

FOR LEASE

Owned and Operated by



Desert Willow Logistics Center

3670-3770 N Commerce St. & 110 W Gowan Rd. | North Las Vegas, NV 89032

±722,652 Total SF



**LEASING INFO
& CONTACT**

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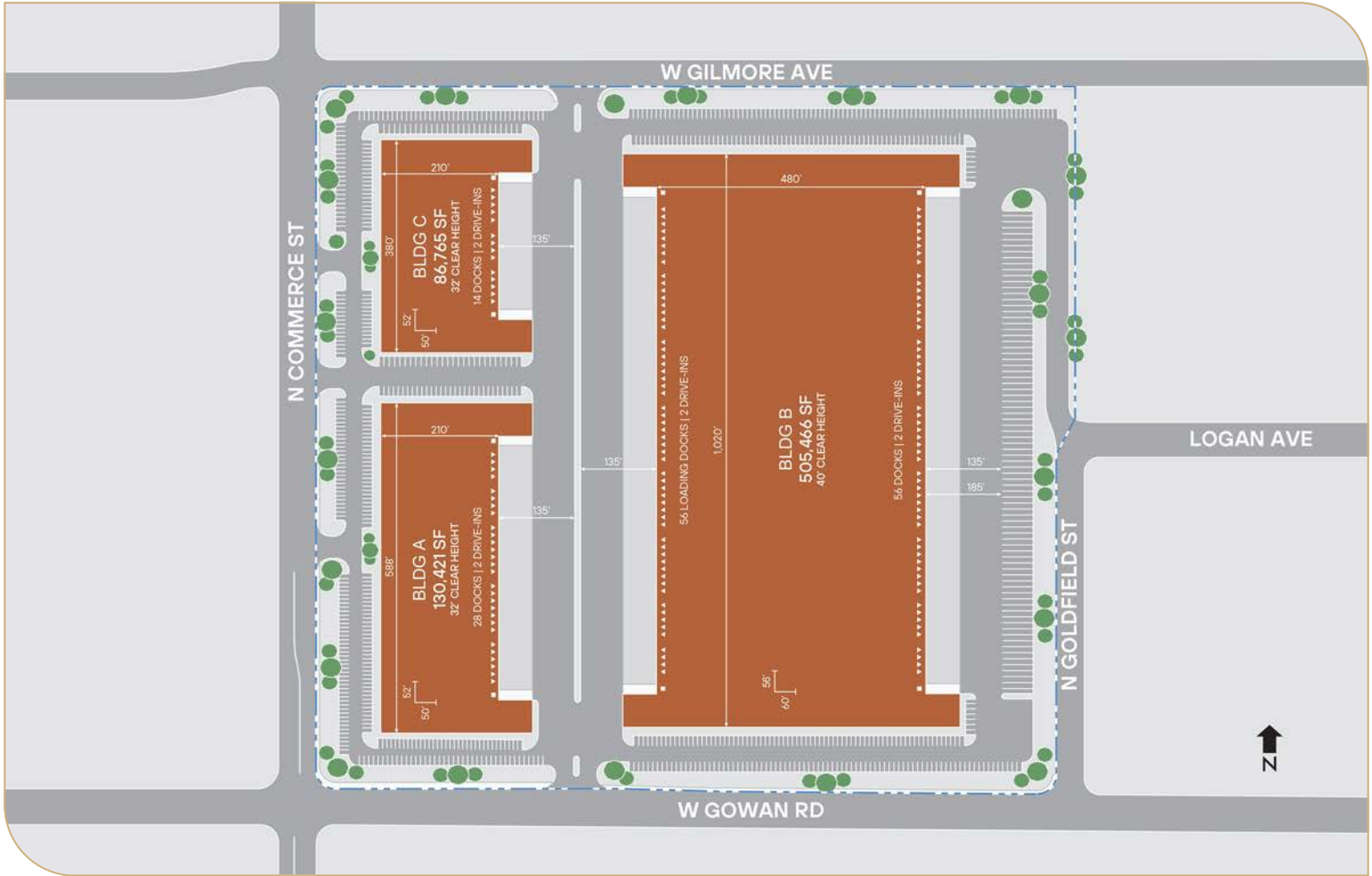
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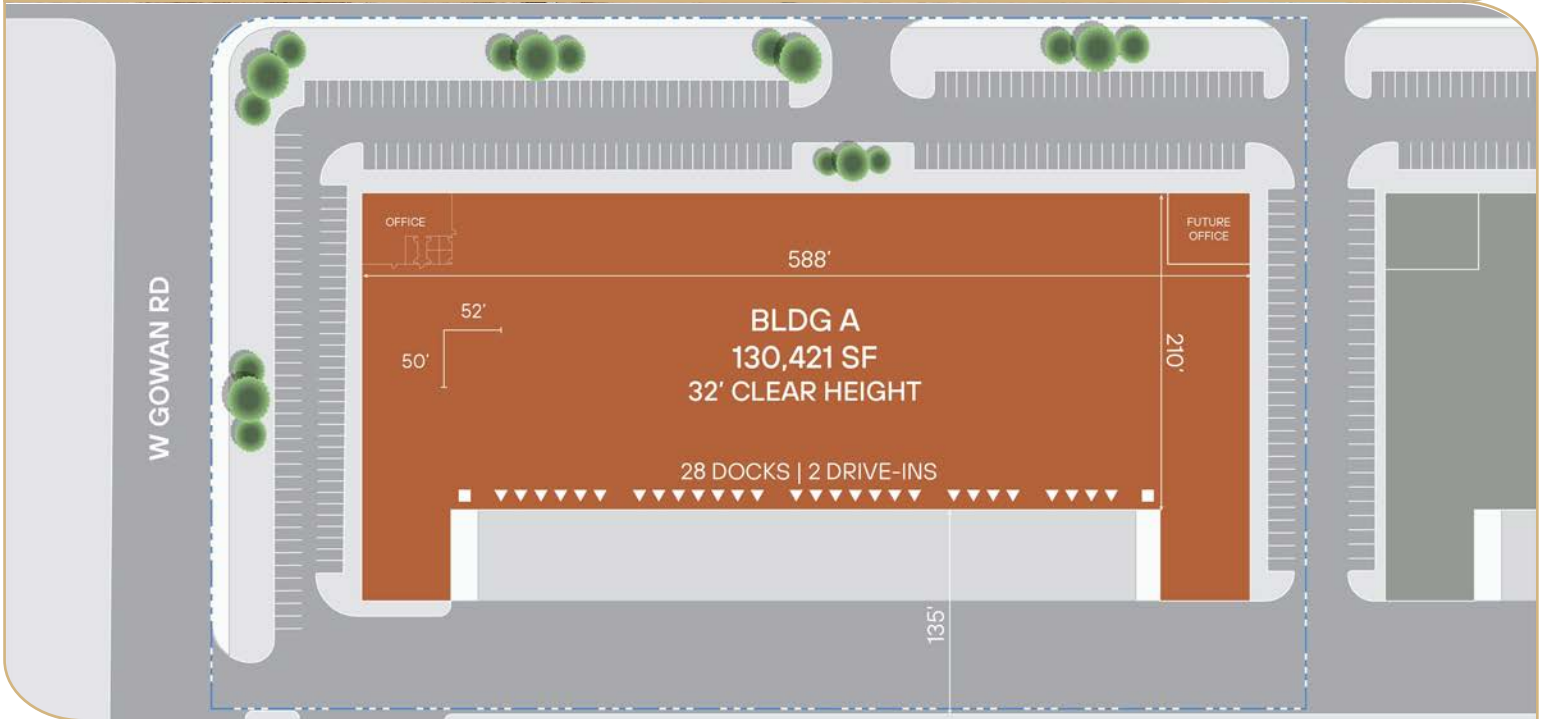
This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



PROJECT HIGHLIGHTS

Total SF	±722,652 SF
Site	37.3 acres
Configuration	Rear & cross-dock loading
Dock Doors	156
Grade Doors	8
Clear Height	32' - 40'
Sprinklers	ESFR
Power	277/480V, 3-phase

Auto Parking	524 stalls
Trailer Parking	78 stalls
Truck Court	135' - 185'
Roofing	60 mil TPO roofing
Delivery	September 2024
Submarket	North Las Vegas
Zoning	M-2
APN	139-10-601-001 & 002



Building A - 3670 N Commerce St.

Bldg A Total	±130,421 SF	Parking	137 spaces
Spec Office	±2,934 SF	Column Spacing	50' x 52' typical
Dock Doors	Twenty-eight (28)	Warehouse Lighting	LEDs, 25 FC average
Grade Doors	Two (2)	Dock Levelers	Seven (7) Mech. 40K lb. capacity
Clear Height	32'	Evaporative Coolers	2 air changes per hour
Power	3,000 amps, 277/480V	Epoxy Joint Filler	(MM80 or =) at speed bay joint
		Slab	6" reinforced slab



Building B - 110 W Gowan Rd.

Bldg B Total	±505,466 SF ±3,990 SF office	Column Spacing	60' x 56' typical
Dock Doors	One hundred twelve (112)	Warehouse Lighting	LEDs, 25 FC average
Grade Doors	Four (4)	Dock Levelers	Twenty-four (24) Mech. 40K lb. capacity
Clear Height	40'	Evaporative Coolers	2 air changes per hour
Power	6,000 amps, 277/480V	Epoxy Joint Filler	(MM80 or =) at speed bay joint
Parking	266 auto 78 trailer	Configuration	Cross-dock
		Slab	8" reinforced slab



Building C - 3770 N Commerce St.

Bldg A Total	±86,765 SF
Spec Office	±2,919 SF
Dock Doors	Fourteen (14)
Grade Doors	Two (2)
Clear Height	32'
Power	3,000 amps, 277/480V

Parking	113 spaces
Column Spacing	50' x 52' typical
Warehouse Lighting	LEDs, 25 FC average
Dock Levelers	Five (5) Mech. 40K lb. capacity
Evaporative Coolers	2 air changes per hour
Epoxy Joint Filler	(MM80 or =) at speed bay joint
Slab	6" reinforced slab



OVERVIEW

Positioned in the highly sought after North Las Vegas submarket on the north east corner of N Commerce Street & W Gowan Rd. Desert Willow Logistics Center offers immediate access to the I-15 freeway via the Cheyenne Avenue Interchange and is located near an abundance of amenities and quality tenants. The property is located just 9.5 miles from the Las Vegas Strip and 13.5 miles from Harry Reid International Airport.



Transit Analysis

from Las Vegas

- ONE DAY TRUCK SERVICE
19.4% OF US POPULATION
- TWO DAY TRUCK SERVICE
23.3% OF US POPULATION



	DISTANCE	TRAVEL TIME		DISTANCE	TRAVEL TIME
LOS ANGELES	270 MI	4 HRS	BOISE	630 MI	9 HRS, 32 MIN
PHOENIX	298 MI	4 HRS, 38 MIN	DENVER	748 MI	10 HRS, 50 MIN
SALT LAKE CITY	421 MI	5 HRS, 51 MIN	CHEYENNE	833 MI	12 HRS, 8 MIN
RENO	448 MI	7 HRS, 1 MIN	HELENA	901 MI	12 HRS, 35 MIN
ALBUQUERQUE	574 MI	8 HRS, 20 MIN	PORTLAND	974 MI	15 HRS, 29 MIN
SAN FRANCISCO	568 MI	8 HRS, 29 MIN	SEATTLE	1,125 MI	15 HRS, 29 MIN