

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



Roof Complete!

[Click Here for Construction Progress](#)

EXCLUSIVE BROKER:



DEVELOPED BY:

ROCKEFELLER
GROUP

Available For Lease / Sale!

EST. DELIVERY Q2 2025

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EXCLUSIVE BROKER:

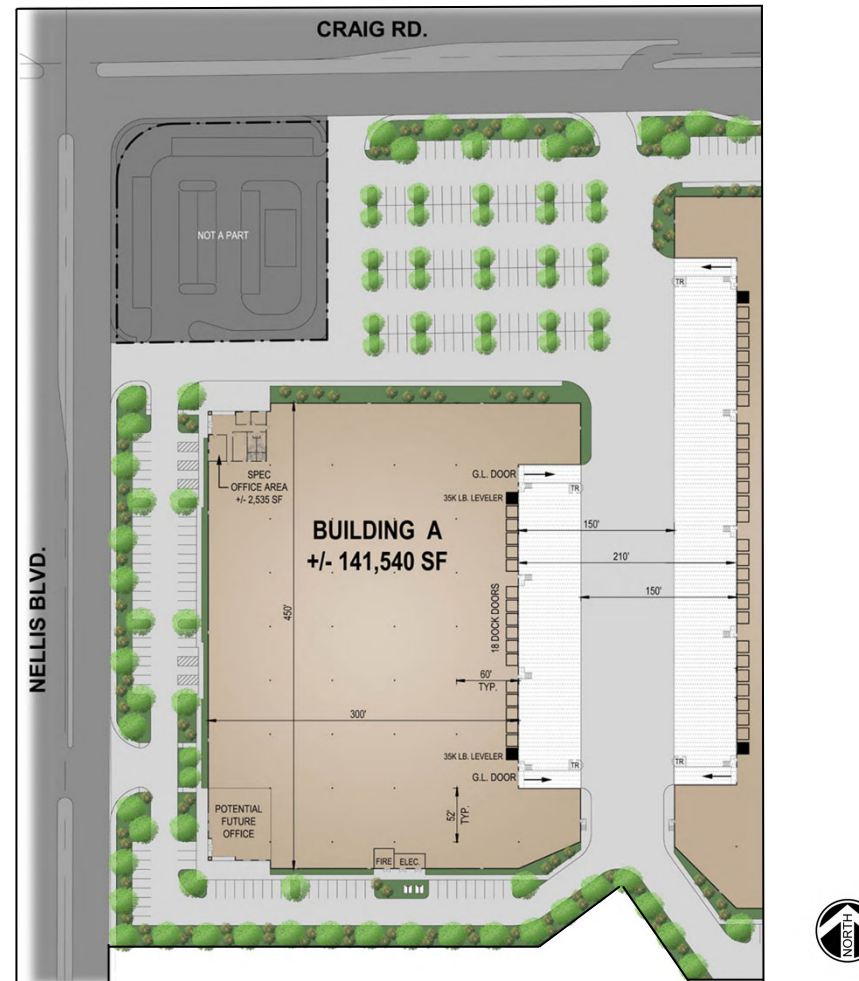


DEVELOPED BY:

ROCKEFELLER
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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



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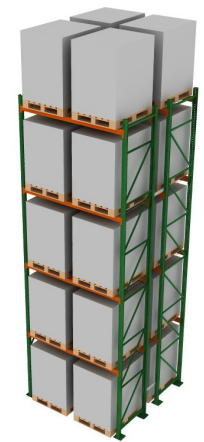
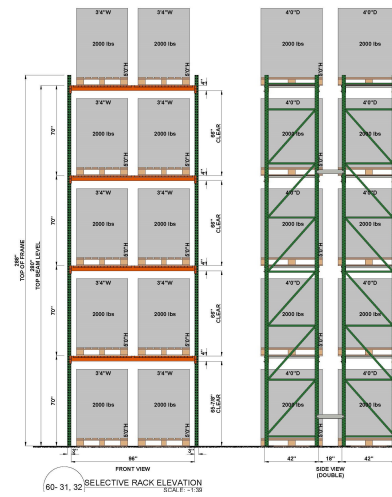
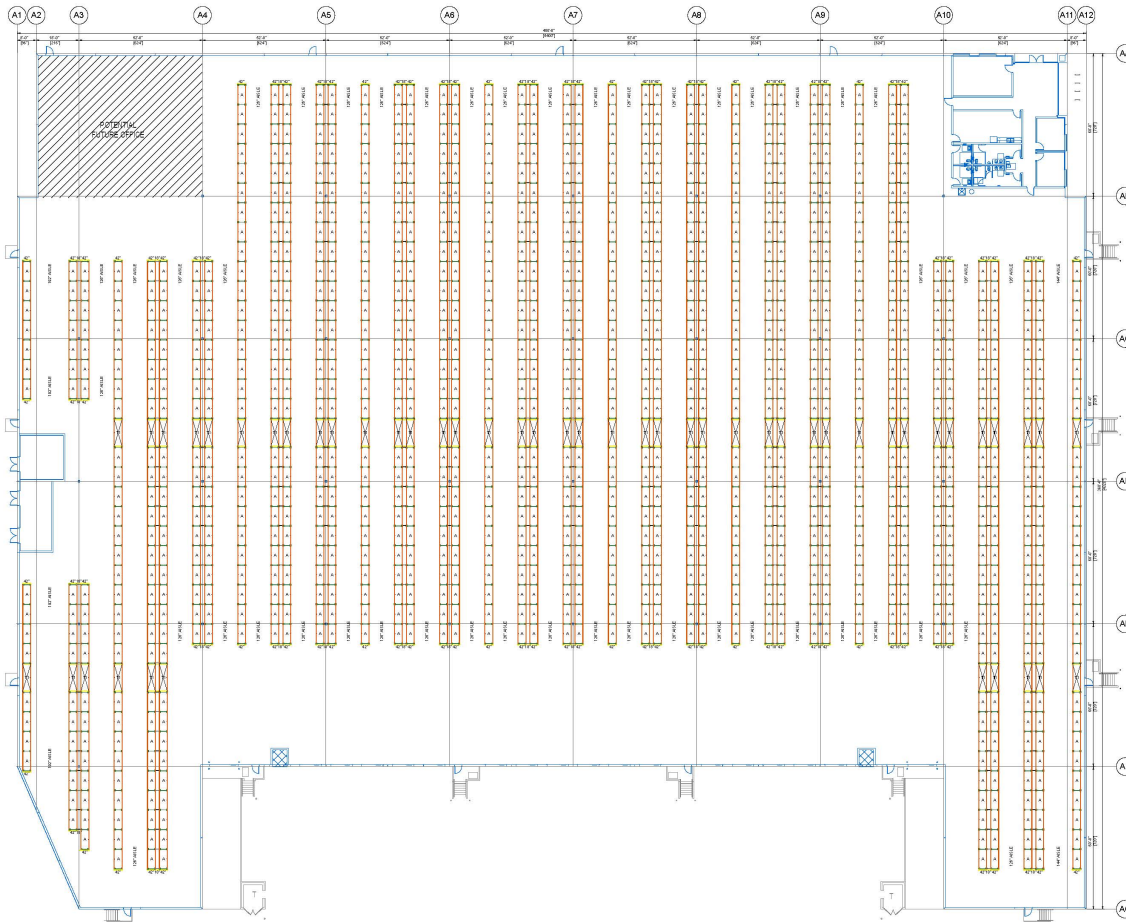
CRAIG ROAD LOGISTICS CENTER

Building A: 4350 N. Nellis Boulevard Las Vegas, NV 89115

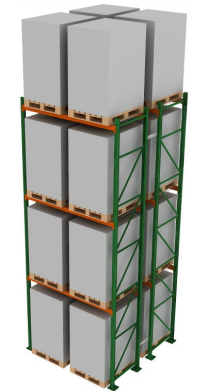
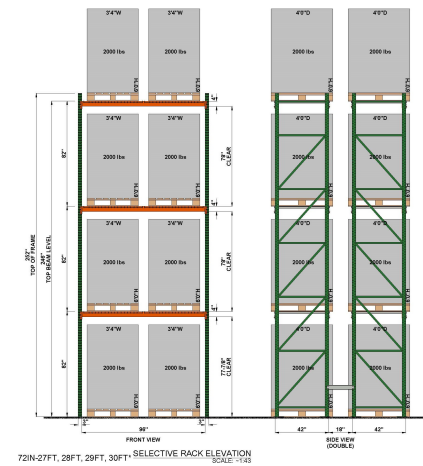
- 10'6" Aisles
- 60" Tall Pallets
- 72" Tall Pallets
- 96" Storage Beam
- 144" Tunnel Beam
- Accessories Upon Request

Total Pallet Positions:

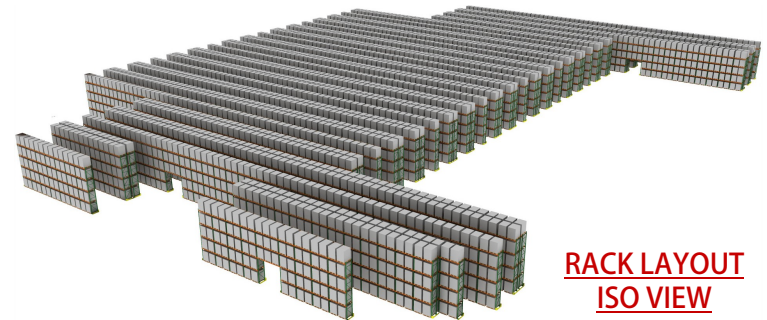
- Approximately 11,499 pallet positions (60" tall pallets)
- Approximately 9,138 pallet positions (72" tall pallets)



60" Tall Pallet



72" Tall Pallet



RACK LAYOUT ISO VIEW

RAYMOND WEST
INTRALOGISTICS SOLUTIONS

Contact: Greg Hanoian
Phone: 562.447.5891
Email: greg.hanoian@raymondwest.com

Conceptual Racking Layout

No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan. No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information. This conceptual racking plan is for illustrative purposes only. The racks or any other material handling equipment referenced herein are not included in the subject building.

Building B Features:

- ±227,660 Square Feet
- ±2,425 spec Square Feet of office space 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



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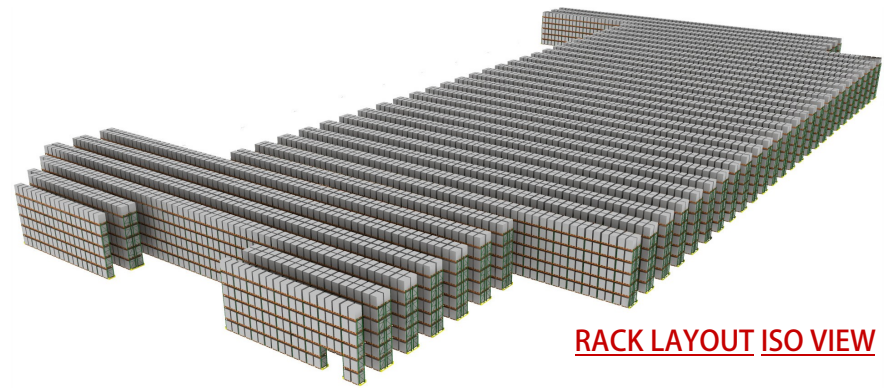


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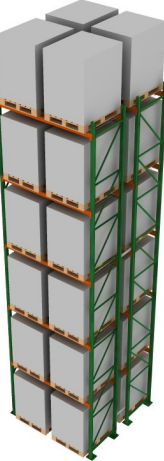
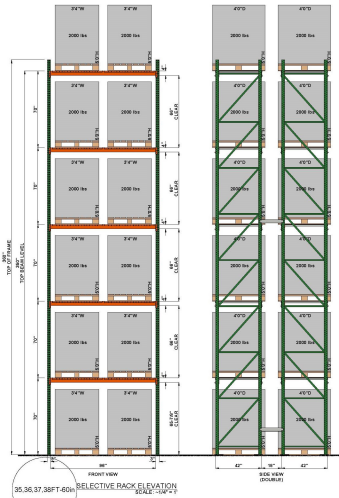
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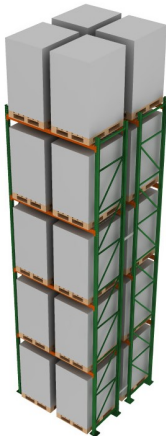
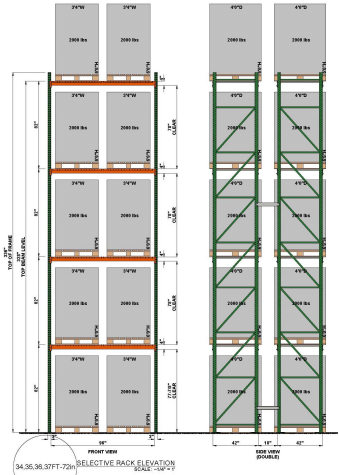
Building B: 4350 N. Nellis Boulevard Las Vegas, NV 89115



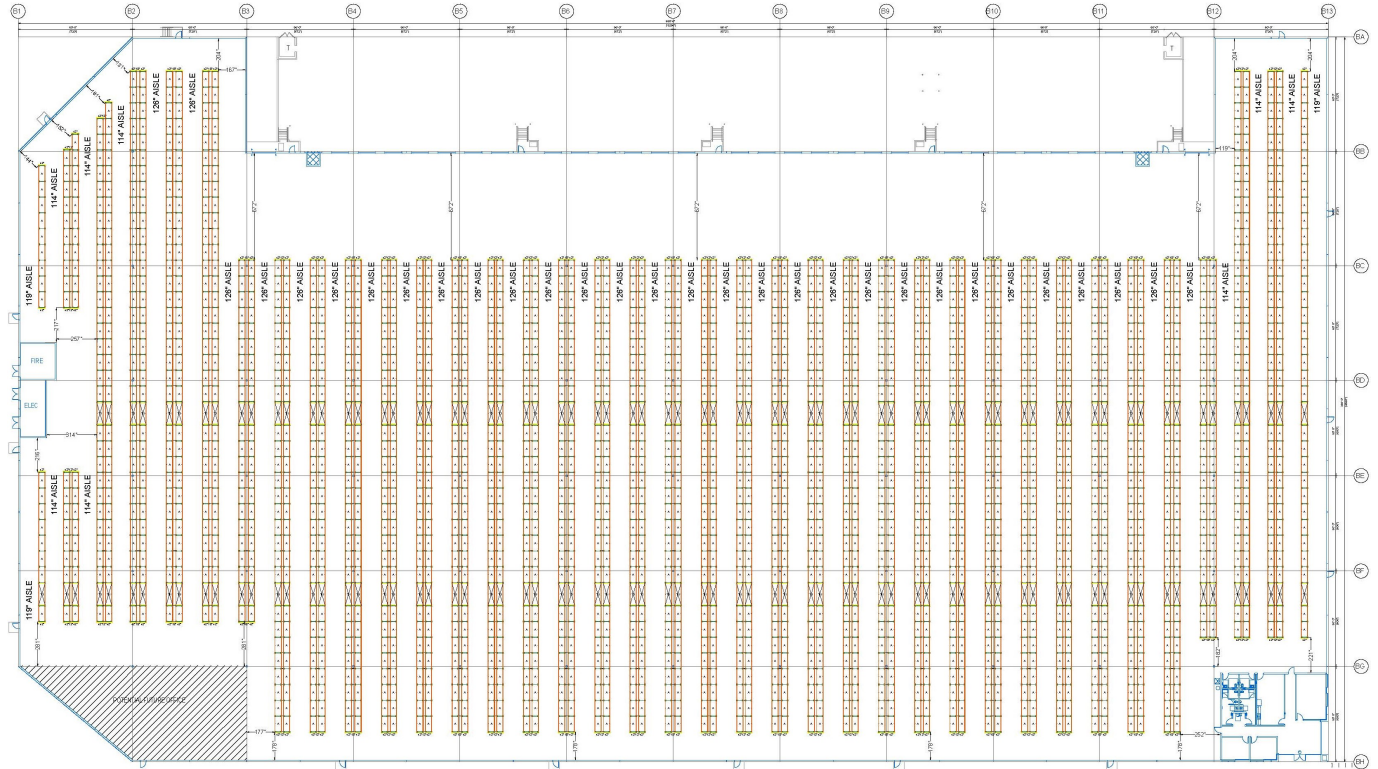
RACK LAYOUT ISO VIEW



60" Tall Pallet



72" Tall Pallet



Total Pallet Positions:

- Approximately 25,164 pallet positions (60" tall pallets)
- Approximately 20,829 pallet positions (72" tall pallets)

- 10'6" Aisles
- 60" Tall Pallets
- 72" Tall Pallets
- 96" Storage Beam
- 144" Tunnel Beam
- Accessories Upon Request



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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

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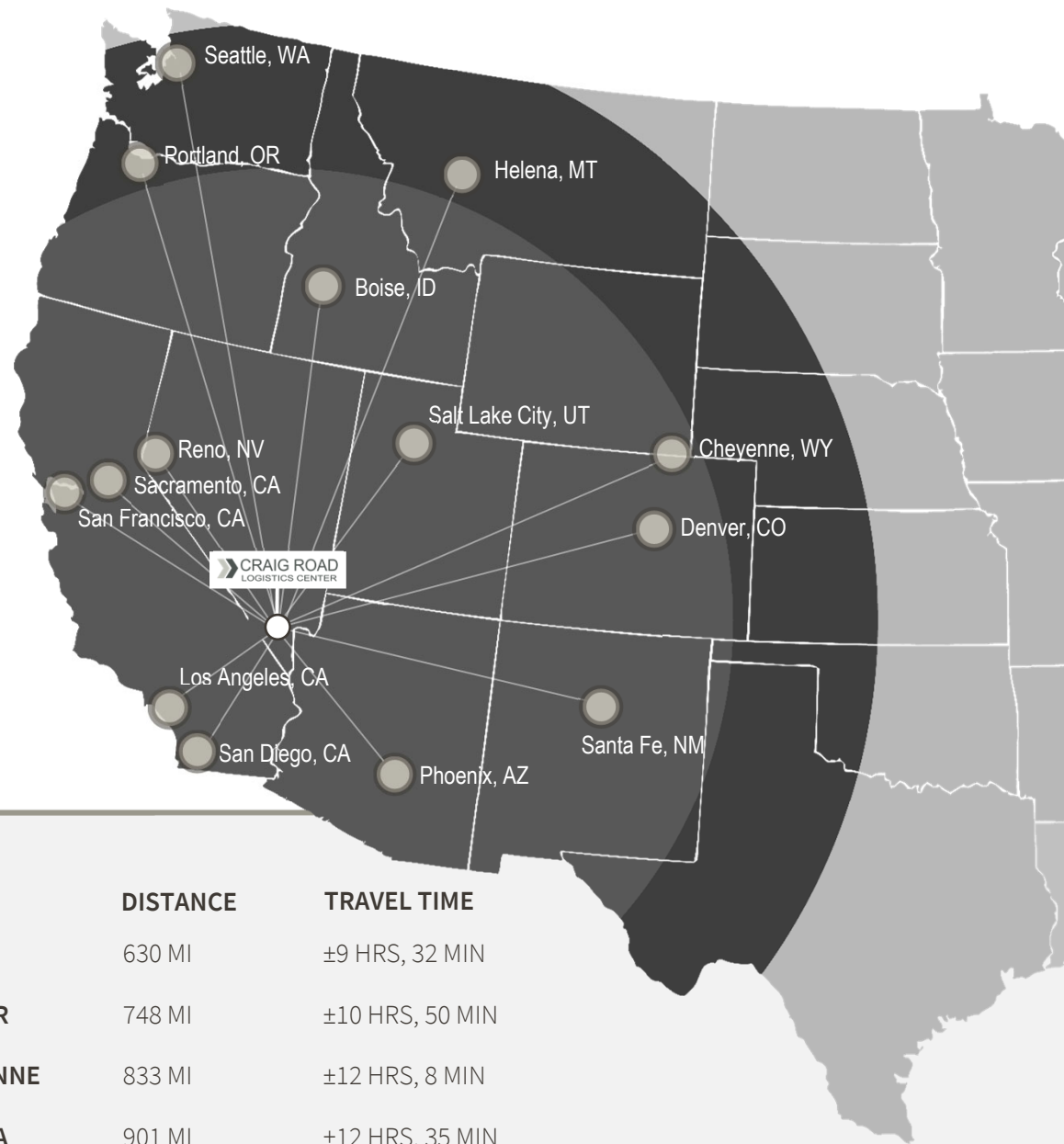


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Transit Analysis from Las Vegas

- 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

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