

CRAIG ROAD LOGISTICS CENTER

Bldg A: 4340 N. Nellis Blvd ±141,540 SF
Bldg B: 5225 E. Craig Rd ±227,660 SF
Las Vegas, NV 89115



EXCLUSIVE BROKER:



DEVELOPED BY:

ROCKEFELLER
GROUP

Available For Lease / Sale!
EST. DELIVERY Q2 2025

CRAIG ROAD LOGISTICS CENTER

Bldg A: 4340 N. Nellis Blvd ±141,540 SF
 Bldg B: 5225 E. Craig Rd ±227,660 SF
 Las Vegas, NV 89115



EXCLUSIVE BROKER:

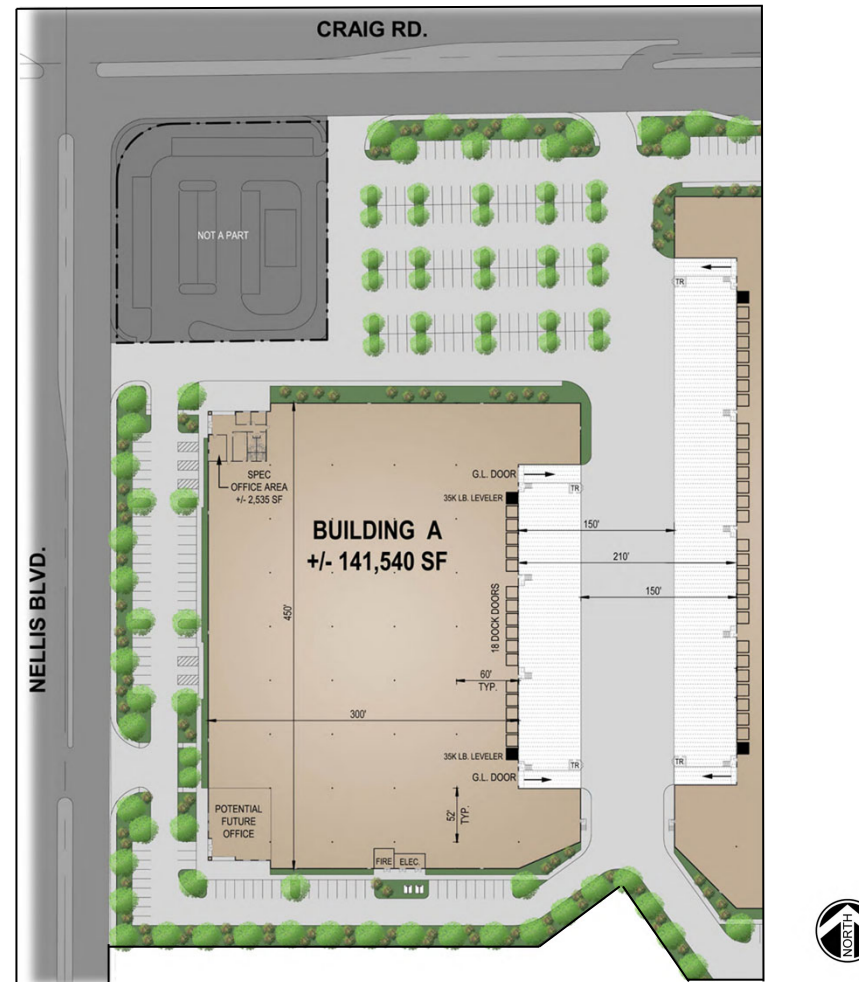


DEVELOPED BY:

ROCKEFELLER
GROUP

Building A Features:

- ±141,540 Square Feet
- ±2,535 SF Square Feet of office space including separate men's and women's office and shop restrooms
- 32' clear height at first column
- HVAC Ready
- TPO roofing
- ESFR sprinklers (K-17 Heads)
- R-38 roof insulation with white scrim
- Warehouse LED lighting (30' candles at 3' AFF with 15' whips)
- 52' x 60' typical column spacing
- 60' speed bay
- 7" slab thickness with 4500 PSI
- 2,000 amps, 277/480V, 3-phase power
- Eighteen (18) dock high doors (9' x 10')
- Two (2) grade level doors (12' x 14')
- ±210' shared truck court
- 219 auto parking stalls



EXCLUSIVE BROKER:



DEVELOPED BY:

ROCKEFELLER
GROUP

Building B Features:

- ±227,660 Square Feet
- ±2,425 spec Square Feet including separate men's and women's office and shop restrooms
- 36' clear height at first column
- HVAC Ready
- TPO roofing
- ESFR sprinklers (K-17 Heads)
- R-38 roof insulation with white scrim
- Warehouse LED lighting (30' candles at 3' AFF with 15' whips)
- 52' x 60' typical column spacing
- 60' speed bay
- 7" slab thickness with 4500 PSI
- 3,000 amps, 277/480V, 3-phase power
- Twenty-nine (29) dock high doors (9' x 10')
- Two (2) grade level doors (12' x 14')
- ±210' shared truck court
- 176 auto parking stalls



EXCLUSIVE BROKER:



DEVELOPED BY:

ROCKEFELLER
GROUP

CRAIG ROAD LOGISTICS CENTER

Bldg A: 4340 N. Nellis Blvd ±141,540 SF
 Bldg B: 5225 E. Craig Rd ±227,660 SF
 Las Vegas, NV 89115



DISTANCES TO:

- LAS VEGAS STRIP.....±9.0 MILES
- HARRY REID INTERNATIONAL AIRPORT..... ±16.5 MILES
- I-215 FREEWAY.....±5.0 MILES
- I-15 FREEWAY.....±2.2 MILES

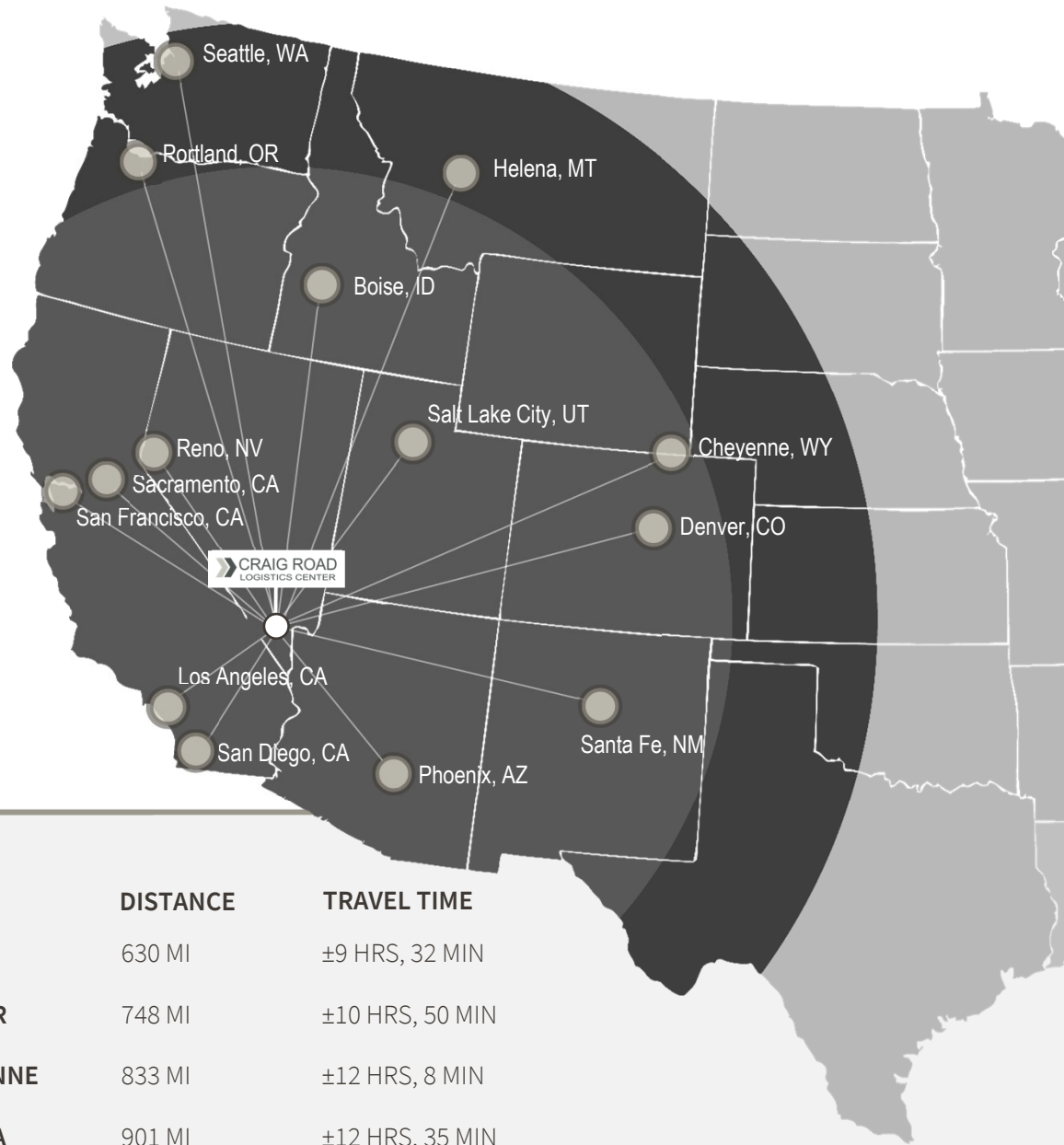
EXCLUSIVE BROKER:



DEVELOPED BY:

ROCKEFELLER GROUP

Transit Analysis from Las Vegas



- ONE DAY TRUCK SERVICE**
 19.4% OF U.S. POPULATION
- TWO DAY TRUCK SERVICE**
 23.3% OF U.S. POPULATION

	DISTANCE	TRAVEL TIME
LOS ANGELES	270 MI	±4 HRS
PHOENIX	298 MI	±4 HRS, 38 MIN
SALT LAKE CITY	421 MI	±5 HRS, 51 MIN
RENO	448 MI	±7 HRS, 1 MIN
ALBUQUERQUE	574 MI	±8 HRS, 20 MIN
SAN FRANCISCO	568 MI	±8 HRS, 29 MIN

	DISTANCE	TRAVEL TIME
BOISE	630 MI	±9 HRS, 32 MIN
DENVER	748 MI	±10 HRS, 50 MIN
CHEYENNE	833 MI	±12 HRS, 8 MIN
HELENA	901 MI	±12 HRS, 35 MIN
PORTLAND	974 MI	±15 HRS, 29 MIN
SEATTLE	1,125 MI	±15 HRS, 29 MIN

EXCLUSIVE BROKER:



DEVELOPED BY:

**ROCKEFELLER
GROUP**



Jason Simon, SIOR

Senior Managing Director
+1 702 522 5001
jason.simon@jll.com
NV License #S.0045593

Jones Lang LaSalle

1980 Festival Plaza Drive, Suite 250
Las Vegas, NV 89135
B.1000863.CORP

Rob Lujan, SIOR, CCIM

Senior Managing Director
+1 702 522 5002
rob.lujan@jll.com
NV License #S.0051018

Danny Leanos

Associate
+1 702 522 5008
danny.leanos@jll.com
NV License #S.0191773

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2024 Jones Lang LaSalle IP, Inc. All rights reserved.

EXCLUSIVE BROKER:



DEVELOPED BY:

ROCKEFELLER
GROUP



Bldg A: 4340 N. Nellis Blvd ±141,540 SF
Bldg B: 5225 E. Craig Rd ±227,660 SF
Las Vegas, NV 89115

For information on state-based incentive packages please feel free to visit www.lvgea.org