



COMPASS

LOGISTICS CENTER

±37,530 SF
MOVE-IN READY

FOR LEASE



STATE-OF-THE-ART FRONT LOADING LOGISTICS FACILITY

6150 S. PECOS RD.
LAS VEGAS, NEVADA 89120



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±37,530 SF STATE-OF-THE-ART
FRONT LOADING LOGISTICS FACILITY



6150 S. PECOS ROAD
LAS VEGAS, NEVADA 89120

LOCATION HIGHLIGHTS



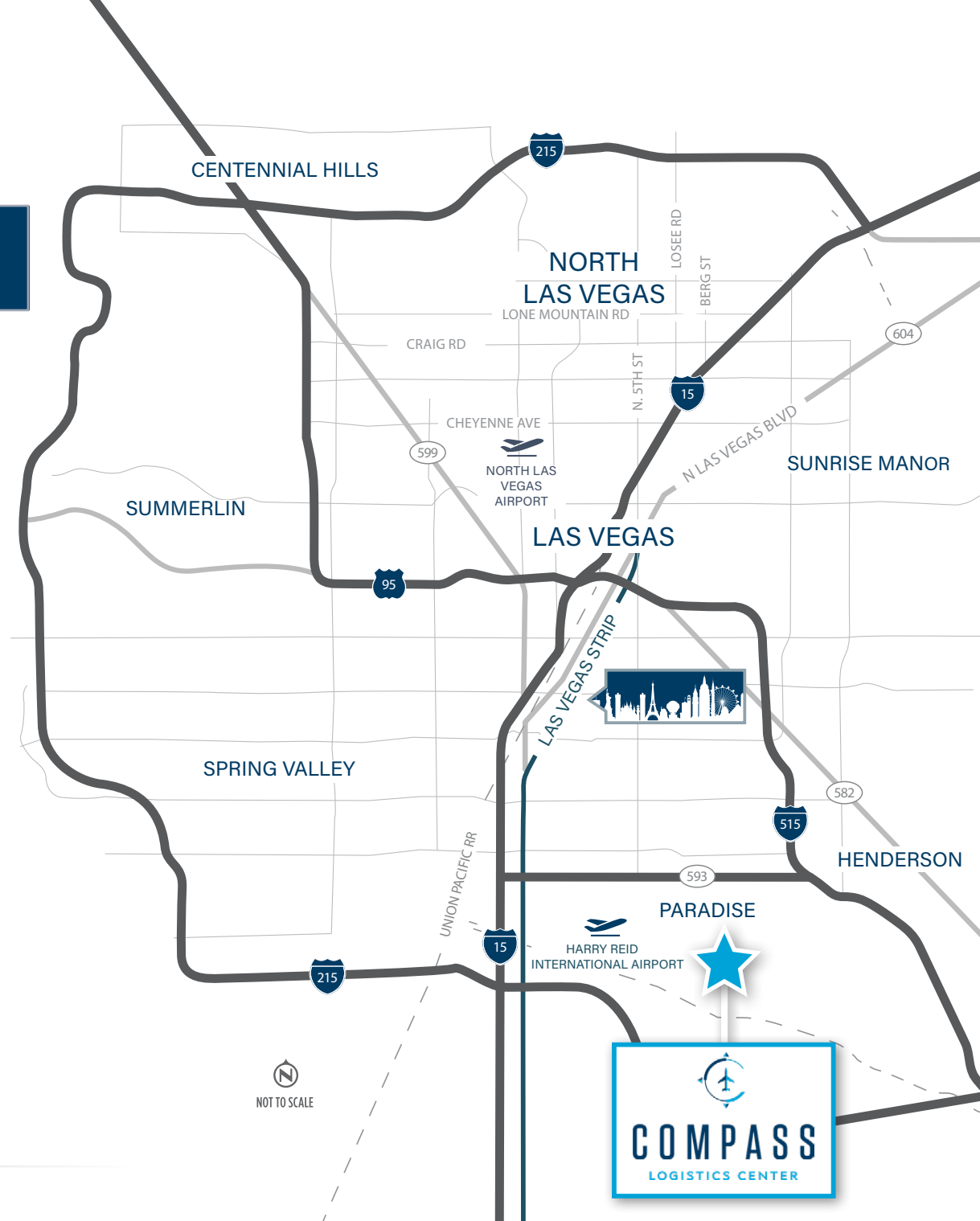
- **Located** in the highly desired Airport submarket with numerous nearby amenities including Harry Reid International Airport, The Strip and Town Square.



- **Excellent connectivity** with access to the I-215 freeway via Sunset Rd.



- **Clark County Jurisdiction**



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BUILDING SPECIFICATIONS / PROPERTY OVERVIEW

TOTAL SF:

150,120 SF

SF AVAILABLE:

37,530 SF

SPEC OFFICE SF:

1,653 SF (UNDERWAY)

DOCK DOORS:

9 DOCK DOORS (9'X10')

GRADE DOORS:

1 GRADE DOOR (12'X14')

CLEAR HEIGHT:

32' MINIMUM

COLUMN SPACING:

54' X 45' WITH 60' SPEED BAYS

POWER:

277/480 V, 3-PHASE

SPRINKLERS:

ESFR

INSULATION:

R-19

PARKING:

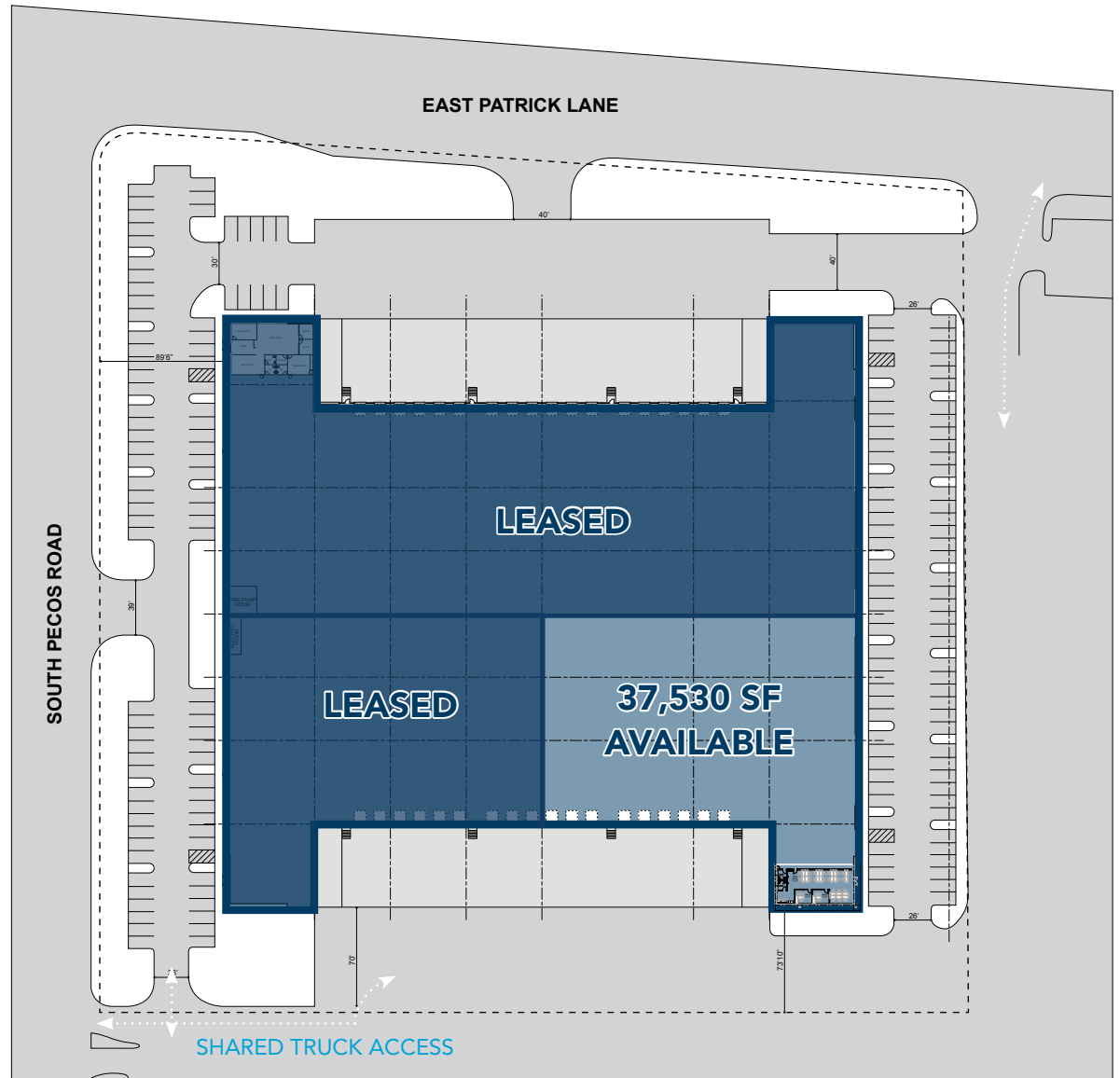
42 AUTO PARKING STALLS

MARSHALLING BAY DEPTH:

60'

TRUCK COURT:

130'

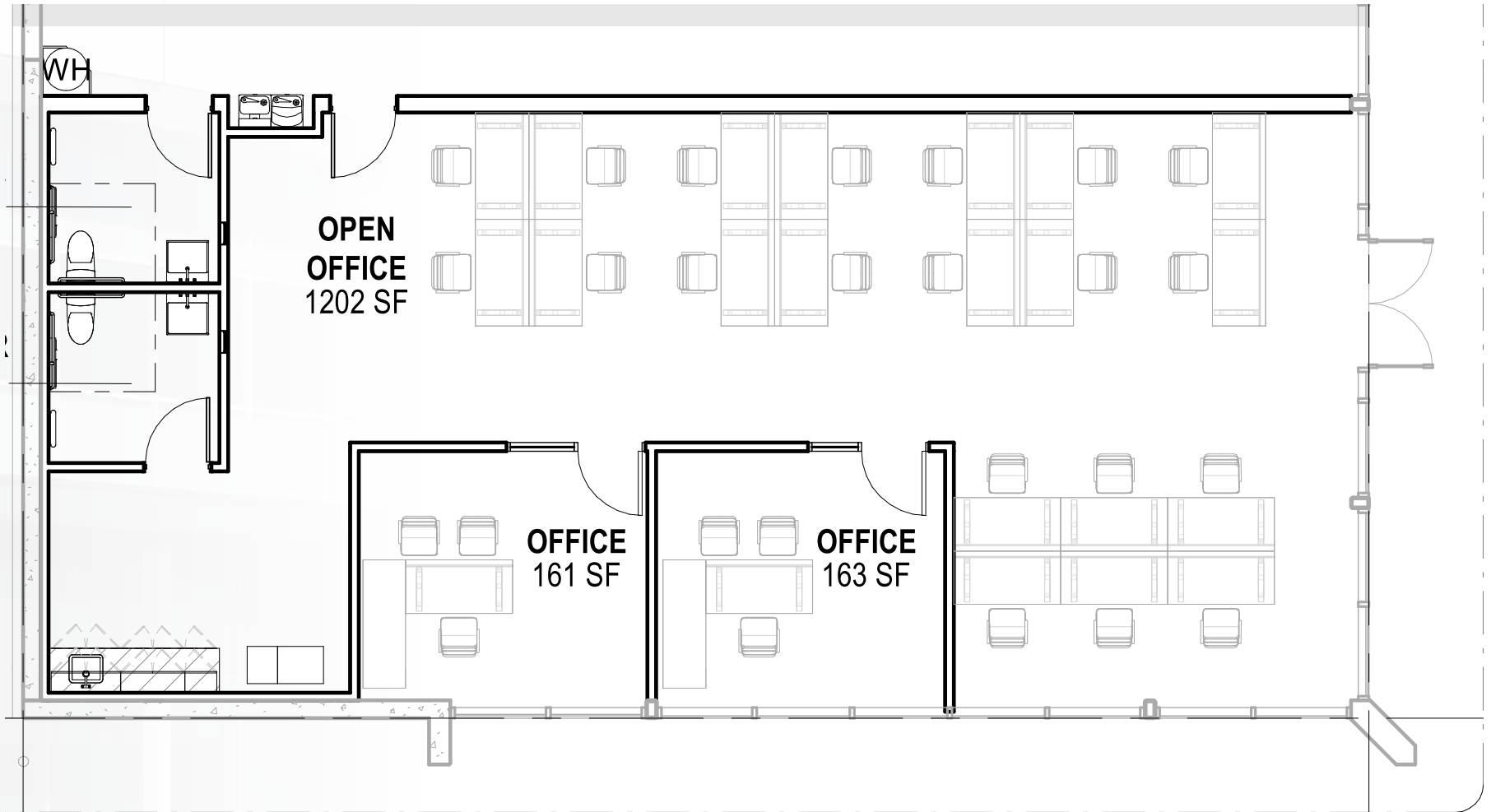


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SPEC OFFICE PLAN CURRENTLY UNDERWAY
±1,653 SF





AMENITIES MAP



Excalibur
HOTEL-CASINO LAS VEGAS
Tropicana
LAS VEGAS

LUXOR
LAS VEGAS



MANDALAY BAY

HARRY REID INTERNATIONAL AIRPORT
10 MIN. DRIVE TIME

TOWN SQUARE
LAS VEGAS

DRIVE TIME TO I-15:
12 MINUTES

E TROPICANA AVE

THE HOME DEPOT
T-Mobile
SUBWAY

S PECOS RD

Legends
BARKER SHOP & SHAVING PARLOR
Patio CHEESESTEAK FACTORY
SONIC
America's Drive-In
STIR FRY
Sinclair

E RUSSELL RD

Ethel M.
CHOCOLATES

E PATRICK LN

COMPASS
LOGISTICS CENTER

E SUNSET RD

TIRE WORKS
TOTAL CAR CARE
"NOT YOUR TYPICAL TIRE & SERVICE COMPANY"
Roberts
7-ELEVEN

E EASTERN AVE

STARBUCKS COFFEE
Don Juan
RESTAURANT
MODERN PARSLEY
RESTAURANT
PTS PUB
PIZZA PAPA JOHN'S
Pep Boys

E WARM SPRINGS RD

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LOCATION AND TRANSPORTATION



- I-15 Interchange is ±5.5 miles from site
- US-95 Interchange is ±2.5 miles from site



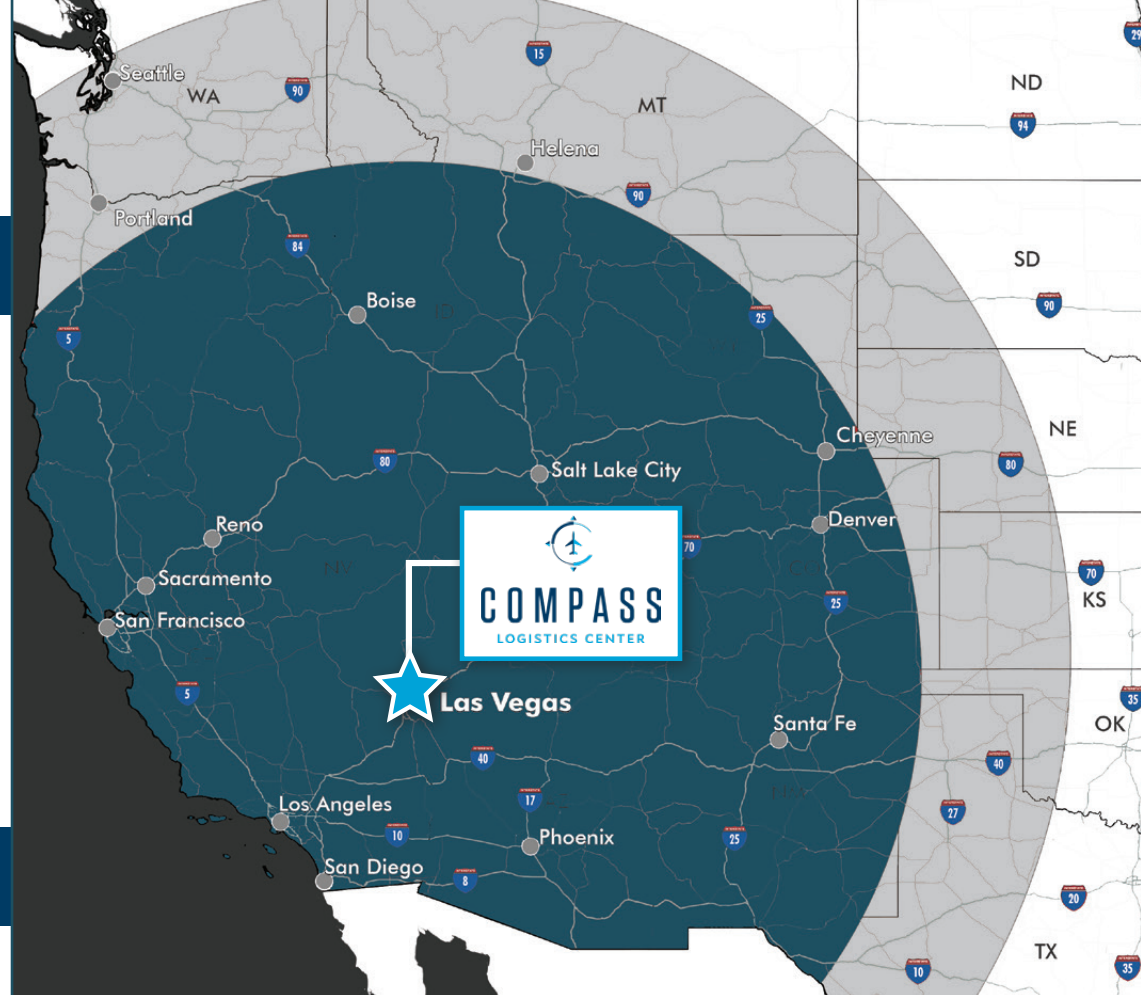
- Harry Reid Airport is ±3.5 miles from site



- The Las Vegas Strip is ±4.5 miles from site

LOCATION AND TRANSPORTATION

- FedEx Freight: 7 Miles
- FedEx Ship Center : 1.5 Miles
- FedEx Air Cargo: 7 Miles
- FedEx Ground: 1.5 Miles
- UPS Freight Service Center: 18.5 Miles
- UPS Customer Center: 4.5 Miles
- UPS Air Cargo : 7 Miles
- US Post Office: 2.5 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





COMPASS

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WEALTH
REAL ESTATE

Hopewell
DEVELOPMENT

CBRE