



NELLIS LANDING LOGISTICS CENTER

±408,566 SF

BUILDING COMPLETE

STATE-OF-THE-ART
REAR LOADED LOGISTICS FACILITY



6100 SHATZ STREET
LAS VEGAS, NEVADA 89115

CBRE

A JV development by Outrigger Industrial  **OUTRIGGER**
INDUSTRIAL and DWS/REEF // **DWS**

FOR LEASE



6100 SHATZ STREET
NORTH LAS VEGAS, NEVADA

LOCATION HIGHLIGHTS



Located within the Speedway area in the North Las Vegas submarket which is the epicenter of e-commerce/logistics in the Southwest region.



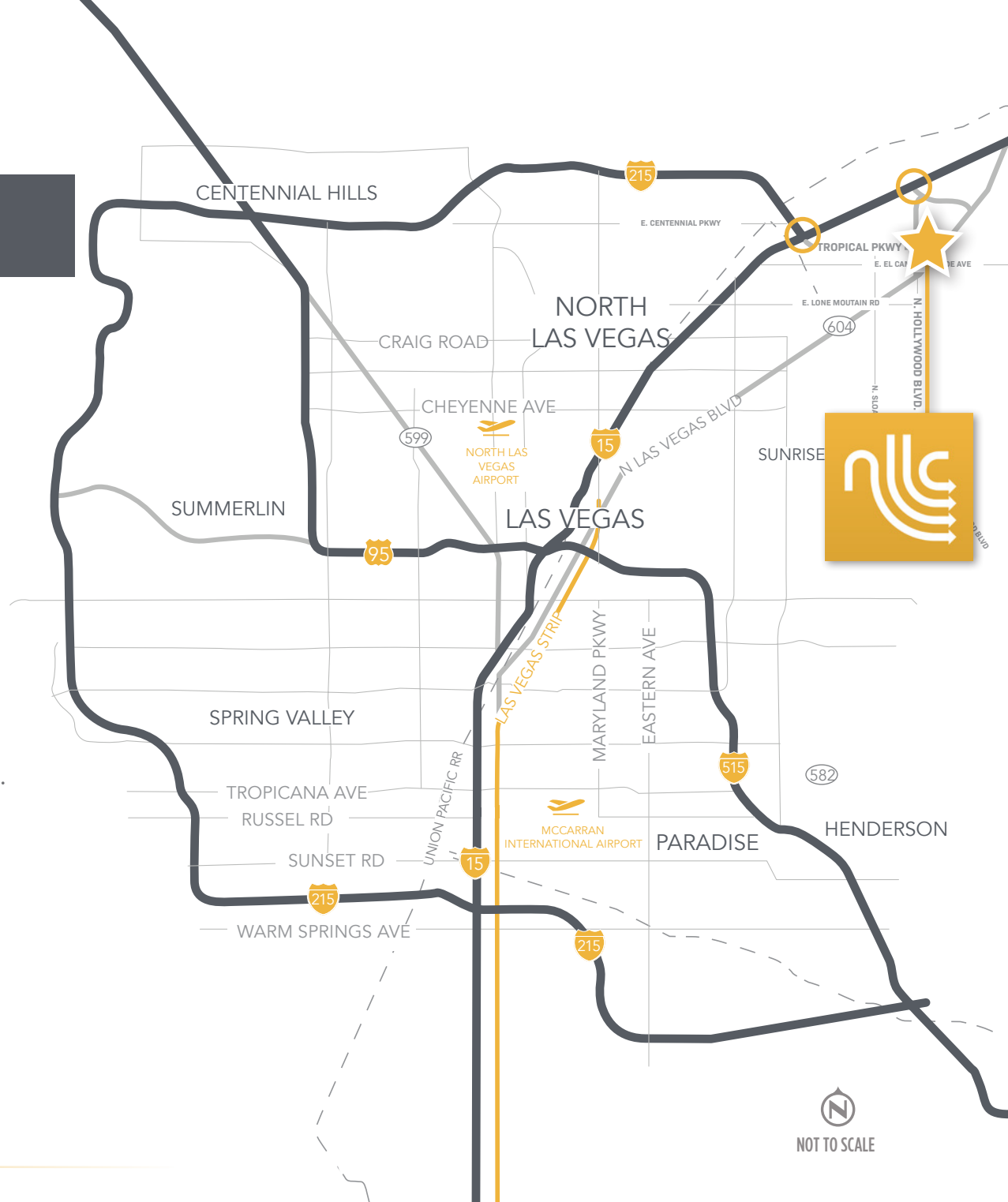
Immediate Access to the I-15 & I-215 Freeways Via Tropical Pkwy. & Hollywood Blvd.



Clark County Jurisdiction



Property Zoning I-H (Industrial Heavy)



FOR LEASE



NELLIS LANDING
LOGISTICS CENTER



**BUILDING SPECIFICATIONS /
PROPERTY OVERVIEW**

TOTAL SF:
±408,566 SF (DIVISIBLE
TO ±97,278 SF)

SPEC OFFICE:
±2,700 SF

DOCK DOORS:
65 DOCK DOORS
(9'X10')

GRADE DOORS:
4 GRADE DOORS
(12'X14')

TRUCK COURT:
185'

FLOOR SLAB:
7' REINFORCED
CONCRETE

PARKING:
219 AUTO PARKING STALLS
67 TRAILER PARKING STALLS

CLEAR HEIGHT:
36'

COLUMN SPACING:
54'X50' WITH
60' SPEED BAYS

POWER:
4,000 A, 277/480 V,
3-PHASE

SPRINKLERS:
ESFR

BLDG. WIDTH:
360'

INSULATION:
R-19 WITH WHITE
SCRIM SHEET

ROOFING:
TPO - 60 MIL

LIGHTING:
LED HIGH BAY LIGHTING IN
WAREHOUSE WITH 25 FT CANDLES

EVAPS:
EVAPORATIVE COOLERS
INSTALLED

WAREHOUSE:
22 MECHANICAL DOCK LEVELERS
WITH 40,000 LB CAPACITY

REMOTE RESTROOMS:
2 SETS OF SPEC REMOTE RESTROOMS
LOCATED IN THE CENTER OF THE
BUILDING AND NORTH END



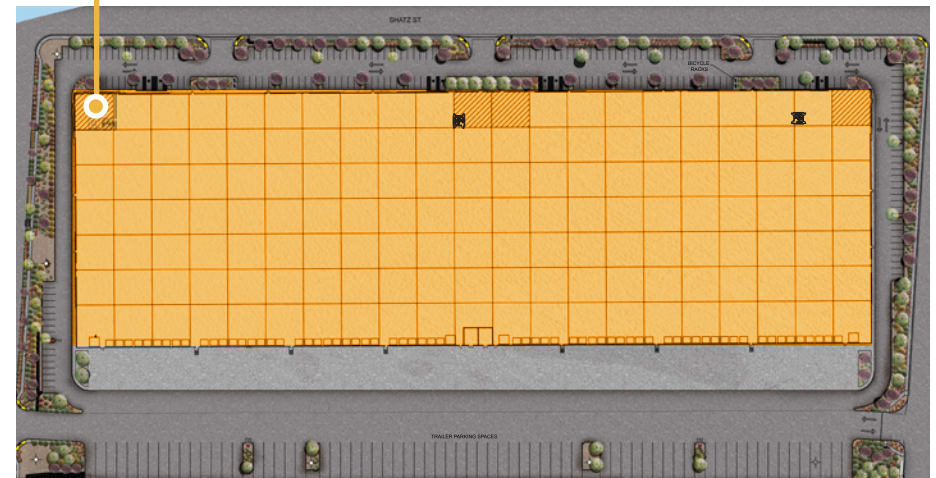
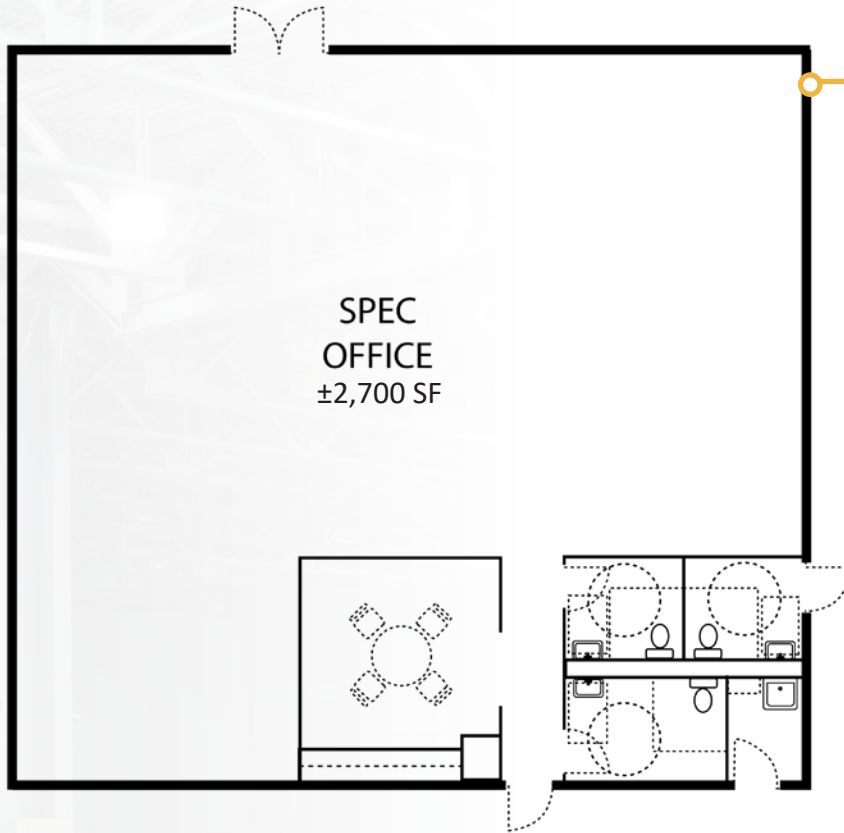
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NELLIS LANDING
LOGISTICS CENTER



SPEC OFFICE ±2,700 SF





POTENTIAL DIVISIBILITY OPTIONS

OPTION A

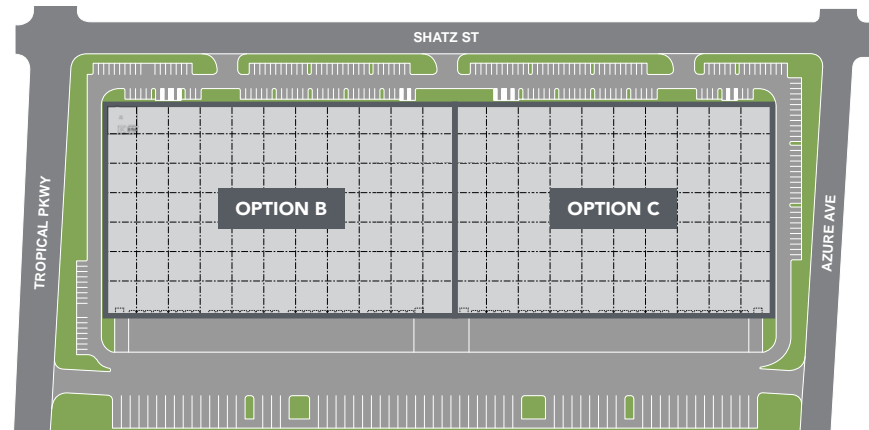
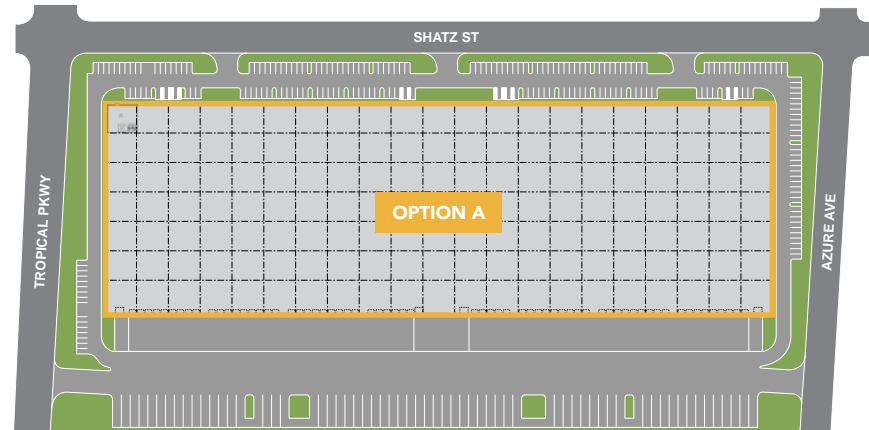
Square Feet:	408,566
Spec Office:	2,700 SF
Dock Doors:	65
Grade Doors:	4

OPTION B

Square Feet:	214,011
Spec Office:	2,700 SF
Dock Doors:	33
Grade Doors:	2

OPTION C

Square Feet:	194,555
Dock Doors:	32
Grade Doors:	2



*Alternate divisibilities available



NOT TO SCALE





POTENTIAL DIVISIBILITY OPTIONS

OPTION D

Square Feet: 97,278
 Spec Office: 2,700 SF
 Dock Doors: 16
 Grade Doors: 1

OPTION E

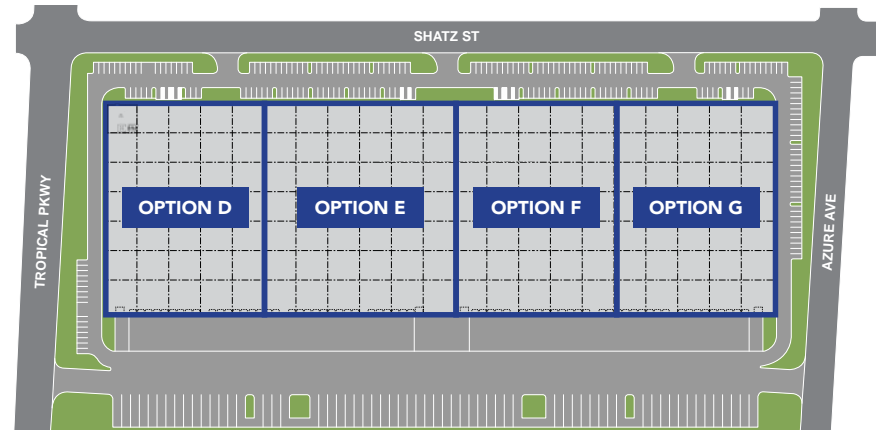
Square Feet: 116,732
 Dock Doors: 17
 Grade Doors: 1

OPTION F

Square Feet: 97,278
 Dock Doors: 16
 Grade Doors: 1

OPTION G

Square Feet: 97,278
 Dock Doors: 16
 Grade Doors: 1



NOT TO SCALE





BUILDING PHOTOS





RTC BUS ROUTE



NOT TO SCALE

FOR LEASE

LOCATION AND TRANSPORTATION



- I-215 interchange is ±2.5 miles from site
- I-15 Interchange is ±1.0 miles from site



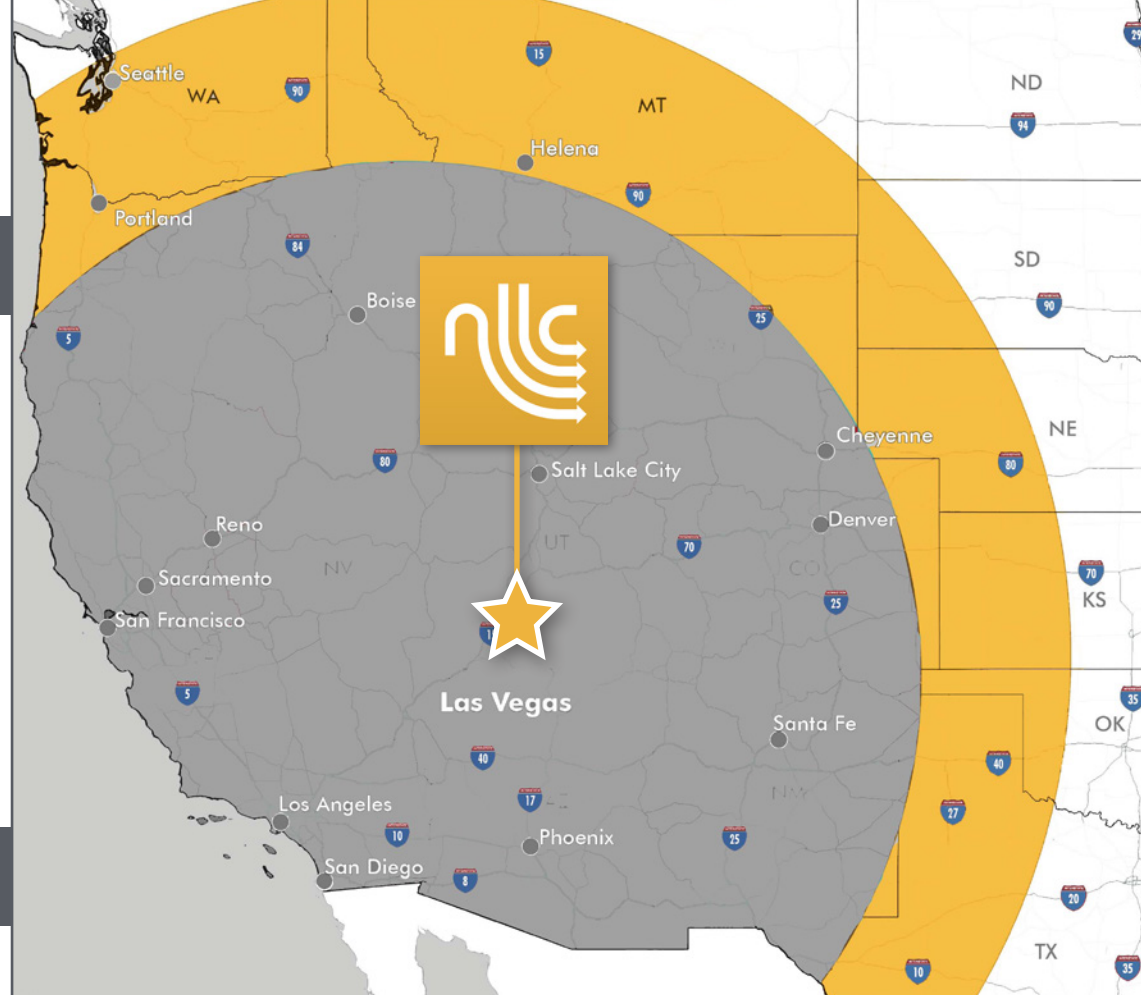
- Harry Reid Airport is ±20 miles from site



- The Las Vegas Strip is ±15 miles from site

LOCATION AND TRANSPORTATION

- FedEx Freight: ±7 Miles
- FedEx Ship Center : ±10.5 Miles
- FedEx Air Cargo: ±22 Miles
- FedEx Ground: ±2 Miles
- UPS Freight Service Center: ±4 Miles
- UPS Customer Center: ±13 Miles
- UPS Air Cargo : ±22 Miles
- US Post Office: ±9 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



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 105,800 workers in the distribution/transportation/warehousing and manufacturing industries
- Over 60,000 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 1.6% and transportation and warehousing by 0.8%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages
- Year-end 2023 employment growth was 4.1% in Las Vegas and 3.5% in Nevada, both higher than the National Average of 1.9%

LAS VEGAS

BUSINESS FACTS





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