

**FOR LEASE**



# OMP Southern Gateway Commerce Center

15260 Las Vegas Boulevard | Las Vegas, NV 89044

<b>BUILDING:</b>	Building C
<b>BUILDING SIZE:</b>	210,000 SF
<b>LOT SIZE:</b>	13.85 Acres
<b>CLEAR HEIGHT:</b>	36'
<b>SPEC OFFICE:</b>	2,560 SF (Expandable)
<b>AUTO PARKING:</b>	167 Stalls
<b>DOCK DOORS:</b>	40 Doors
<b>GRADE LEVEL DOORS:</b>	4 Doors
<b>TRAILER PARKING:</b>	56 Stalls
<b>POWER:</b>	3,000A UPS with 2,000A Tenant Meter
<b>SPRINKLERS:</b>	ESFR
<b>DIMENSIONS:</b>	220' x 900'
<b>COLUMN SPACING:</b>	50' x 50'
<b>TRUCK COURT:</b>	185'
<b>WAREHOUSE LIGHTING:</b>	LED Warehouse Lighting on 8' Whips



**VISIBILITY**  
Building Signage  
with Direct I-15 Visibility



**ESTIMATED  
DELIVERY**  
Q1 2024



**PROPERTY  
ZONING**  
MD Designed  
Manufacturing



**WAREHOUSE  
COOLING**  
EVAP Coolers



**BUILDING  
INTERIOR**  
White-box Interior



**LOADING  
EQUIPMENT**  
Twenty 35,000 lb  
Hydraulic Levelers



# Site Plan



## Location Details

- Conveniently located off of Las Vegas Boulevard South, just 5 minutes to St. Rose Parkway.
- Excellent I-15 visibility with 287,980 traffic counts
- Within 15 minutes to an abundance of amenities including Costco, multiple gas stations, Starbucks, Dotty's, Burger King, CVS Pharmacy, In-N-Out, Popeyes, Lowe's, Smith's, Applebee's and more.
- Neighboring the 1,940-acre Inspirada, M-Casino, the Las Vegas Raiders Headquarters & Practice Facility, Henderson Executive Airport.
- Favorably positioned to major Southwest markets.
- Reach Southern California, including Los Angeles ports, in a one-day turnaround.



## CONTACT INFORMATION:

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