CRAIG ROAD
LOGISTICS CENTER

5225 E. Craig Rd (Bldg B)
Las Vegas, NV 89115

±227,660 SF Industrial Building – HVAC Ready!



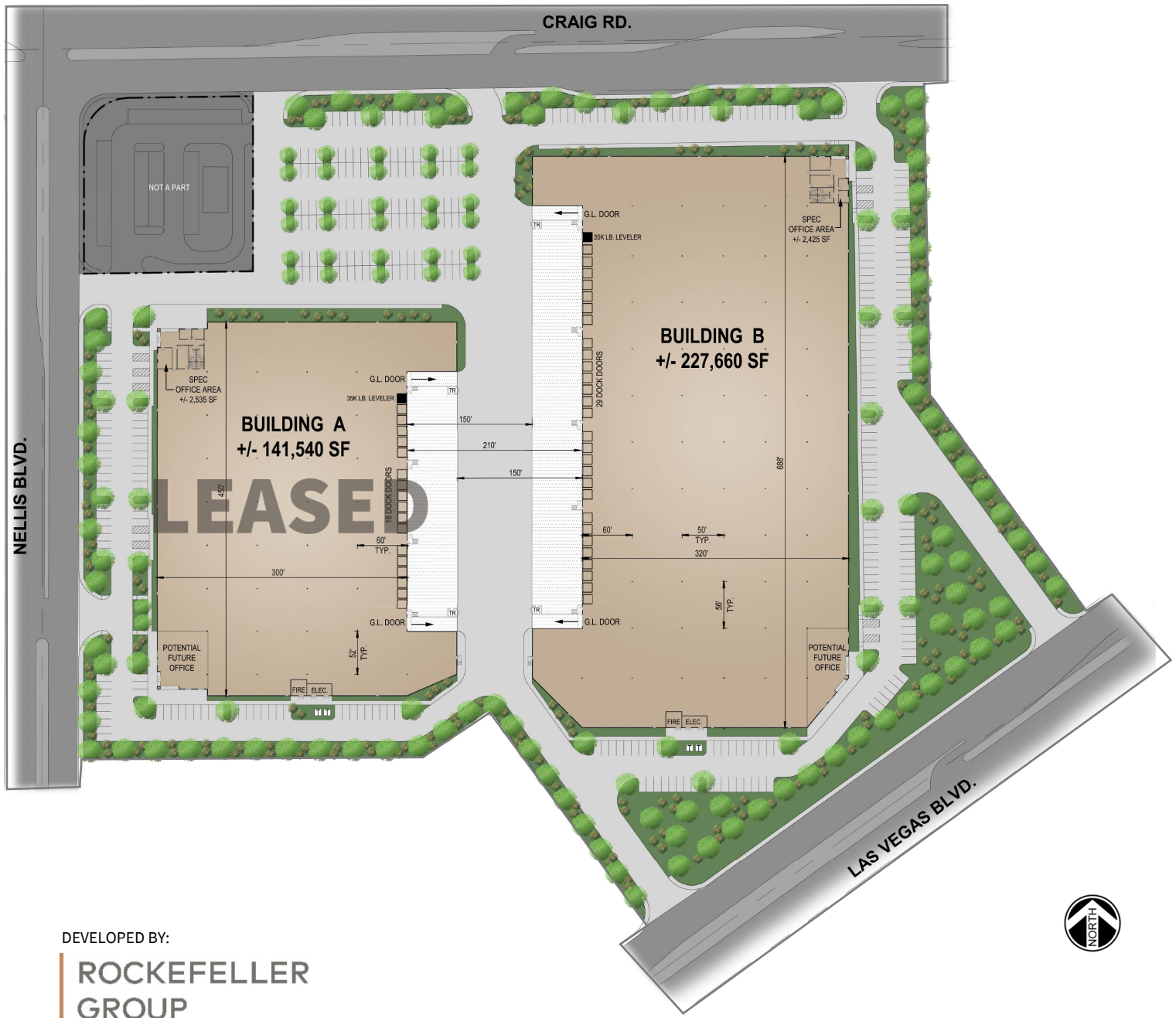
EXCLUSIVE BROKER:
JLL®

DEVELOPED BY:
ROCKEFELLER GROUP

For Lease / Sale!

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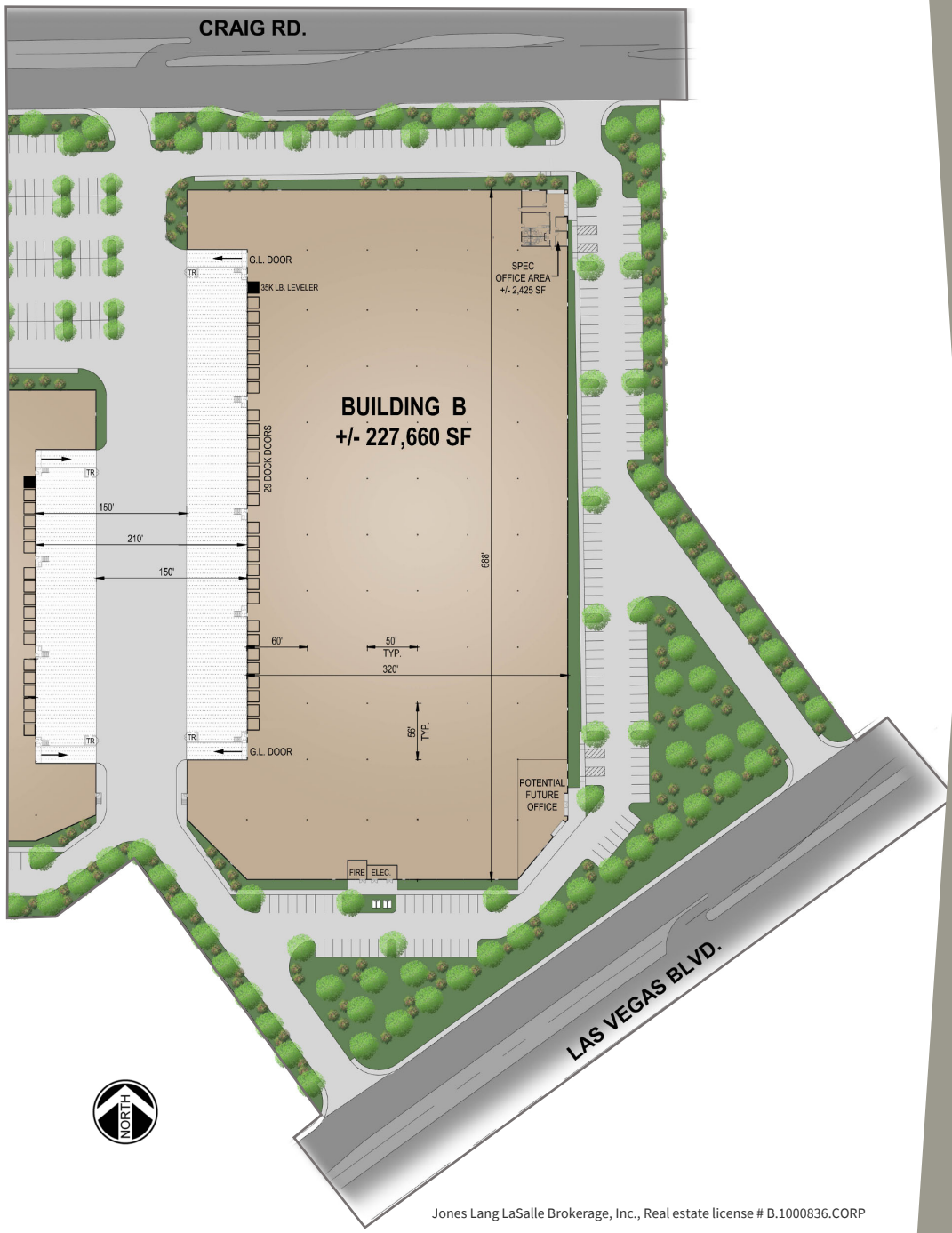
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Building B Features:

- ±227,660 Square Foot Building
- ±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 foot candles at 3' AFF with 15' whips)
- 50' x 56' 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')
- One (1) 35K lb mechanical pit levelers
- Two (2) grade level doors (12' x 14')
- ±210' shared truck court
- 243 auto parking stalls
- FTZ enabled



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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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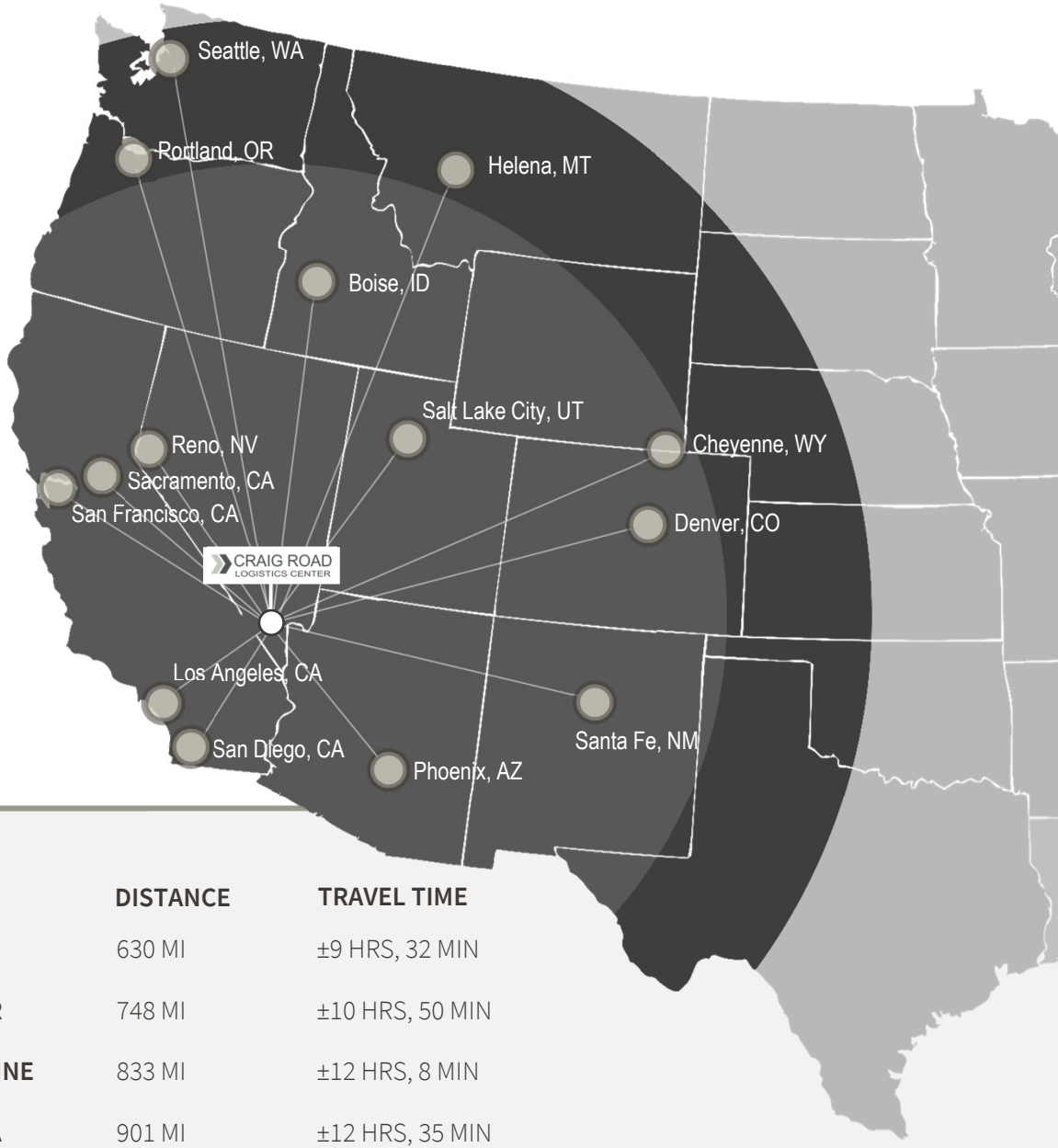
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Transit Analysis
from Las Vegas



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