

MOONWATER

WEST

BUILDING ALPHA

FOR LEASE

922,569 TOTAL SF

CBRE





## LOCATION HIGHLIGHTS

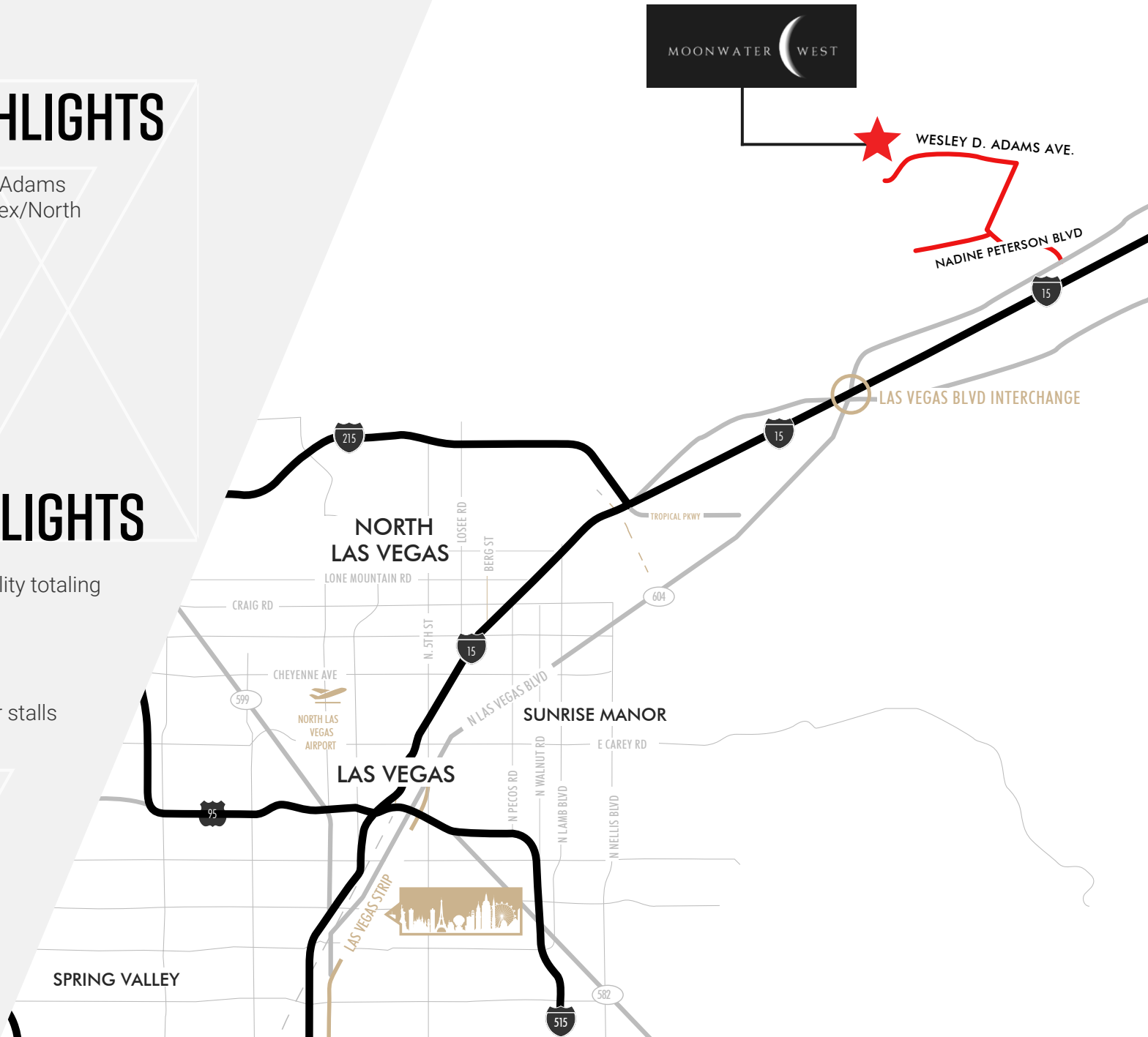
- Located within the Wesley D. Adams Innovation Park within the Apex/North Las Vegas submarket
- ±6 Miles to I-15 Freeway
- North Las Vegas Jurisdiction
- Zoning: M-2



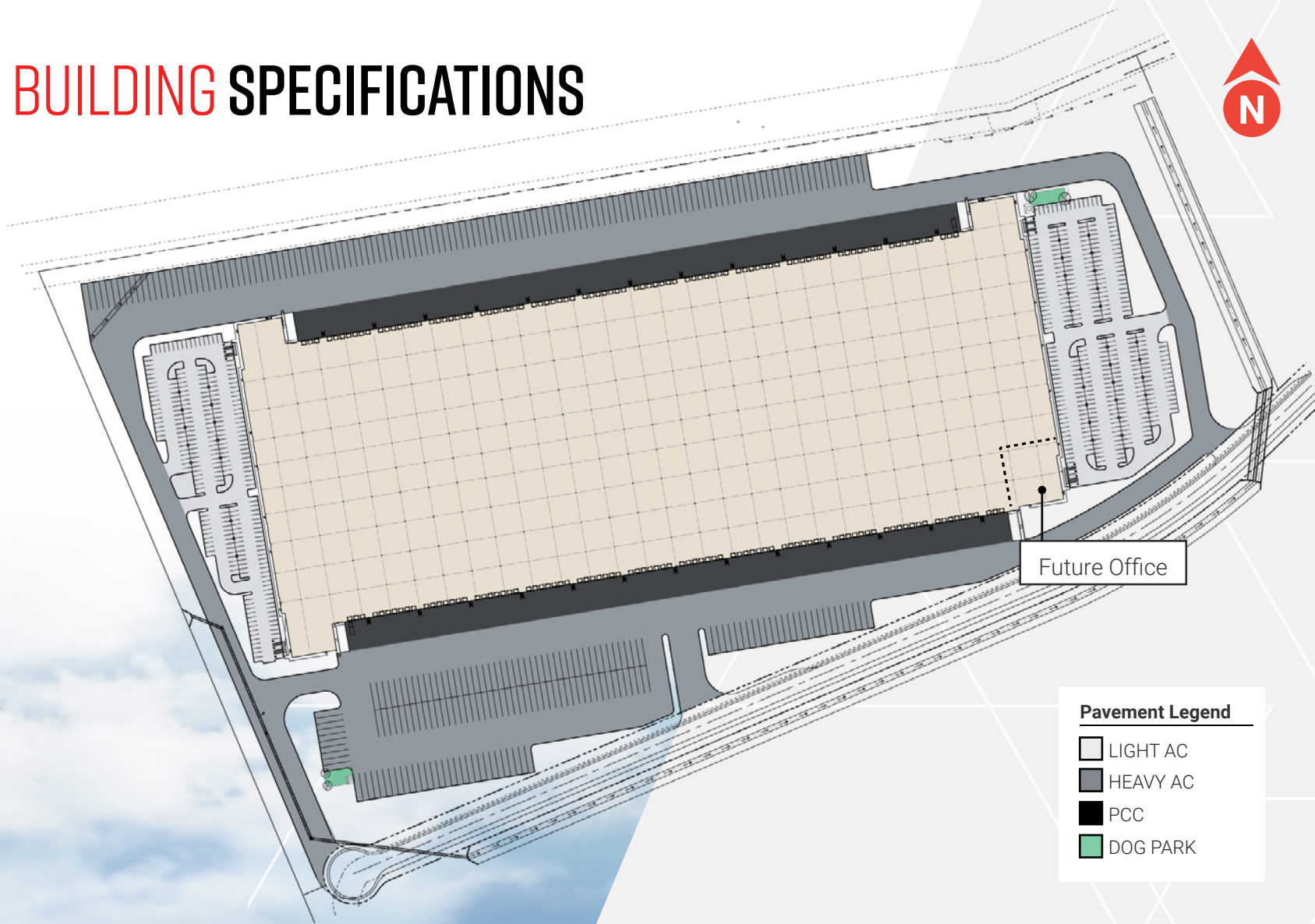
## PROJECT HIGHLIGHTS

- State-of-the-art industrial facility totaling ±922,569 SF
- Cross dock configuration
- 42' minimum clear height
- 596 auto stalls and 293 trailer stalls
- ESFR sprinkler system
- Office BTS

**BTS Options Available on Additional Pads**



# BUILDING SPECIFICATIONS



### Pavement Legend

- LIGHT AC
- HEAVY AC
- PCC
- DOG PARK

<b>Total SF:</b>	922,569 SF
<b>Site Area:</b>	53.03 acres
<b>Office Area:</b>	Build to Suit
<b>Clear Height:</b>	42' minimum clear height
<b>Column Spacing:</b>	50' x 58' with typical 60' speed bay

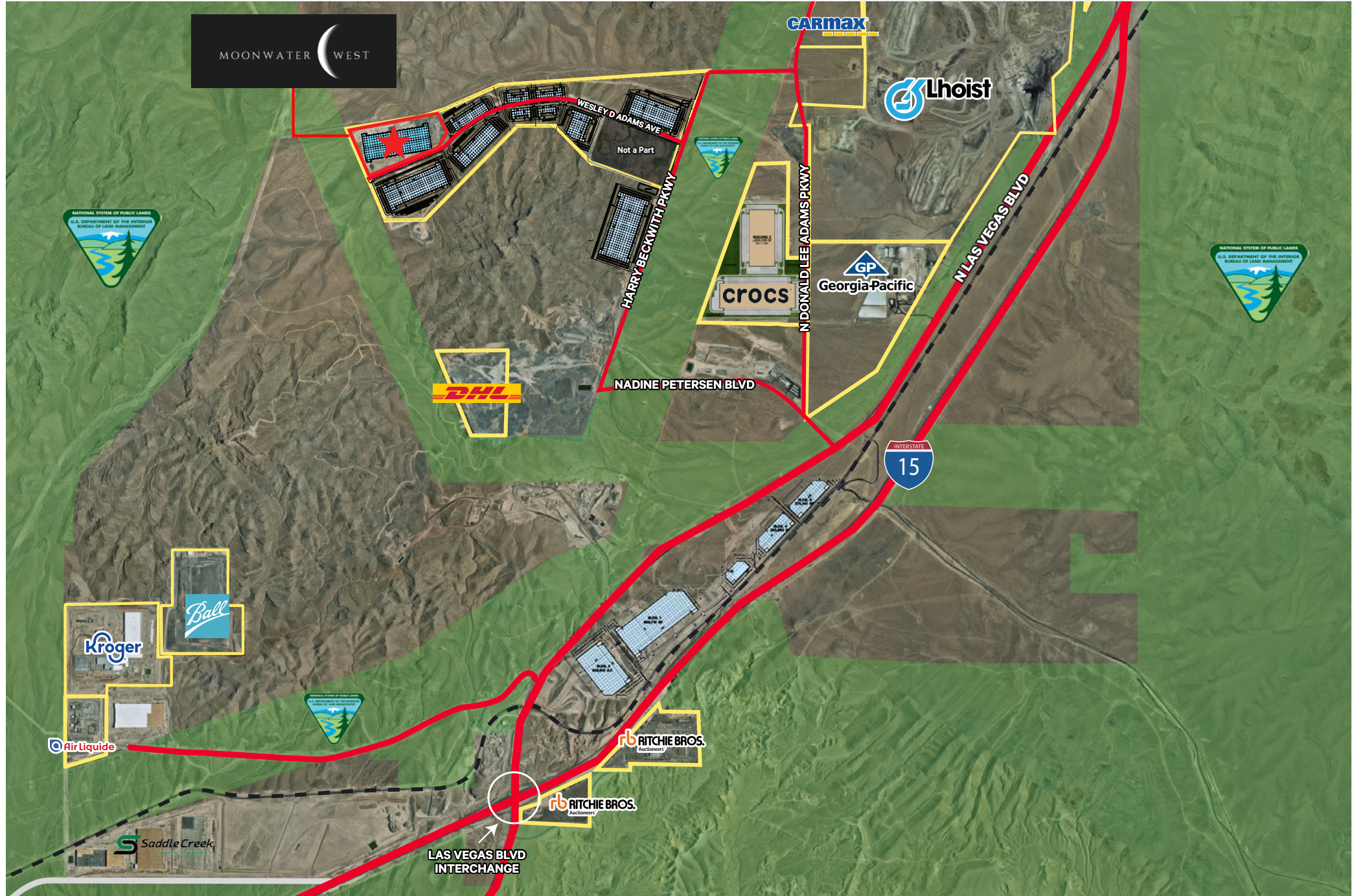
<b>Power:</b>	8,000 Amps, 277/480 V, 3-Phase
<b>Sprinkler:</b>	ESFR
<b>Dock Doors:</b>	180 (9' x 10')
<b>Grade Doors:</b>	4 (12' x 14')
<b>Truck Court:</b>	185'

<b>Car Parking:</b>	596
<b>Trailer Parking:</b>	293
<b>Roofing:</b>	60 mil TPO
<b>Roof Insulation</b>	R-19
<b>Floor Slab:</b>	8 in.

# PROPERTY AERIAL



# LOCATION MAP



LAS VEGAS BLVD  
INTERCHANGE

# LOCATION & TRANSPORTATION



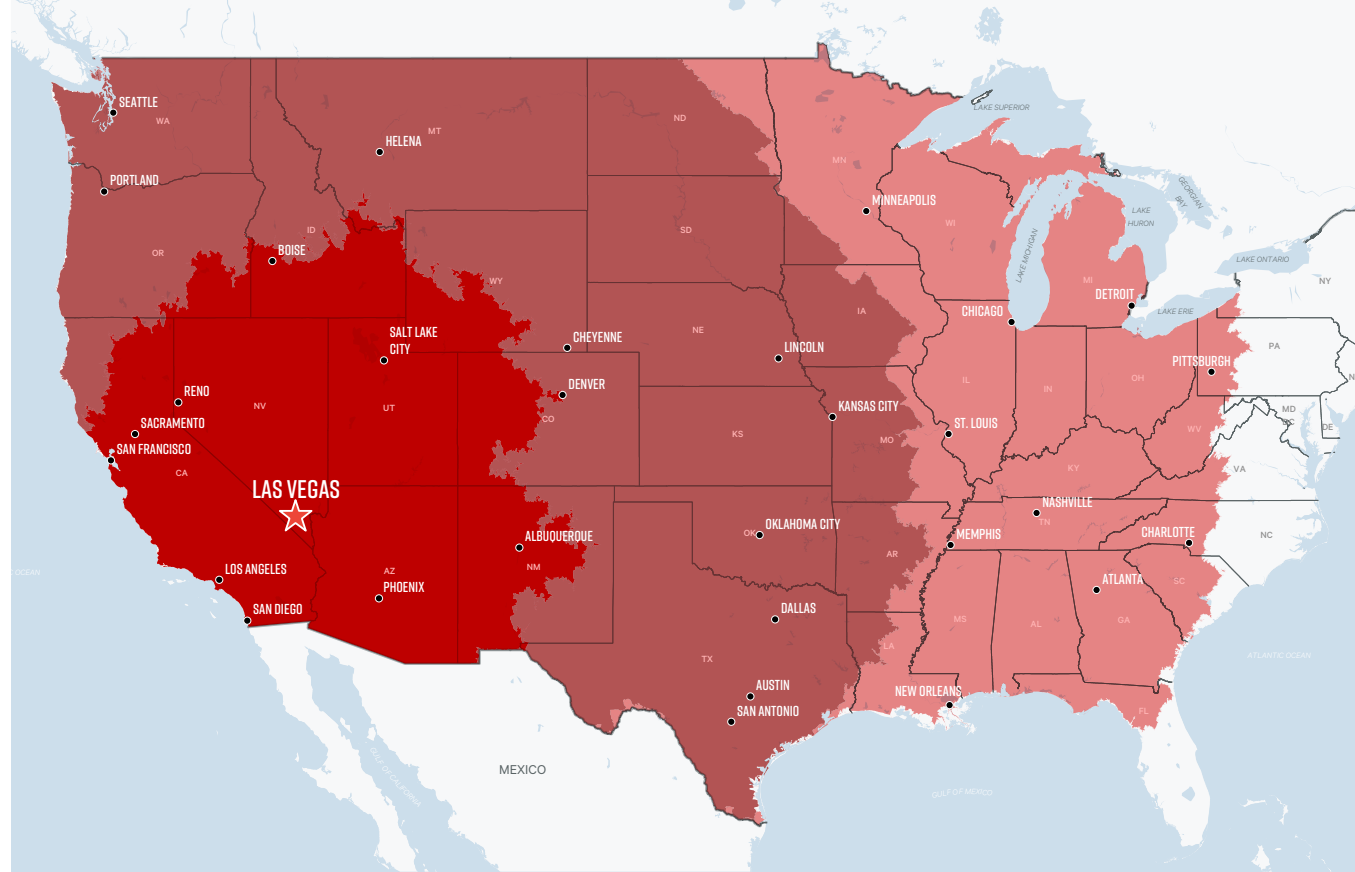
- I-15 Interchange is ±6.12 miles from site
- US-95 Interchange is ±21.45 miles from site



- Harry Reid Int'l Airport is ±30.0 miles from site



- The Las Vegas Strip is ±24.5 miles from site



# SHIPPING & MAILING SERVICES



- FedEx Freight: 15.7 Miles
- FedEx Ship Center: 20.3 Miles
- FedEx Air Cargo: 31.7 Miles
- FedEx Ground: 14.4 Miles
- UPS Freight Service Center: 16.2 Miles
- UPS Customer Center: 22.5 Miles
- UPS Air Cargo: 31.7 Miles
- US Post Office: 21.3 Miles

## TRANSIT ANALYSIS FROM LAS VEGAS, NV

ONE DAY TRUCK SERVICE			TWO DAY TRUCK SERVICE 23.3% OF US POPULATION		THREE DAY TRUCK SERVICE			
	Distance (mi.)	Time (est.)	Distance (mi.)	Time (est.)	Distance (mi.)	Time (est.)		
<b>Los Angeles</b>	268	5 hrs	<b>Cheyenne</b>	865	12 hrs, 12 min	<b>Memphis</b>	1589	22 hrs, 48 min
<b>Phoenix</b>	397	5 hrs, 54 min	<b>Helena</b>	919	13 hrs, 18 min	<b>St. Louis</b>	1620	23 hrs, 18 min
<b>Salt Lake City</b>	436	6 hrs	<b>Oklahoma City</b>	1125	16 hrs	<b>Minneapolis</b>	1662	23 hrs, 48 min
<b>San Diego</b>	334	6 hrs, 12 min	<b>Lincoln</b>	1247	17 hrs, 48 min	<b>New Orleans</b>	1748	25 hrs, 24 min
<b>Reno</b>	464	7 hrs, 24 min	<b>Dallas</b>	1226	17 hrs, 48 min	<b>Chicago</b>	1768	25 hrs, 36 min
<b>Albuquerque</b>	585	8 hrs, 36 min	<b>Portland</b>	1036	17 hrs, 54 min	<b>Nashville</b>	1805	26 hrs, 12 min
<b>Sacramento</b>	598	9 hrs, 48 min	<b>Seattle</b>	1180	19 hrs, 12 min	<b>Atlanta</b>	2027	29 hrs, 36 min
<b>San Francisco</b>	569	10 hrs, 30 min	<b>San Antonio</b>	1313	19 hrs, 18 min	<b>Detroit</b>	2037	29 hrs, 54 min
<b>Boise</b>	686	10 hrs, 36 min	<b>Kansas City</b>	1365	19 hrs, 24 min	<b>Pittsburgh</b>	2212	32 hrs, 48 min
<b>Denver</b>	763	11 hrs, 12 min	<b>Austin</b>	1336	20 hrs, 6 min	<b>Charlotte</b>	2225	32 hrs, 48 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 198,300 workers in the distribution, transportation, manufacturing, warehousing, and construction industries
- Over 61,800 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 1.3%, transportation and warehousing by 0.8%, and construction by 1.9%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages

**LAS VEGAS BUSINESS FACTS**



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MOONWATER WEST

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