

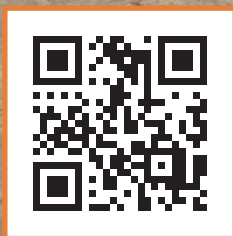


**PHELAN
COMMERCE
CENTER**

@ B A D U R A

FOR SALE OR LEASE

UNITS FROM 21,419 - 90,492 SF



AVAILABLE - NOW COMPLETE!

8241 - 8451 W. BADURA AVE. LAS VEGAS, NV 89113



LOCATION HIGHLIGHTS

- Located in the highly desired Southwest Submarket with numerous amenities in the vicinity including Durango Station, The Uncommons, and Arroyo Crossing
- Excellent connectivity with access to the I-215 freeway via Durango Dr. and Buffalo Dr.
- Clark County Jurisdiction
- Zoning: IP (Industrial Park)



PROJECT HIGHLIGHTS

6

Six state-of-the-art industrial facilities totaling ±525,536 SF

- Units range from ±21,419 SF – 90,492 SF
- Rear-loaded configurations
- Spec office and warehouse improvements completed
- 30' minimum clear height
- ESFR Sprinkler System

BUILDING SPECIFICATIONS

- **Warehouse EVAP cooling**
(3 air changes / hour)
- **LED high bay warehouse lighting**
on 15' whips for optimal flexibility relative to racking
- **30' clear height**
- **1600 amps per building:**
480 / 277 Volt, 3-phase, 4-wire electrical service
- **R-38 insulation system:**
with white WMS sheet is included on the underside of roof deck
- **ESFR sprinklers**
- **Six 35k lb. mechanical dock levelers per building**
- **Dock bumpers at all dock doors**
- **All buildings serviced with a 1" gas line**
- **Structural roof system:**
Steel Columns supporting Castellated Steel Beams with Metal Roof Deck
- **Roof system:**
Reinforced 60 mil thermoplastic polyolefin (TPO) white membrane over ½" cover board
- **Skylight units:**
double domed with OSHA rated burglar bars
- **Floor slabs:**
6" thick reinforced 4,000 psi concrete over 4" thick type II base 15 mil polyethylene vapor barriers placed under office areas
- **White interior warehouse paint**
from Floor to Deck
- **Building divisible to various sizes down to ±21,419 SF**

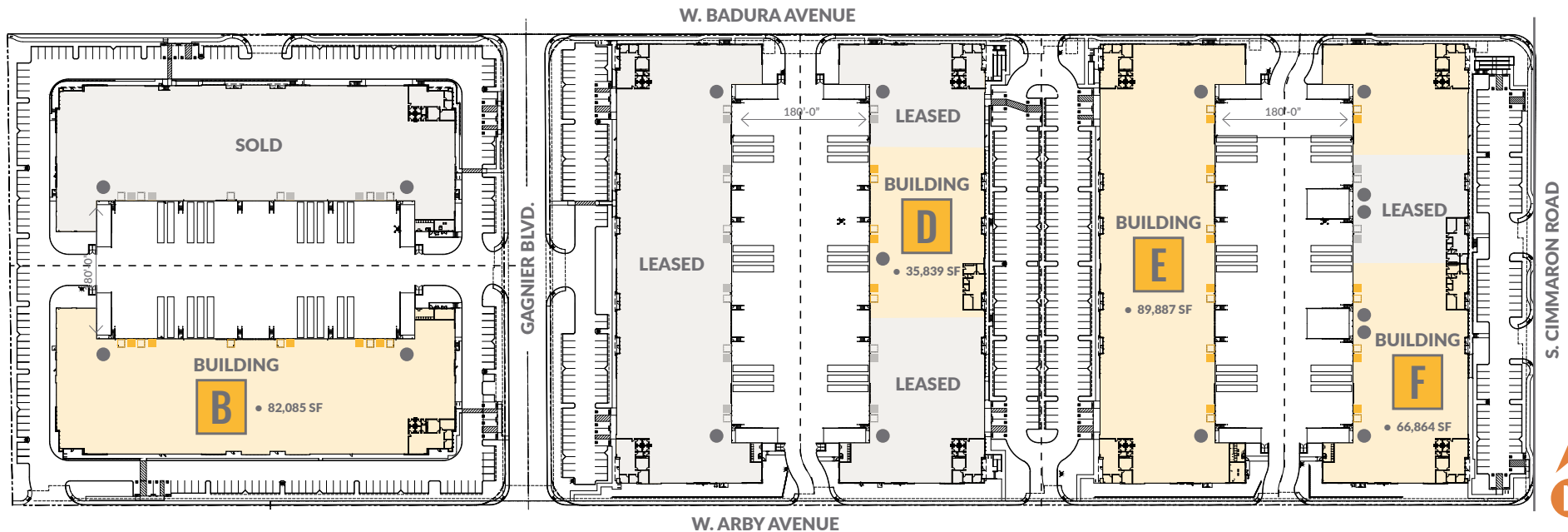
SITE PLAN

● GRADE LEVEL LOADING

▭ TRAILER PARKING STALL

■ DOCK POSITION

□ DOCK LEVELER



BUILDING B

B: 8491 W BADURA AVE

82,085 SF



±2,455 SF
SPEC OFFICE



11 DOCK
DOORS



2 GRADE
LEVEL DOORS



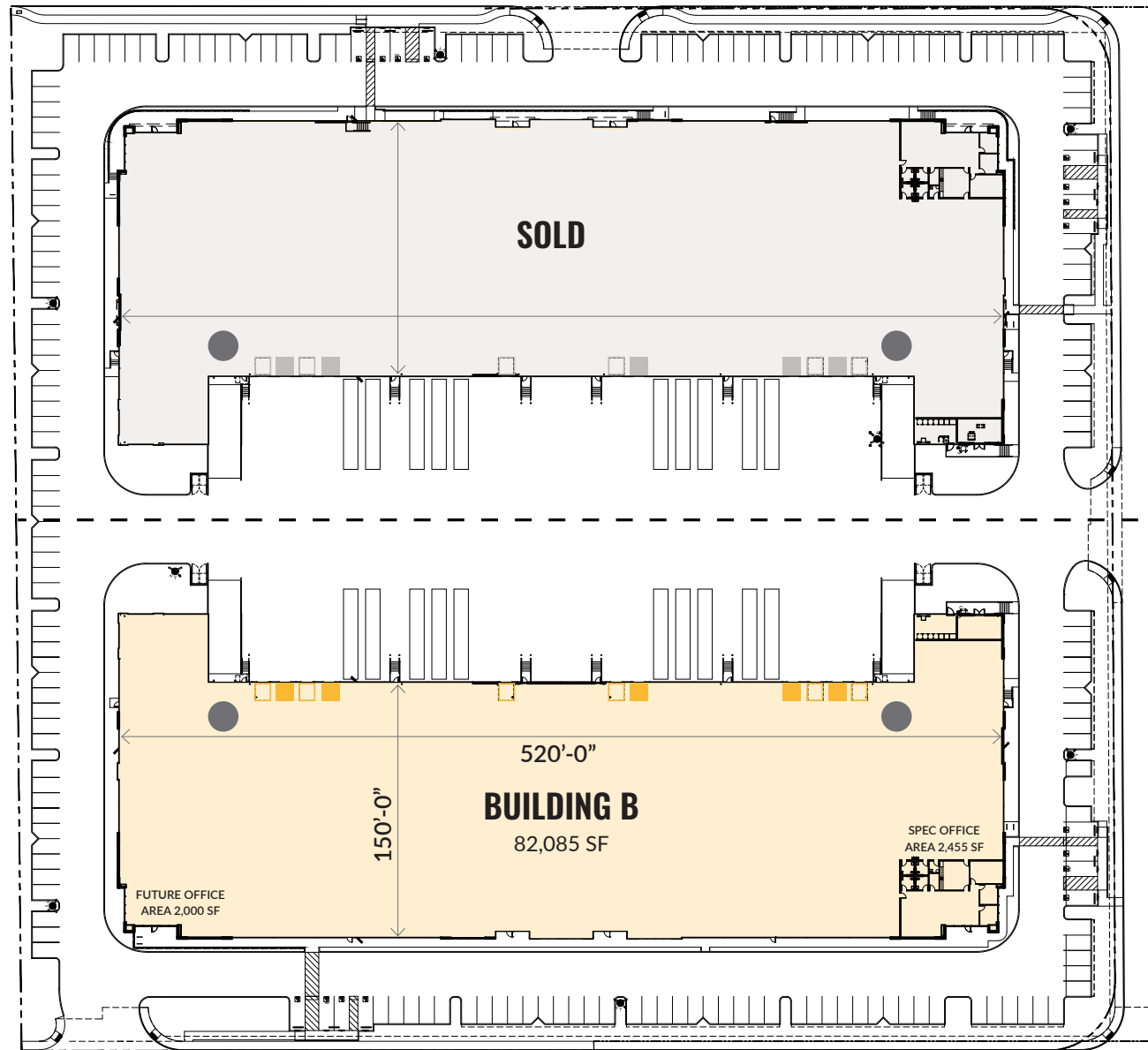
95 PARKING
SPACES



10 TRAILER
PARKING STALLS



180' CONCRETE
TRUCK COURT
(shared)



BLDG B: ±4.44 ACRES
APN: 176-04-311-004

BUILDING D

8321 W BADURA AVE

35,839 SF



±1,622 SF
SPEC OFFICE



1 GRADE
LEVEL DOOR



6 DOCK
DOORS



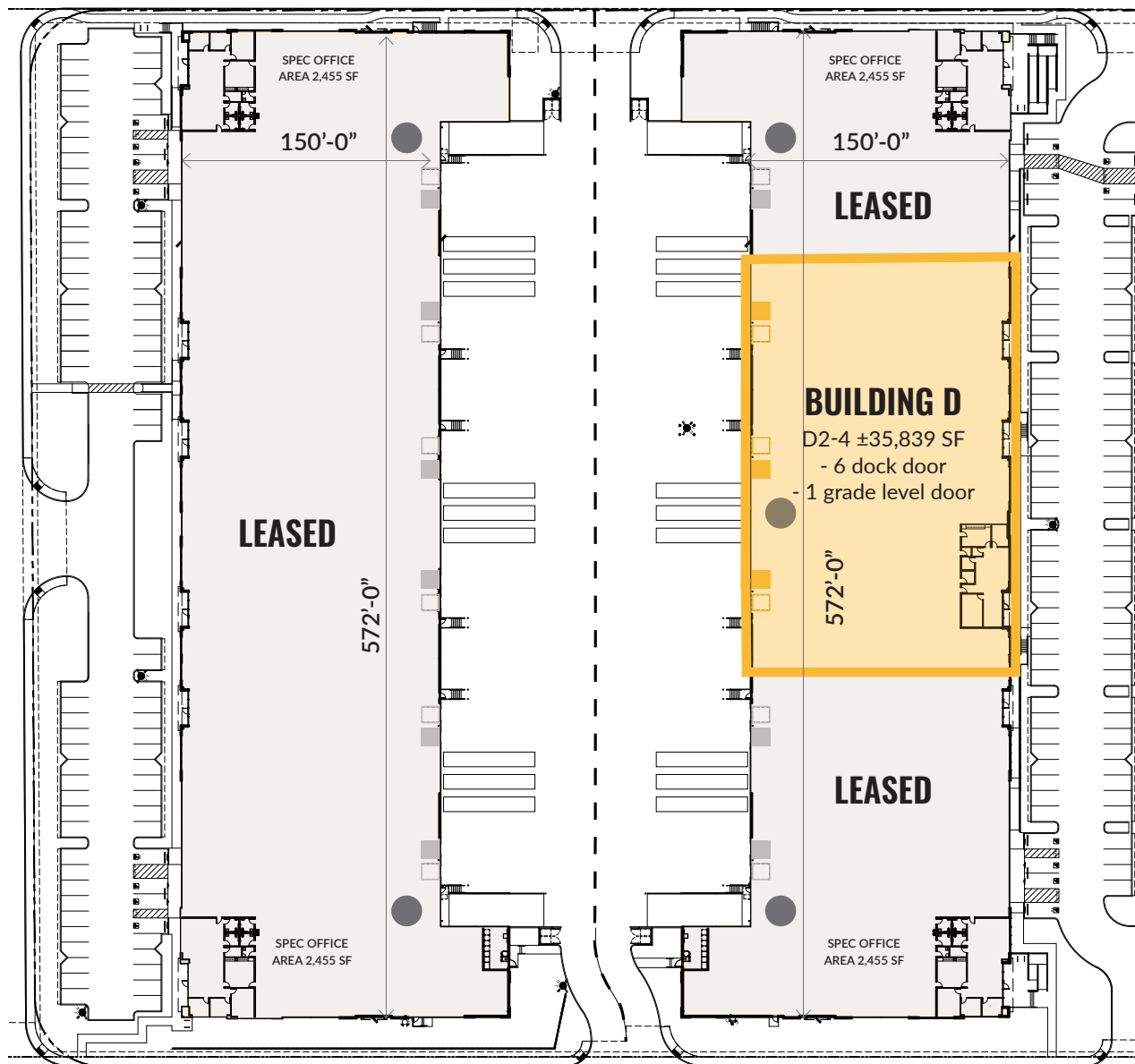
D: ±34
PARKING SPACES



6 TRAILER
PARKING STALLS



180' CONCRETE
TRUCK COURT
(shared)



BLDG C: ±4.56 ACRES
APN: TBD

BLDG D: ±4.4 ACRES
APN: TBD



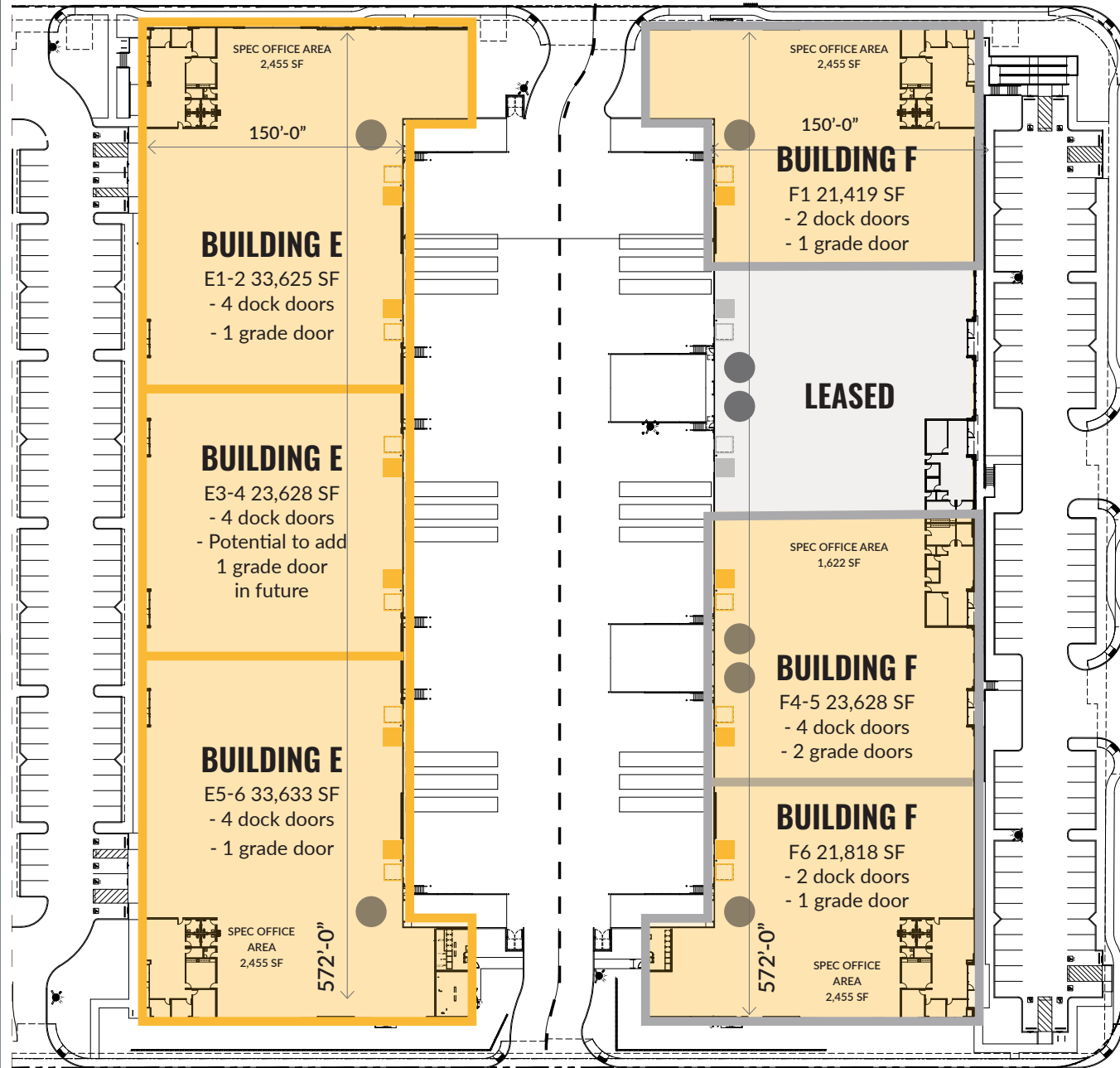
BUILDINGS E/F

E: 8281 W BADURA AVE
 F: 8241 W BADURA AVE

E: 89,887 SF
 F: 66,864 SF

| | |
|------------------------|---|
| EXISTING OFFICE | E1-2, E5-6: ±2,455 SF |
| | F1, F6: ±2,455 SF |
| | F4-5: ±1,622 SF |
| DOCK DOORS | E: 4 per unit |
| | F1, F6: 2 |
| | F4-5: 4 |
| GRADE DOORS | E1-2, E5-6: 1 |
| | E3-4: potential to add 1 grade door in the future |
| | F1, F6: 1 |
| | F4-5: 2 |
| PARKING SPACES | E: 88 |
| | F: 62 |
| TRAILER PARKING | E: 9 F: 6 |
| TRUCK COURT | 180' shared concrete truck court |

*POTENTIAL DIVISIBILITIES



BLDG E: ±4.41 ACRES BLDG F: ±4.52 ACRES
 APN: TBD APN: TBD

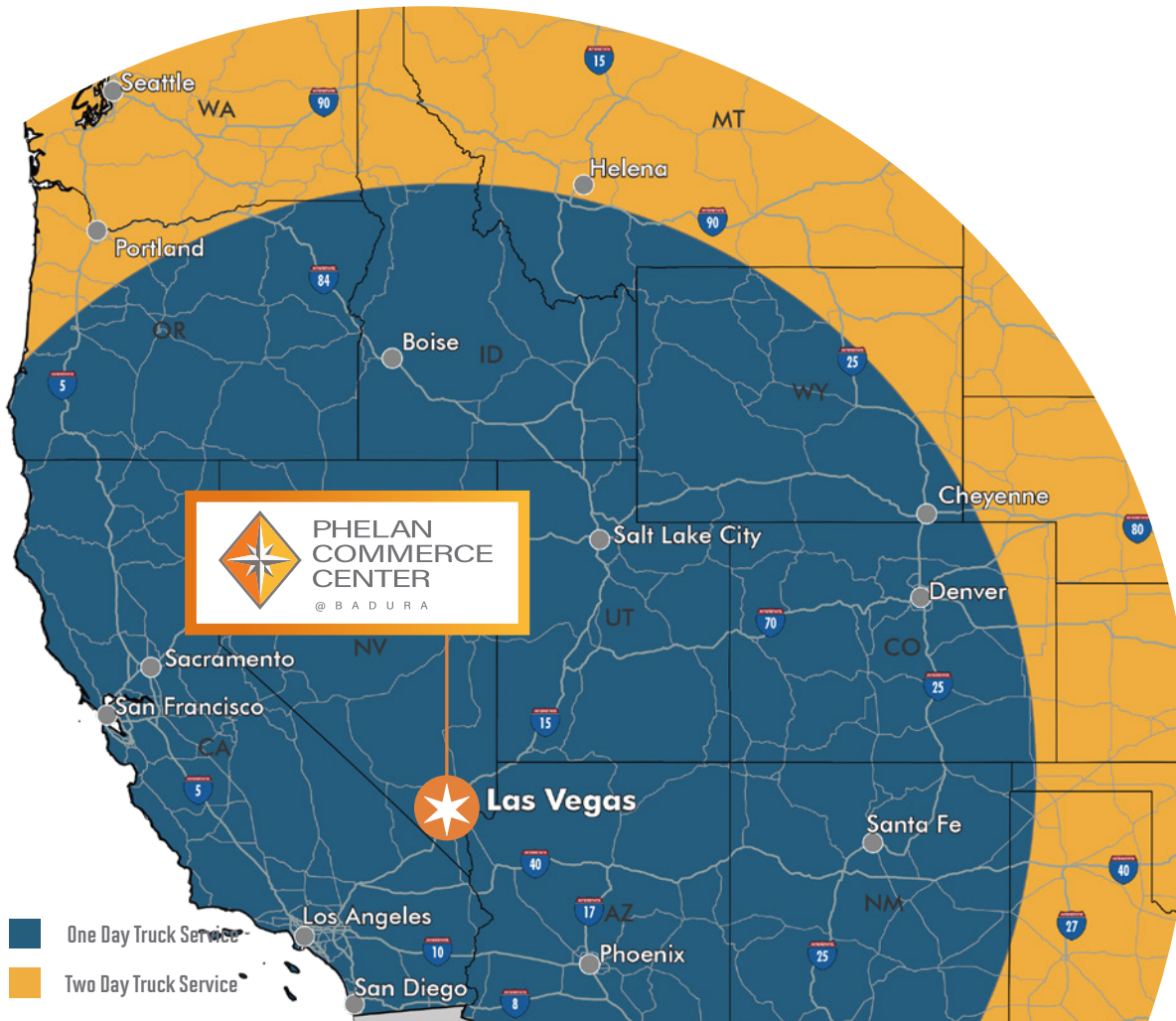
REGIONAL ADVANTAGE

LOCATION & TRANSPORTATION

- I-215 Interchange is ±1.0 miles via Buffalo Dr.
- I-15 Interchange is ±5.3 miles via I-215 freeway
- Harry Reid Airport is ±8.5 miles
- The Las Vegas Strip is ±8.4 miles

SHIPPING & MAILING SERVICES

- FedEx Freight 5.8 Miles
- FedEx Ship Center 2.4 Miles
- FedEx Air Cargo 10.7 Miles
- FedEx Ground 1.0 Miles
- UPS Freight Service Center 14.8 Miles
- UPS Customer Center 7.2 Miles
- UPS Air Cargo 7.7 Miles
- US Post Office 2.6 Miles



Transit Analysis From Las Vegas, NV

| | Distance (mi.) | Time (est.) | | Distance (mi.) | Time (est.) |
|--------------------|----------------|---------------|--------------|----------------|----------------|
| Los Angeles, CA | 262 | 4 hrs, 1 min | Boise, ID | 636 | 9 hrs, 49 min |
| Phoenix, AZ | 335 | 5 hrs, 25 min | Santa Fe, NM | 640 | 9 hrs, 8 min |
| San Diego, CA | 323 | 4 hrs, 58 min | Denver, CO | 761 | 11 hrs, 14 min |
| Salt Lake City, UT | 433 | 6 hrs, 19 min | Cheyenne, WY | 846 | 12 hrs, 44 min |
| Reno, NV | 447 | 7 hrs, 4 min | Helena, MT | 914 | 13 hrs, 11 min |
| San Francisco, CA | 561 | 8 hrs, 35 min | Portland, OR | 975 | 15 hrs, 50 min |
| Sacramento, CA | 564 | 8 hrs, 36 min | Seattle, WA | 1,126 | 17 hrs, 14 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 OVERVIEW

- 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





BROKER CONTACT INFORMATION

JAKE HIGGINS, SIOR

Executive Vice President

+1 702 369 4844

jake.higgins@cbre.com

Lic. S.0176473

GARRETT TOFT, SIOR

Vice Chairman

+1 702 369 4868

garrett.toft@cbre.com

Lic. BS.0061824

KELSEY HIGGINS

Vice President

+1 702 369 4812

kelsey.higgins@cbre.com

Lic. S.0192524

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