



# NORTHGATE DISTRIBUTION CENTER

±95,000 - ±731,561 SF FOR LEASE



BUILDING 5 & 9 | RECENTLY COMPLETED



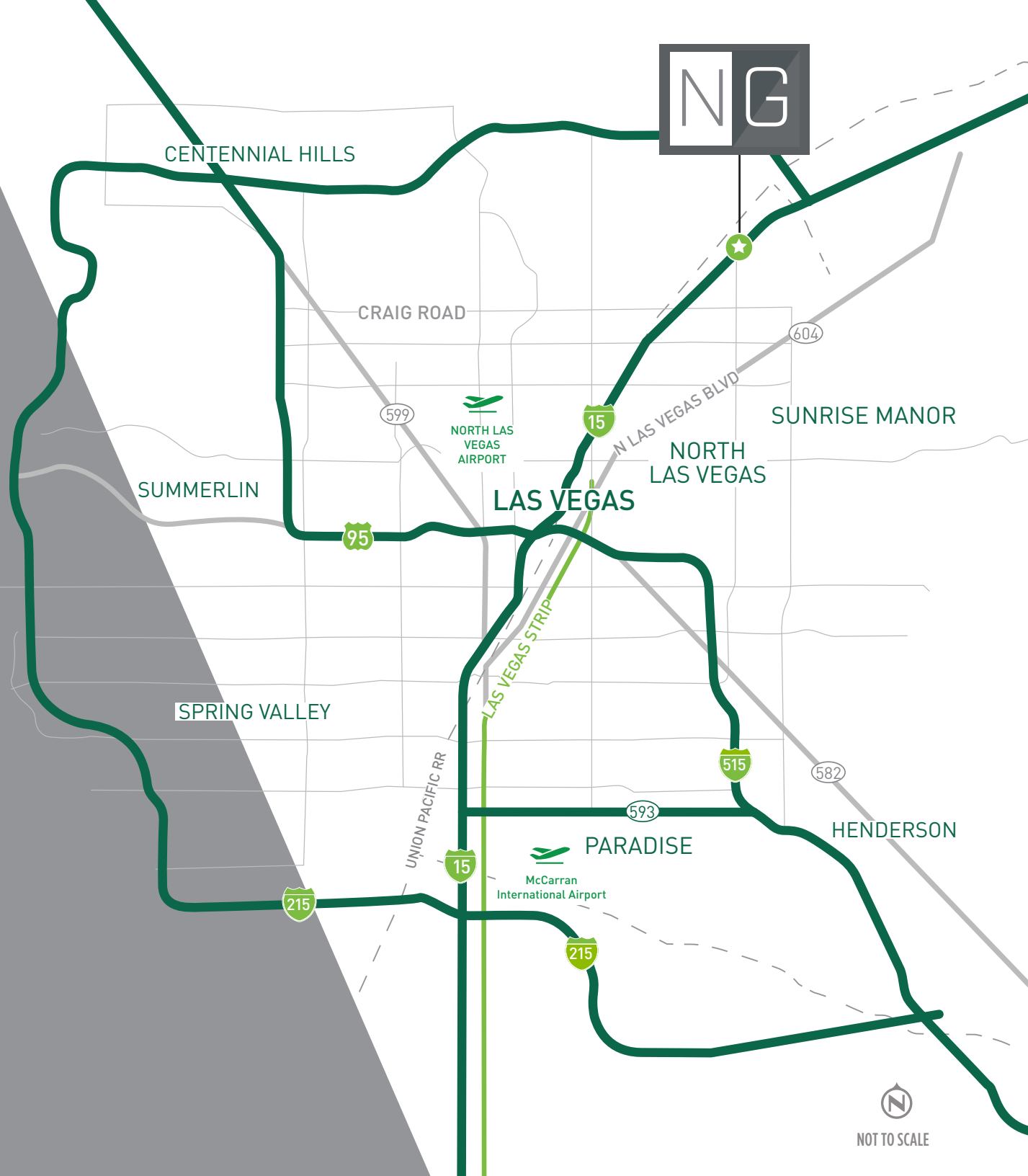
# PROJECT HIGHLIGHTS

## LOCATION

- Immediate access to I-15 via Lamb Blvd. Interchange
- Building signage with I-15 frontage
- City of North Las Vegas jurisdiction
- Monument signage

## PROJECT

- Buildings available from  $\pm 191,026$  to  $\pm 731,561$  SF
- Divisibility to  $\pm 95,000$  SF
- Cross dock and rear loading configurations
- Office BTS
- 32' - 36' minimum clear height
- Abundant trailer parking
- ESFR sprinkler system





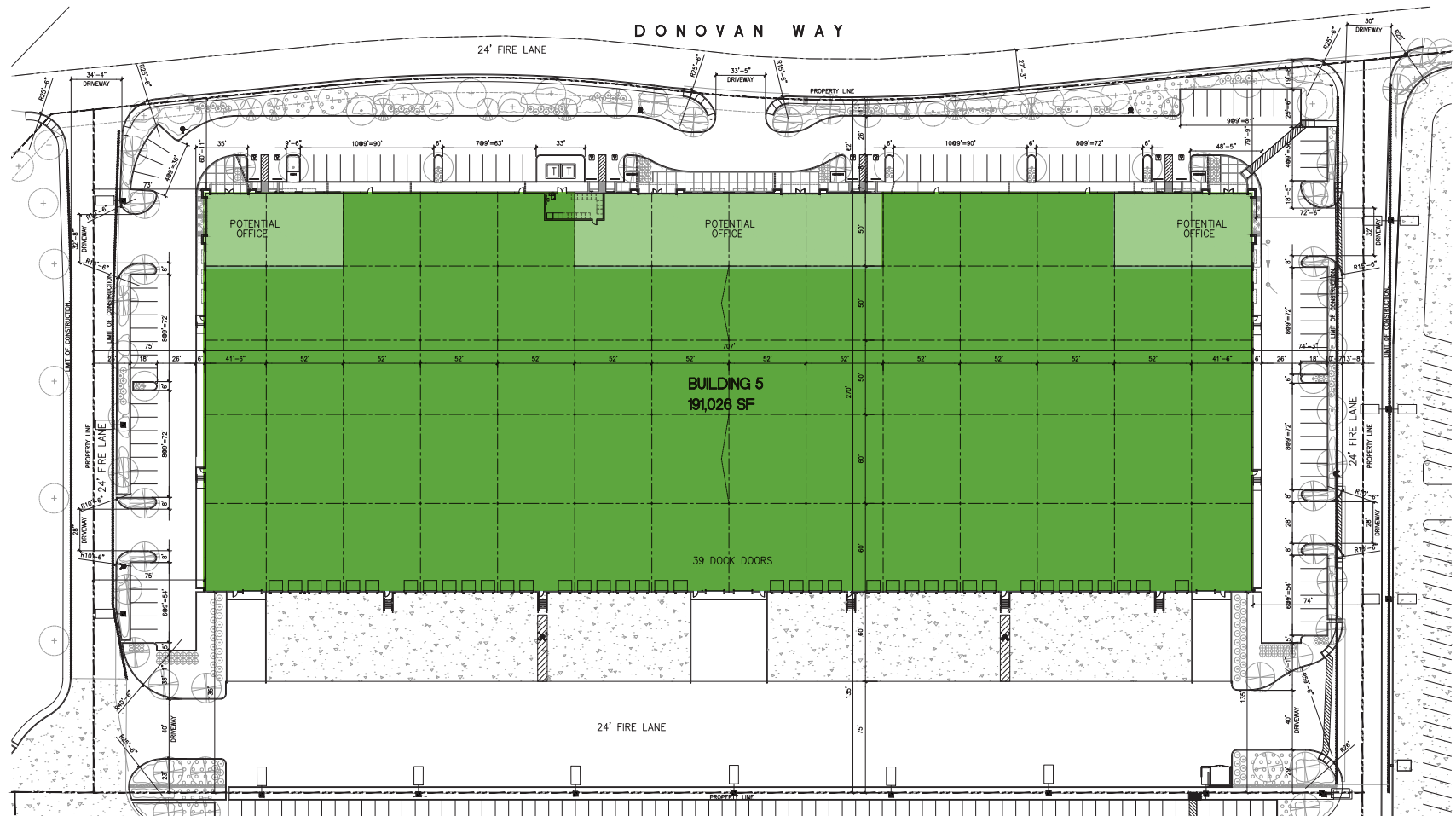




# BUILDING FIVE

5840 DONOVAN WAY  
NORTH LAS VEGAS, NV 89115

- $\pm 191,026$  SF total
- Divisible to  $\pm 95,000$  SF
- Office BTS
- Clear height:  $\pm 32'$
- Rear loading configuration
- 39 ( $\pm 9' \times \pm 10'$ ) dock doors
- 4 ( $\pm 12' \times \pm 14'$ ) ramp to grade doors
- $\pm 50' \times \pm 52'$  typical column spacing
- $\pm 52' \times \pm 60'$  speed bay
- ESFR fire sprinklers
- 277/480v, 3-phase power
- 6" reinforced concrete floors
- 2% skylights
- Ready for tenant improvements



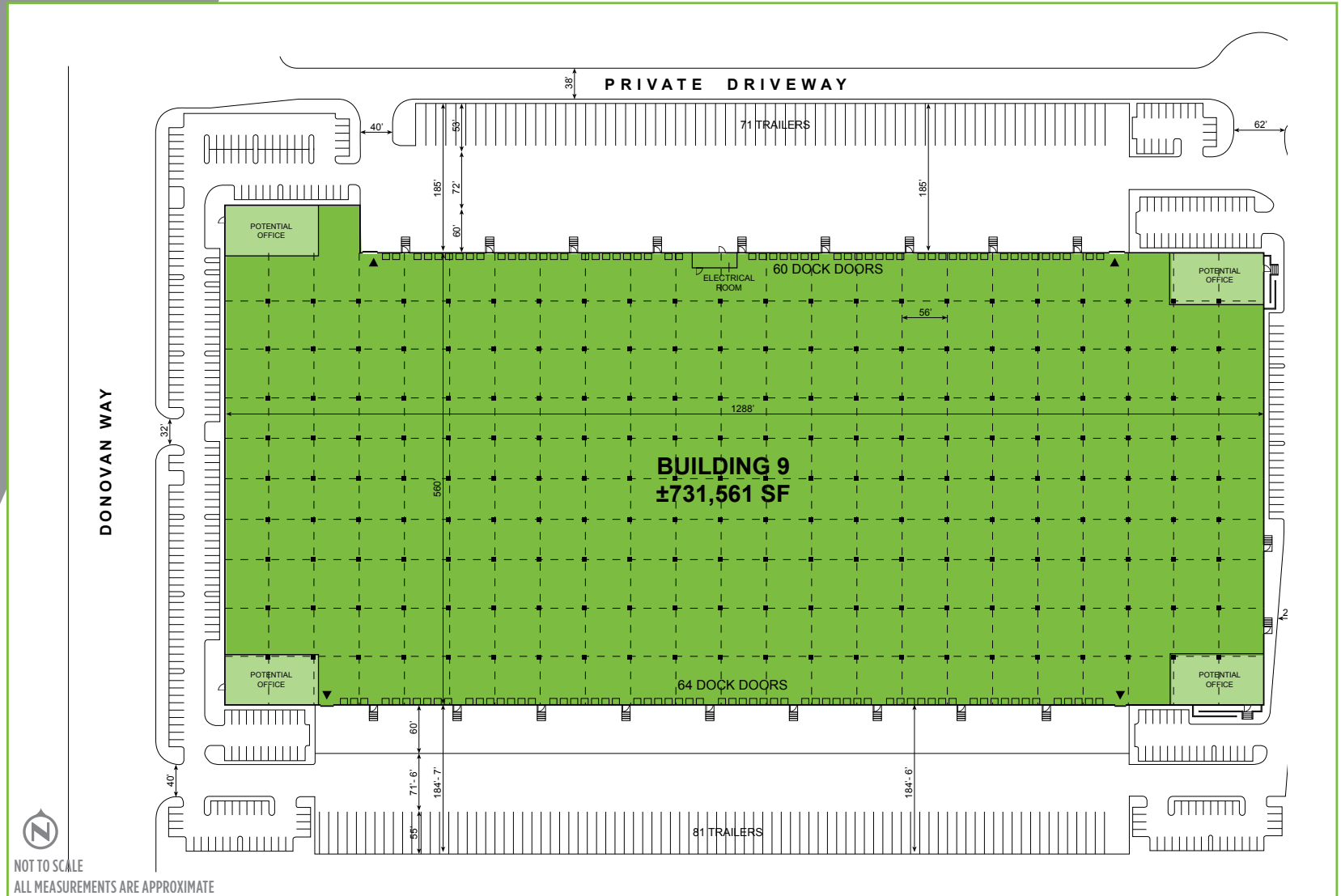
NOT TO SCALE  
ALL MEASUREMENTS ARE APPROXIMATE



# BUILDING NINE

5340 Donovan Way  
North Las Vegas, NV 89115

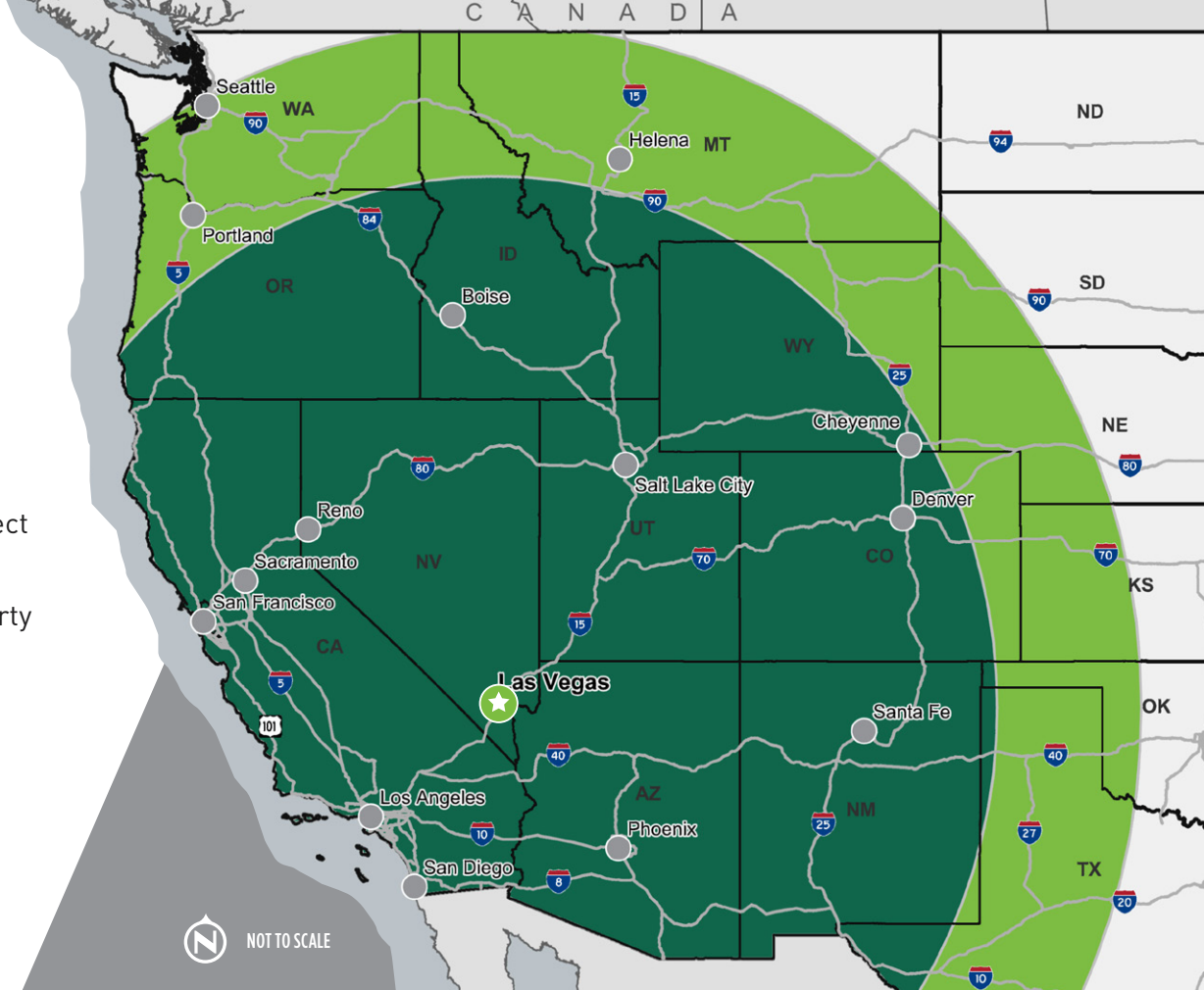
- ±731,561 SF total
- Divisible to ±250,968 SF
- Office BTS
- Clear height: 36'
- ESFR fire sprinklers
- 2% skylights
- Cross dock configuration
- Up to 124 dock doors
- 4 ramp to grade doors
- 56' x 60' typical column spacing
- 277/480v, 3-phase power
- 152 trailer parking stalls
- 341 auto parking stalls
- 7" reinforced concrete slab
- Ready for tenant improvements





# LOCATION & TRANSPORTATION

- US-95 and I-15 interchange is  $\pm 7$  miles from subject property
- McCarran Airport is  $\pm 15$  miles from subject property
- Resort Corridor (Sahara and LV Blvd) is  $\pm 11$  miles from property
- Proximity to Distribution Hubs
  - FedEx Freight - 1 Miles
  - FedEx Ship Center - 6 Miles
  - FedEx Air Cargo - 17 Miles
  - FedEx Ground - 30 Miles
  - UPS Freight Service Center - 2 Miles
  - UPS Customer Center - 8 Miles
  - UPS Air Cargo - 21 Miles
  - US Post Office - 6 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 Estate Tax

### Labor

- Nevada has one of the lowest labor costs in the region
- The metro Las Vegas area has more than 55,000 workers in the transportation, logistics and manufacturing industries
- Nearly 65,000 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- According to CBRE-EA manufacturing jobs are expected to grow by 1.4%, wholesale trade by 3.0%, and transportation and warehousing by 1.8%.
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages







# NORTHGATE

## DISTRIBUTION CENTER

### KEVIN HIGGINS, SIOR

Executive Vice President  
+1 702 369 4944  
kevin.j.higgins@cbre.com  
Lic. #BS.0016109

### JAKE HIGGINS

Associate  
+1 702 369 4844  
jake.higgins@cbre.com  
Lic. #S.0176473



# CBRE