

6550 S. Bruce St., Las Vegas, NV 89119

Dead Storage Available

www.cbre.us/lasvegas

Industrial Building | LogistiCenter® at Sunset



±49,429 SF DEAD STORAGE AVAILABLE

Contact Us

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Lease Rate: \$0.60 PSF/Mo.
NNN: \$0.22 PSF/Mo.

CBRE



PROJECT HIGHLIGHTS

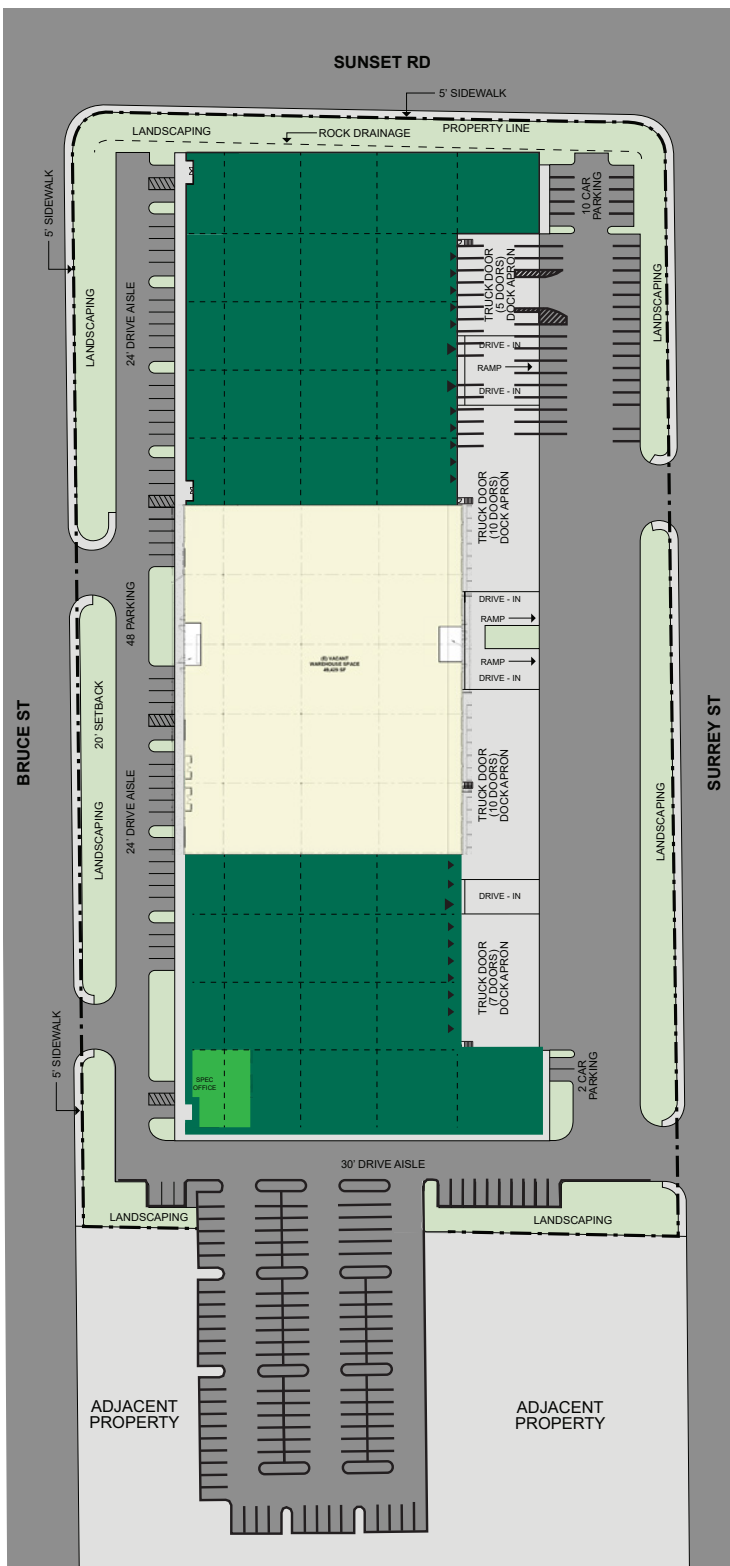
LOCATION

- + Central location with close proximity to Harry Reid International Airport, Las Vegas Strip and nearby amenities at Town Square
- + Frontage on Sunset Rd. with building and signage visibility from neighboring Harry Reid International Airport
- + Central to the major master planned communities of Summerlin and Henderson with excellent connectivity to the I-15 and 215 freeways.
- + Access to a strong labor force of approximately 944,000 employees within a 20-mile radius of the property
- + Clark County Jurisdiction

PROJECT

- + State-of-the-art distribution facility
- + ±49,429 SF available for sublease
- + Rear loaded configuration
- + 32' minimum clear height
- + ESFR sprinkler system





BUILDING SPECIFICATIONS

LOCATION

- + ±49,429 SF dead storage available
- + Tilt-up concrete panel construction
- + Rear loading unit configuration
- + 32' clear height
- + 56'x50' typical column spacing; 60'x50' loading bay
- + ESFR fire protection system
- + 277/480 V, 3-Phase
- + Evaporative-cooled warehouse
- + 6" reinforced slab
- + R-38 insulation at roof deck
- + R-6 interior concrete wall insulation
- + 45 Mil TPO Roof
- + Dock and Grade doors
- + Mechanical pit levelers

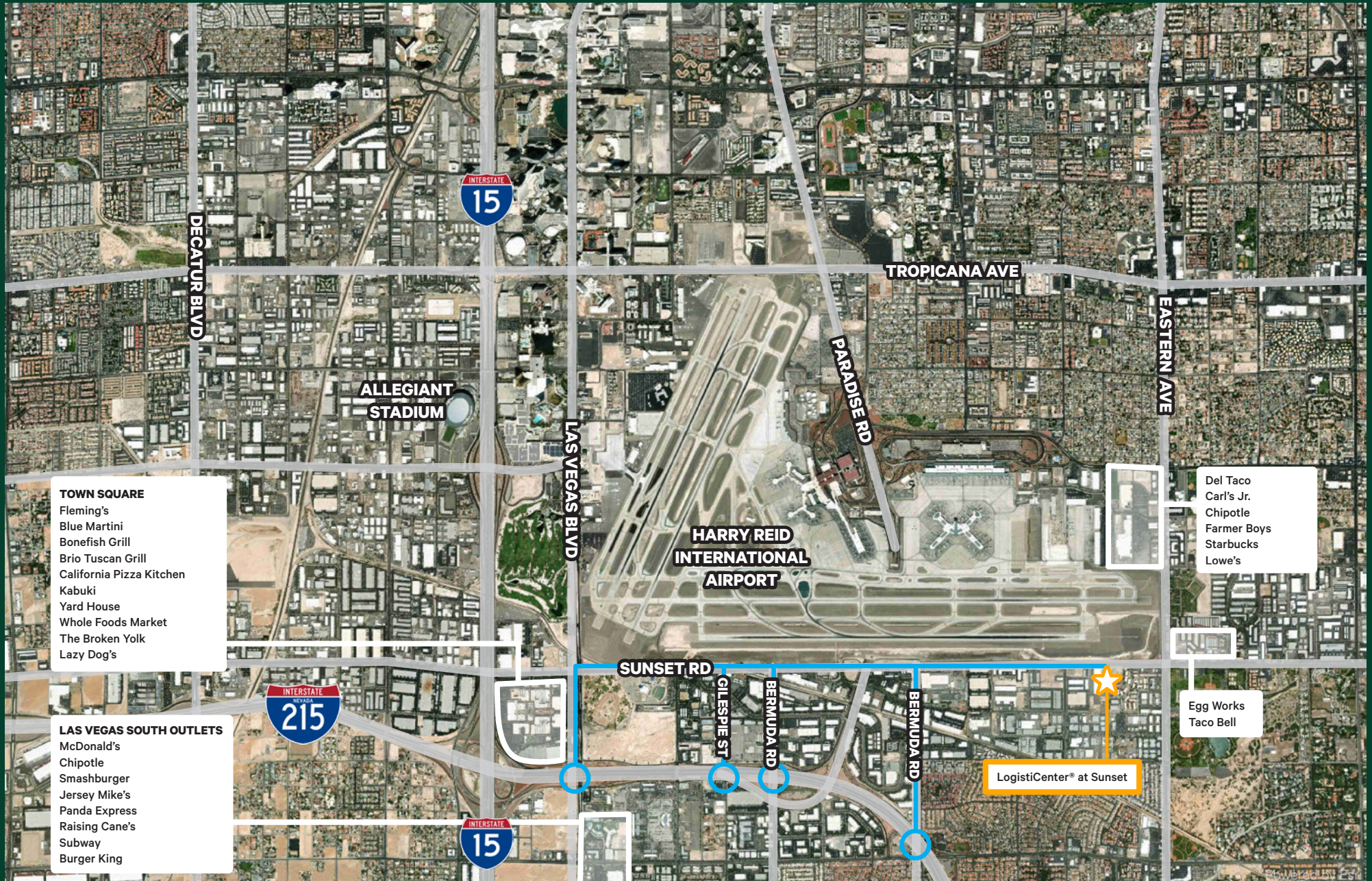
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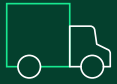


NOT TO SCALE
 ALL MEASUREMENTS
 ARE APPROXIMATE

AMENITIES & ACCESSIBILITY

Map





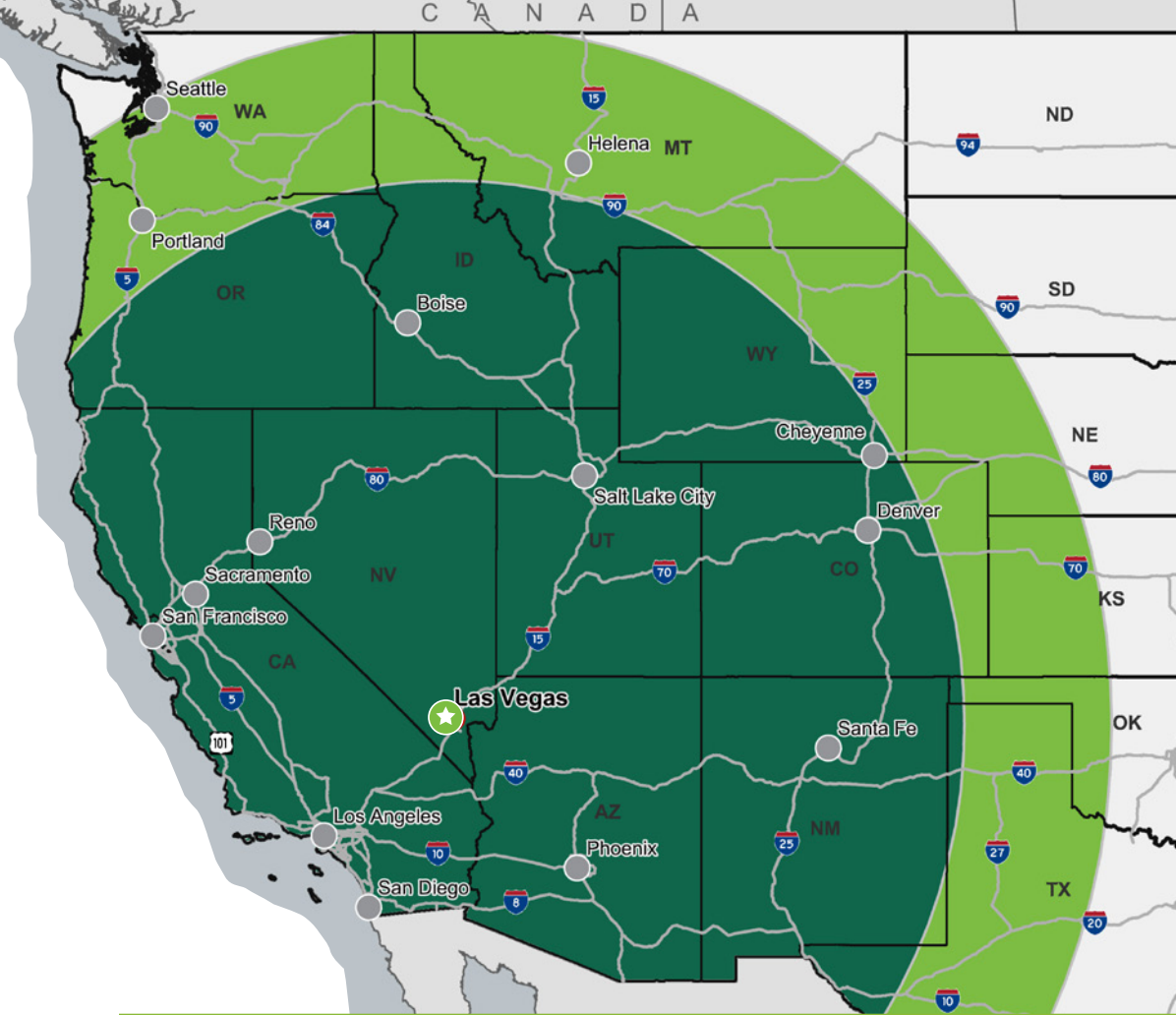
LOCATION & TRANSPORTATION

LOCATION

- + I-215 and I-15 interchange is ± 1 miles from subject property
- + Harry Reid Airport is ± 1 miles from subject property
- + Resort Corridor (Sahara and LV Blvd) is ± 5 miles from property

+ Proximity to Distribution Hubs

- + FedEx Freight - 5 Miles
- + FedEx Ship Center - 8 Miles
- + FedEx Cargo - 1 Miles
- + FedEx Ground - 9 Miles
- + UPS Freight Service Center - 18 Miles
- + UPS Customer Center - 3 Miles
- + UPS Air Cargo - 1 Miles
- + UPS Post Office - 1 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

Las Vegas Business Facts



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

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