

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

Ready for Occupancy!



FTZ Enabled

EXCLUSIVE BROKER:



DEVELOPED BY:

ROCKEFELLER
GROUP

For Lease / Sale!

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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 at 52 PSI)
- 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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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 at 52 PSI)
- 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:

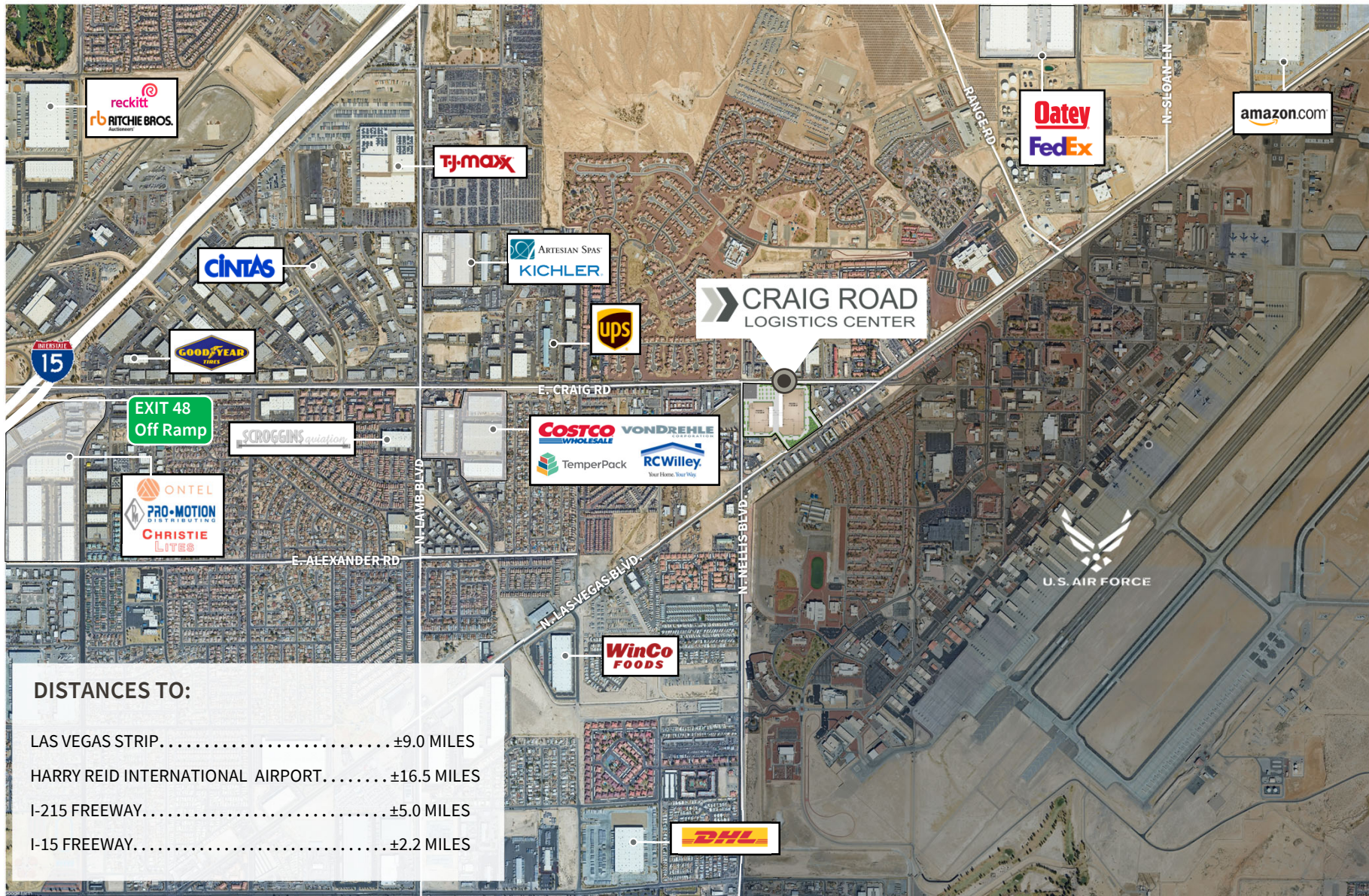


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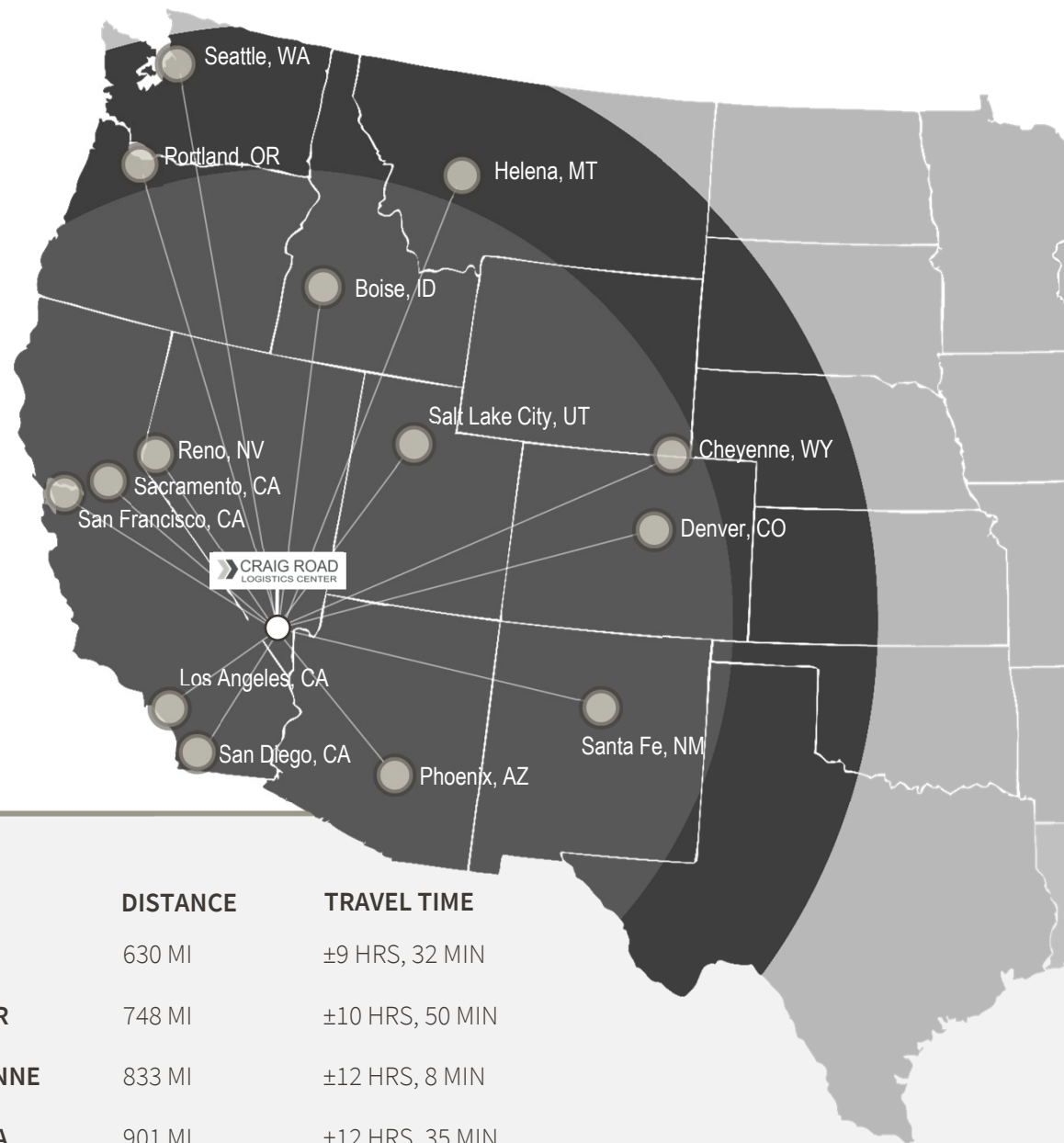


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Transit Analysis from Las Vegas

- **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

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