COMING Q4-2021

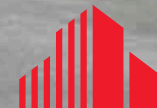# FIRST SLOAN
commerce center

PIONEERING A NEW WAVE OF DEVELOPMENT

SLOAN ROAD & ARVILLE STREET

SOUTH I-15 & SLOAN EXIT

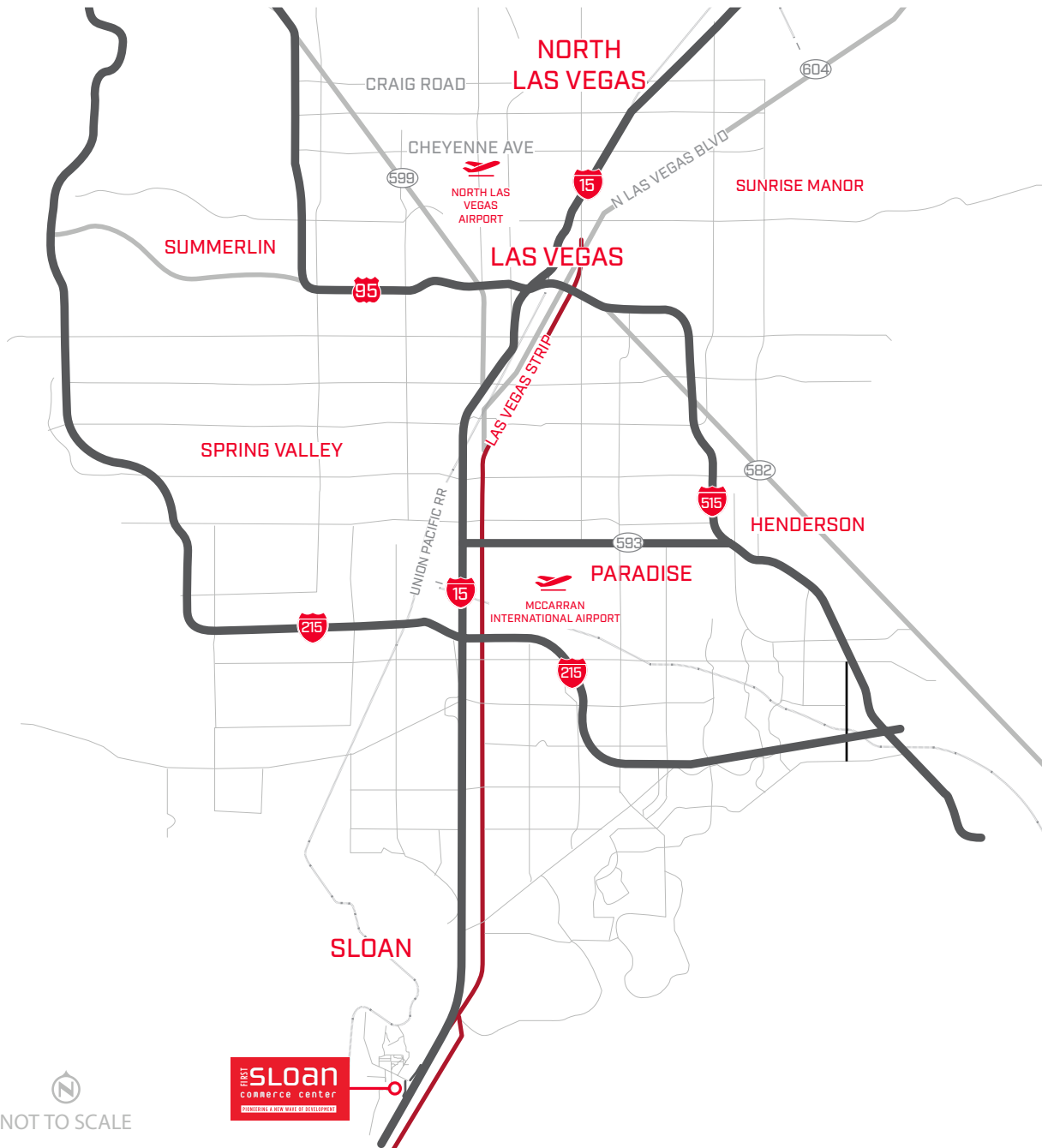LAS VEGAS, NV 89054

BRASS CAP
DEVELOPMENT

BRASS CAP
DEVELOPMENT

CUSHMAN &
WAKEFIELD

FIRST SLOAN
HIGHLIGHTS

First Sloan Commerce Center is conveniently located off of I-15 & Sloan Road, just minutes to the M Casino, the Las Vegas Raiders Headquarters & Practice Facility, Henderson Executive Airport, McCarran International Airport and the Las Vegas "Strip".

With excellent visibility from I-15 freeway at the entry to Las Vegas from California, the property is an ideal location for manufacturing & office/ warehouse.

Most southern distribution center in Las Vegas market providing the best access to Southern California and regional population base.

Surrounded by affluent master-planned communities like the 1,940-acre Inspirada and the 2,300-acre Southern Highlands including Golf Club and Spa.

NOT TO SCALE

ARVILLE STREET

OFFICE

OFFICE

174,600 SF AVAILABLE

360'-0"

520'-0"

OFFICE

OFFICE

GRADE DOORS

DOCK DOORS

±174,600 sq. ft. divisible to ±41,000 sq. ft.

32' Clear height

Eight (8) Grade Level Loading Doors and Twenty-Eight (28) Dock High Loading Doors

50' x 50' Typical Column Spacing

277/480 Volts, 3-Phase Power, 4-Wire Electrical

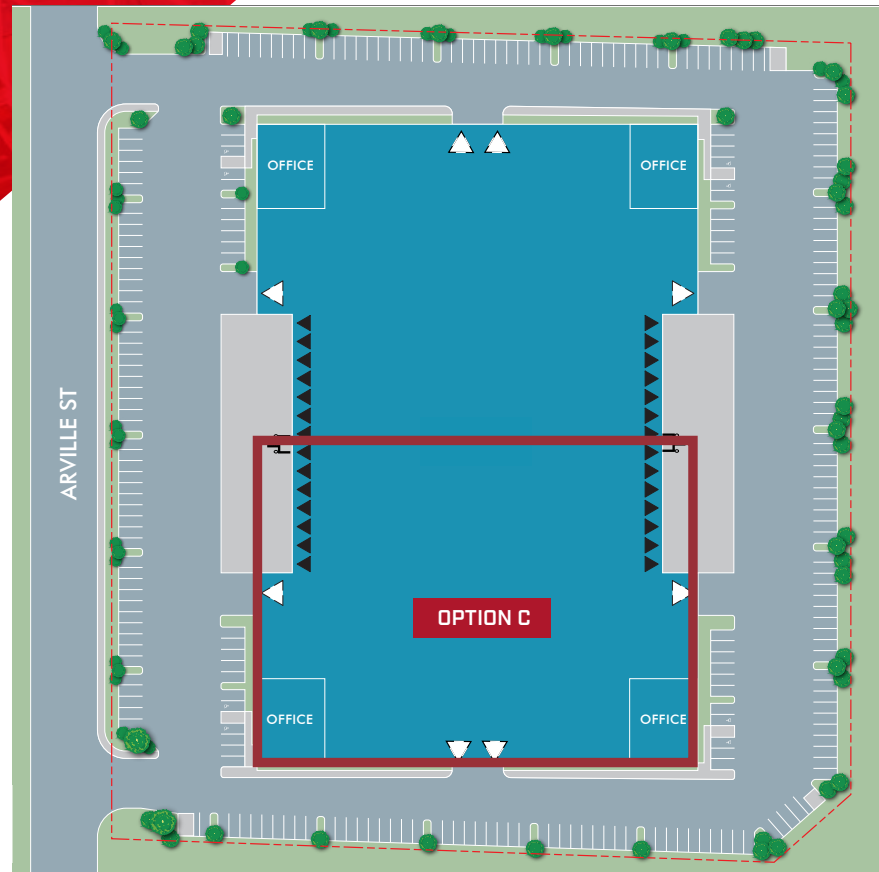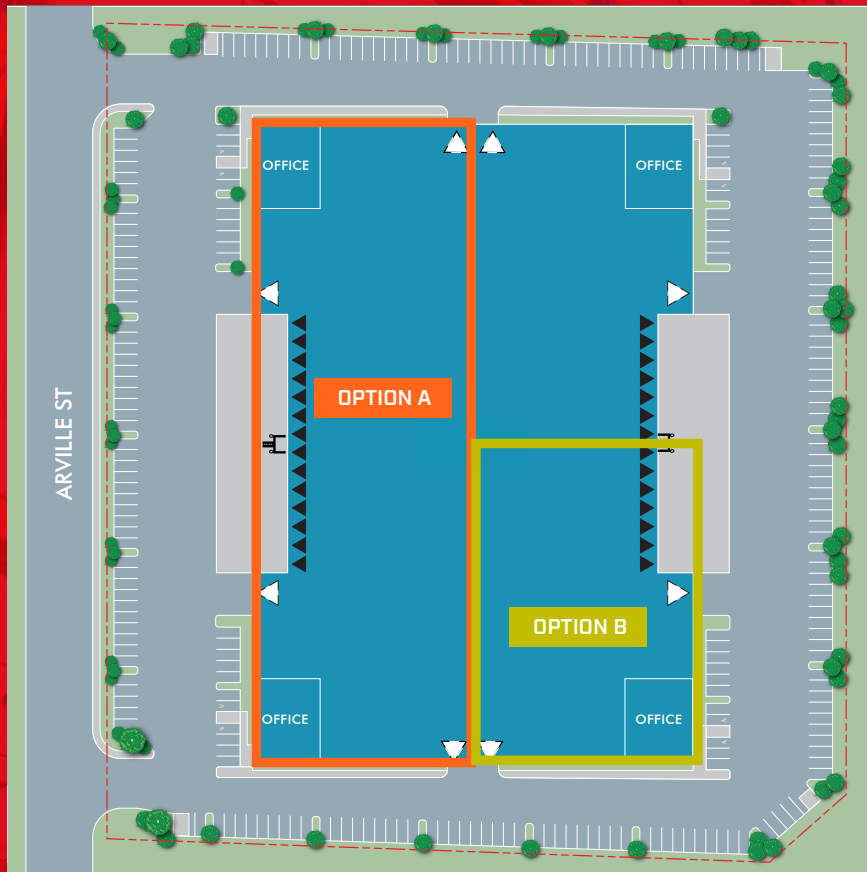ESFR Fire Sprinkler System with K-19 Sprinkler Heads

Ample Parking - 256 Spaces

M-1 Zoning (Clark County)

BUILDING DIVISIBILITIES

OPTION A - ±93,600 SF

Rentable Area:	±93,600 square feet
Loading:	Front Loaded
Office Area:	BTS
Dock/Grade Doors:	14/4
Building Depth:	±180'
Clear Heights:	±32'
Column Spacing:	±50' x ±50'
Sprinklers:	ESFR

OPTION B - ±46,800 SF

Rentable Area:	±46,800 square feet
Loading:	Front Loaded
Office Area:	BTS
Dock/Grade Doors:	7/2
Building Depth:	±180'
Clear Heights:	±32'
Column Spacing:	±50' x ±50'
Sprinklers:	ESFR

OPTION C - ±93,600 SF

Rentable Area:	±93,600 square feet
Loading:	Cross Dock
Office Area:	BTS
Dock/Grade Doors:	14/4
Building Depth:	±360'
Clear Heights:	±32'
Column Spacing:	±50' x ±50'
Sprinklers:	ESFR

LAS VEGAS STRIP

M RESORT & SPA

FedEx

amazon

Kroger

HAAS

SLOAN ROAD

SPEEDVEGAS

LAS VEGAS BOULEVARD

15 SOUTH ON RAMP

15

REPUBLIC SERVICES

ARVILLE STREET
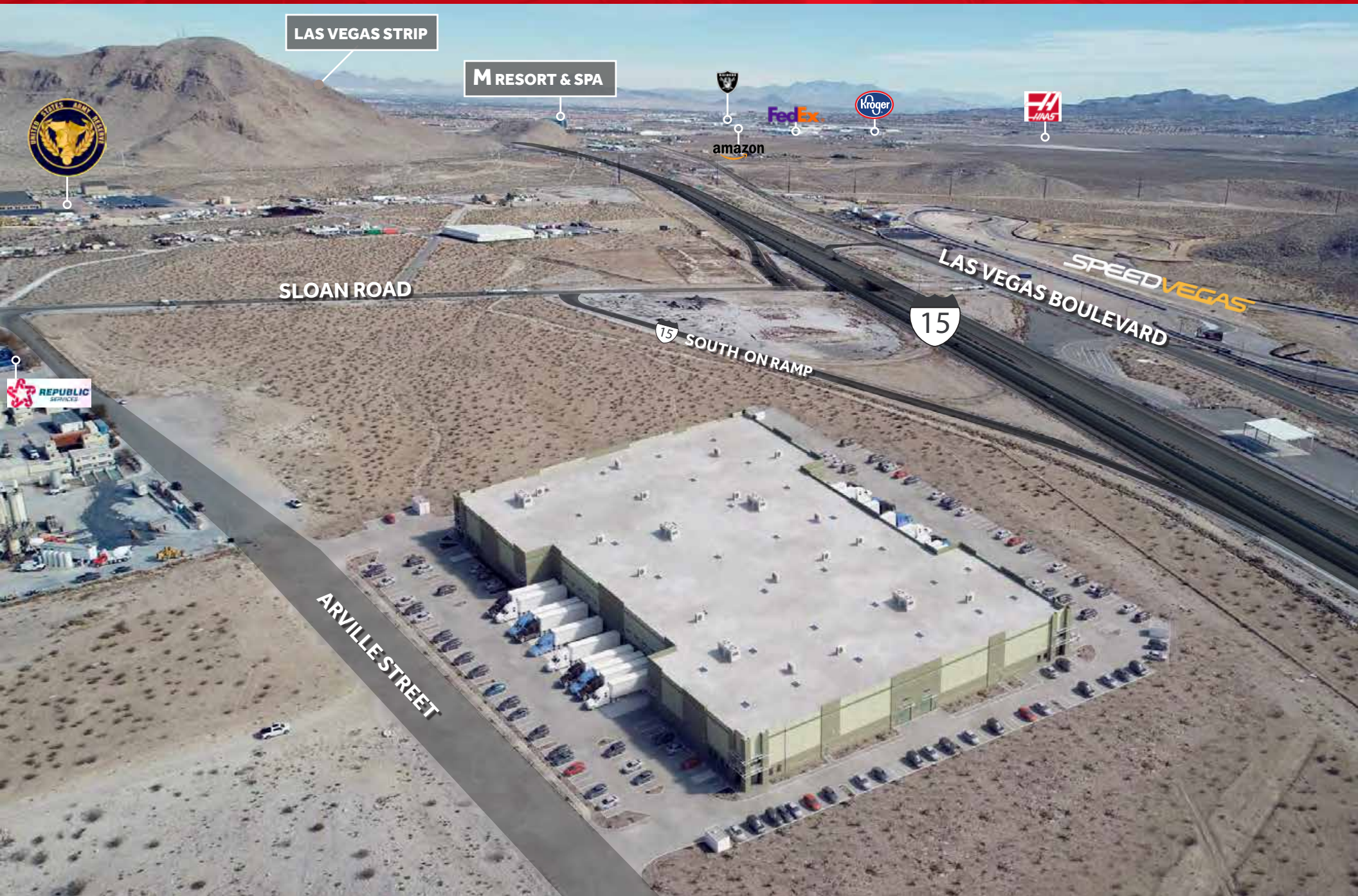
LOCATION & TRANSPORTATION

- I-15 Interchange is ±0.3 miles from site
- I-215 Interchange is ±11.5 miles from site
- McCarran Airport is ±13.6 miles from site
- The Las Vegas Strip is ±12.3 miles from site

CUSHMAN & WAKEFIELD

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SEATTLE
1,125 MI - 16.3 HRS

PORTLAND
971 MI - 15.4 HRS

HELENA
902 MI -12.30 HRS

BOISE
625 MI -9.20 HRS

SALT LAKE CITY
421 MI - 6 HRS

SACRAMENTO
563 MI - 8.20 HRS

RENO
439 MI - 7 HRS

CHEYENNE
838 MI - 11.50 HRS

DENVER
748 MI - 10.50HRS

SAN FRANCISCO
569 MI - 8.5 HRS

SANTA FE
637 MI - 9.10 HRS

LOS ANGELES
270 MI - 3.5 HRS

PHOENIX
302 MI - 4.4 HRS

FIRST SLOAN commerce center