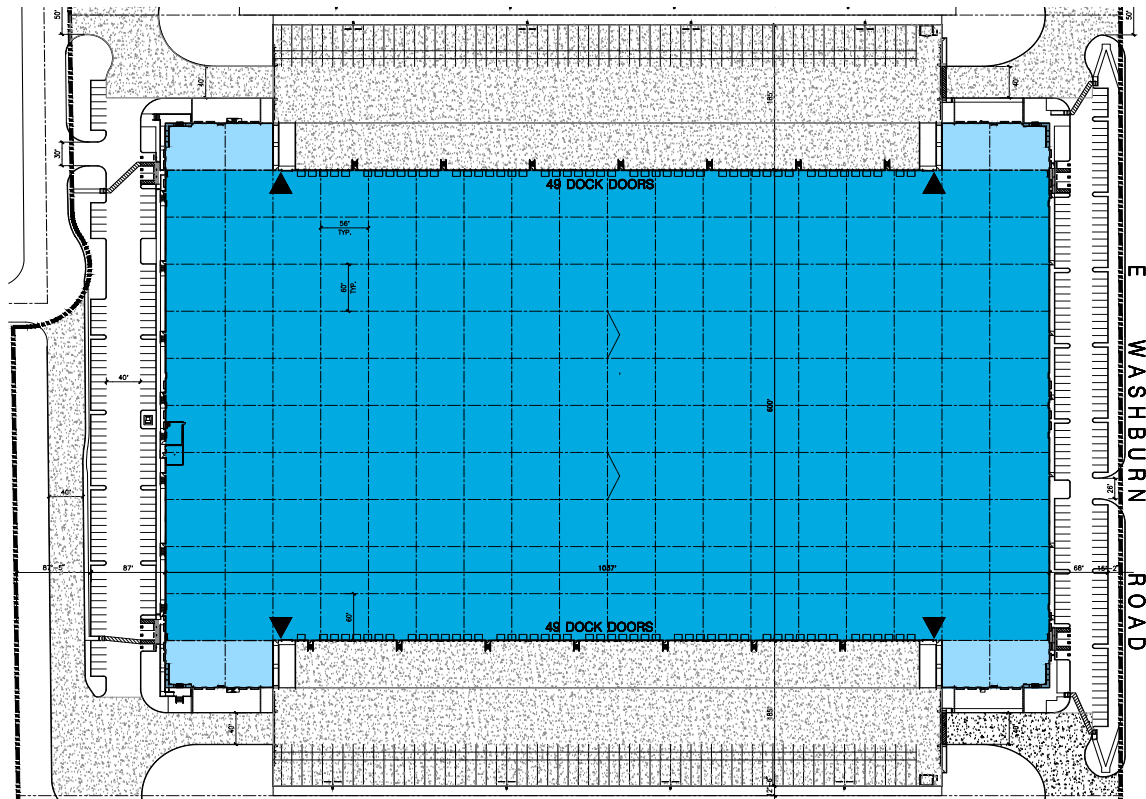
## PHASE I [UNDER CONSTRUCTION]

## PHASE II [PLANNED]



NOT TO SCALE  
All Measurements Are Approximate

# 3195 EAST WASHBURN ROAD | NORTH LAS VEGAS, NV 89081

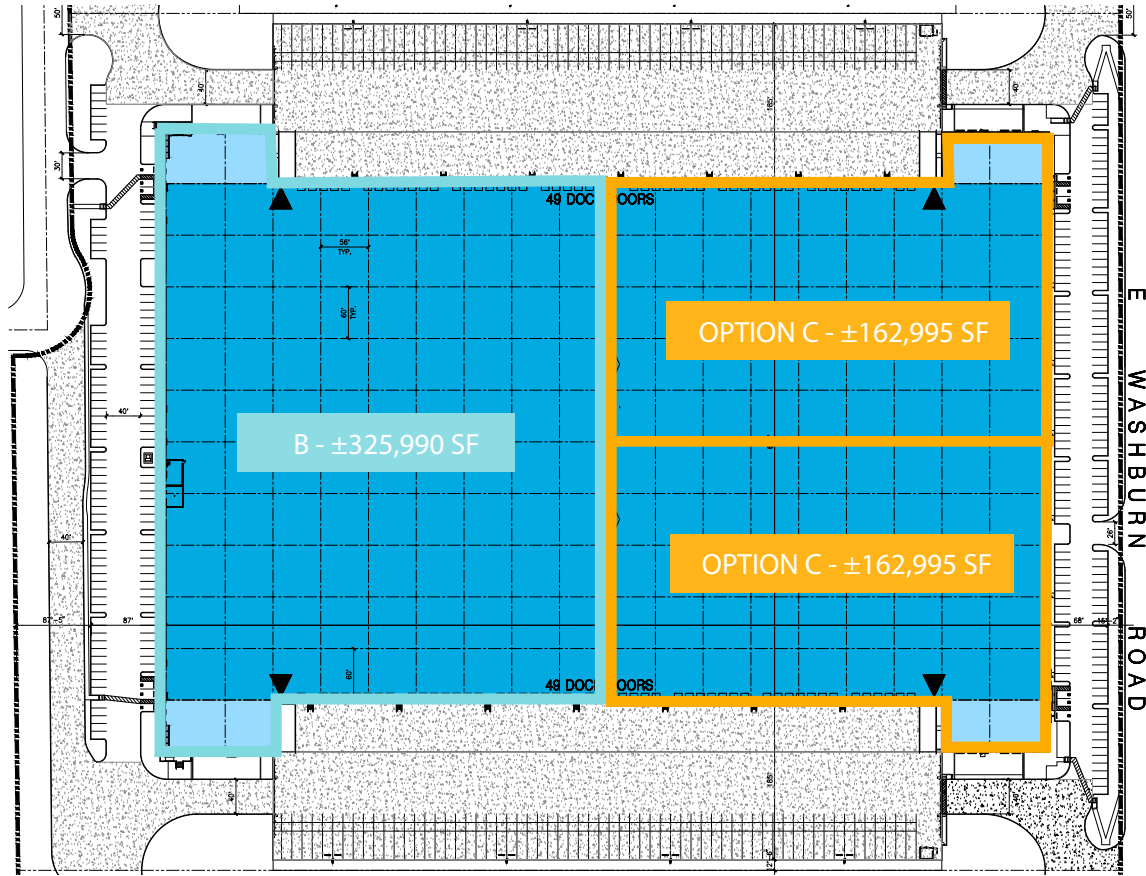


## PHASE I - BUILDING TWO SPECIFICATIONS

### BUILDING TWO - ±651,980 SF

<b>Rentable Area:</b>	±651,980 square feet
<b>Site Area:</b>	±29.0 acres
<b>Office Area:</b>	BTS
<b>Building Depth:</b>	±600'
<b>Clear Heights:</b>	±37' (Permitting 36' storage behind speed bay)
<b>Column Spacing:</b>	±56' x ±60'
<b>Sprinklers:</b>	ESFR
<b>Loading:</b>	Cross Dock

<b>Doors:</b>	98 dock-high, 4 drive-in
<b>Truck Court:</b>	±185' (All concrete truck court paving)
<b>Car Parking:</b>	266 (0.40 per 1,000 sf)
<b>Trailer Parking:</b>	124
<b>Roofing:</b>	Single ply, white 60 mil, TPO roof
<b>Roof Insulation:</b>	Single ply, white foil insulation under roof structure



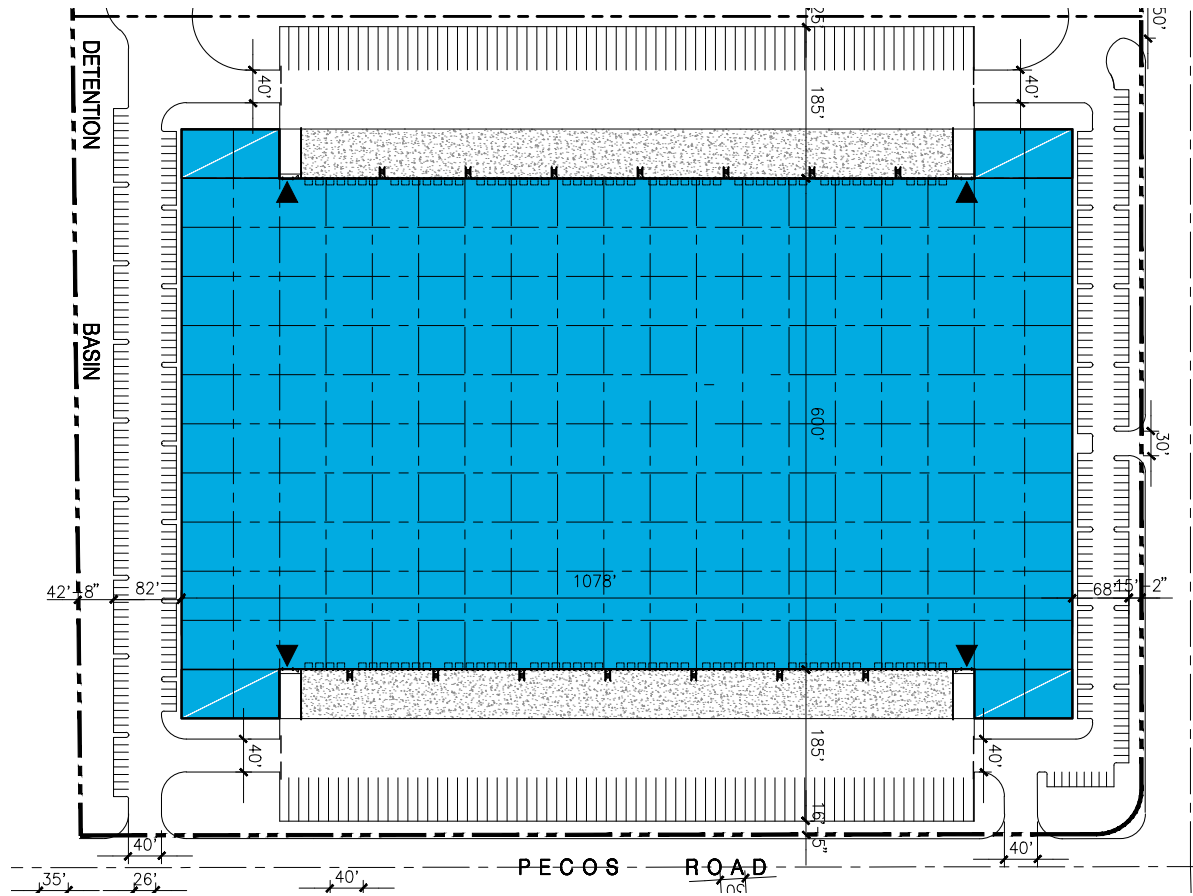
  
 NOT TO SCALE  
 All Measurements Are Approximate

# PHASE I - BUILDING TWO DIVISIBILITY

OPTION A - ENTIRE BLDG

B - ±325,990 SF

OPTION C - ±162,995 SF



  
 NOT TO SCALE  
 All Measurements Are Approximate

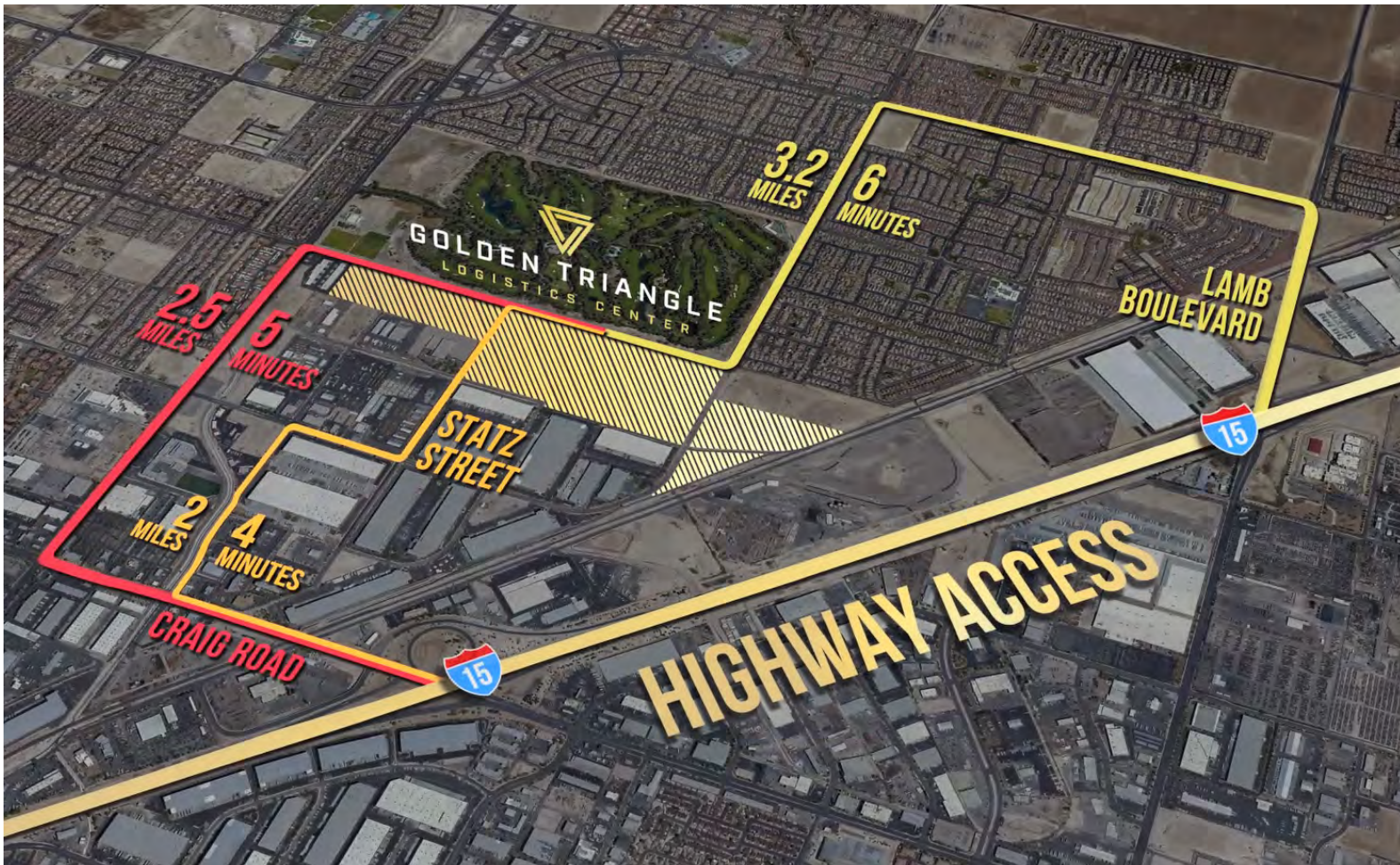
# PHASE II

## BUILDING THREE - ±651,690 SF

<b>Rentable Area:</b>	±651,690 square feet
<b>Site Area:</b>	±29.5 acres
<b>Office Area:</b>	BTS
<b>Building Depth:</b>	±600'
<b>Clear Heights:</b>	±37'
<b>Column Spacing:</b>	±56' x ±60'
<b>Sprinklers:</b>	ESFR
<b>Loading:</b>	Cross Dock

<b>Doors:</b>	106 dock-high, 4 drive-in
<b>Truck Court:</b>	±185' (All concrete truck court paving)
<b>Car Parking:</b>	294 (0.45 per 1,000 sf)
<b>Trailer Parking:</b>	138
<b>Roofing:</b>	Single ply, white 60 mil, TPO roof
<b>Roof Insulation:</b>	Single ply, white foil insulation under roof structure

# SITE ACCESS



Route 1: 2 miles - 4 minutes drive

Route 2: 2.5 miles - 5 minutes drive

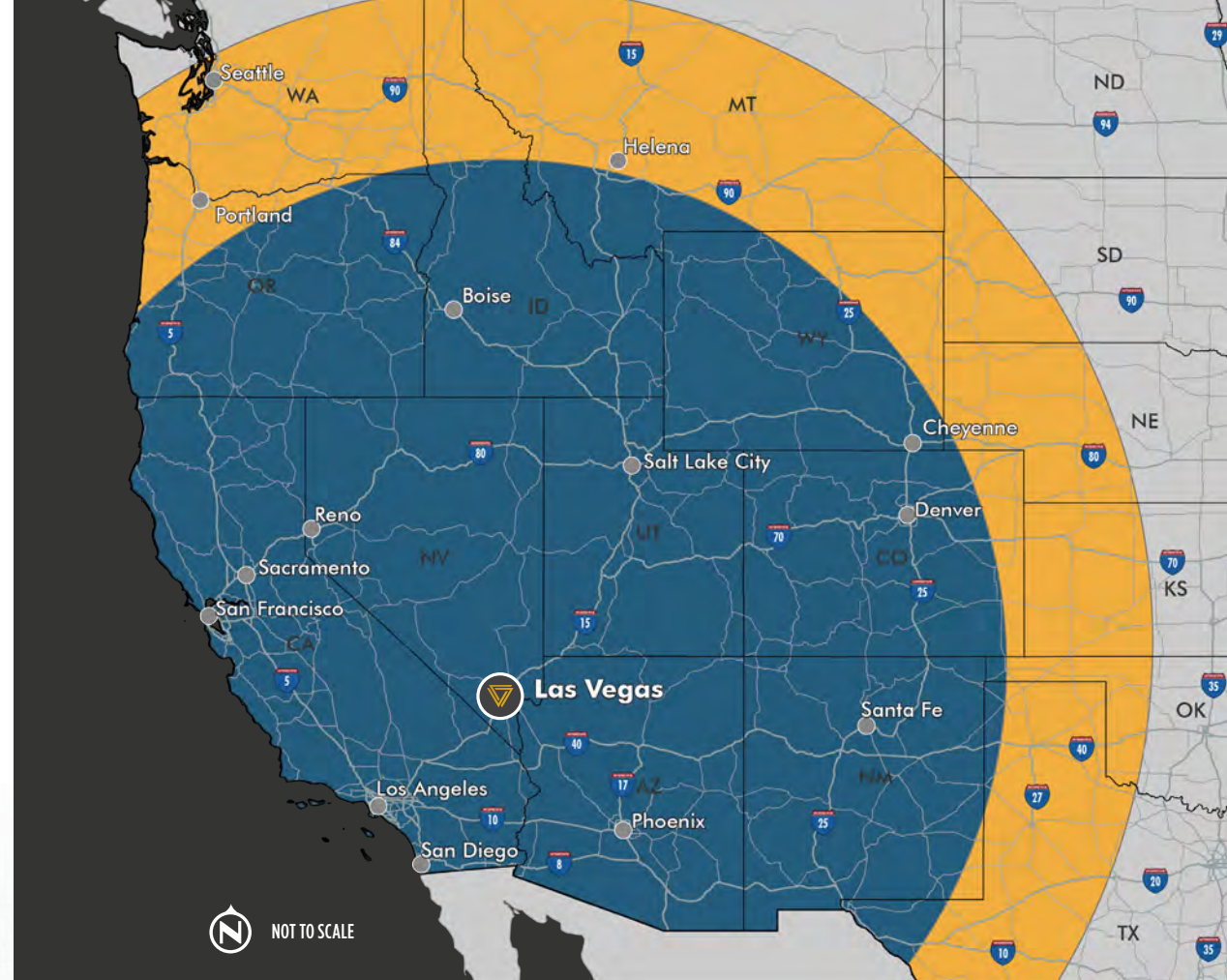
Route 3: 3.2 miles - 6 minutes drive



# LOCATION & TRANSPORTATION

- I-15 Interchange is  $\pm 2.0$  miles from site
- US-95 Interchange is  $\pm 11.0$  miles from site
- McCarran Airport is  $\pm 13.6$  miles from site
- The Las Vegas Strip is  $\pm 10.0$  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
- 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

# LAS VEGAS

## BUSINESS FACTS





# GOLDEN TRIANGLE

## LOGISTICS CENTER

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### FOR MORE INFORMATION, PLEASE CONTACT

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