

CLC
CHEYENNE
LOGISTICS CENTER



 **JLL** CROW HOLDINGS
CAPITAL

FOR LEASE

±166,486 SF

3360 N. LAMB BLVD.
LAS VEGAS, NV 89115

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PROPERTY FEATURES



±166,468
SF, Divisible to
±83,000 SF



±2,521
SF Spec Office



32'
Clear Height



52' x 60'
Typical Column Spacing
60' Speed Bay



Evaporative
Cooled Warehouse



130' Truck
Court Depth
Minimum



39 Dock
High Doors
9' x 10'



4 Drive-In
Level Doors
13' x 14' (2 ramped)



165
Auto Stalls



ESFR
Sprinkler System
K-25.2 sprinkler heads



8 Mechanical
35 lb. Pit Levelers



1%
Skylights

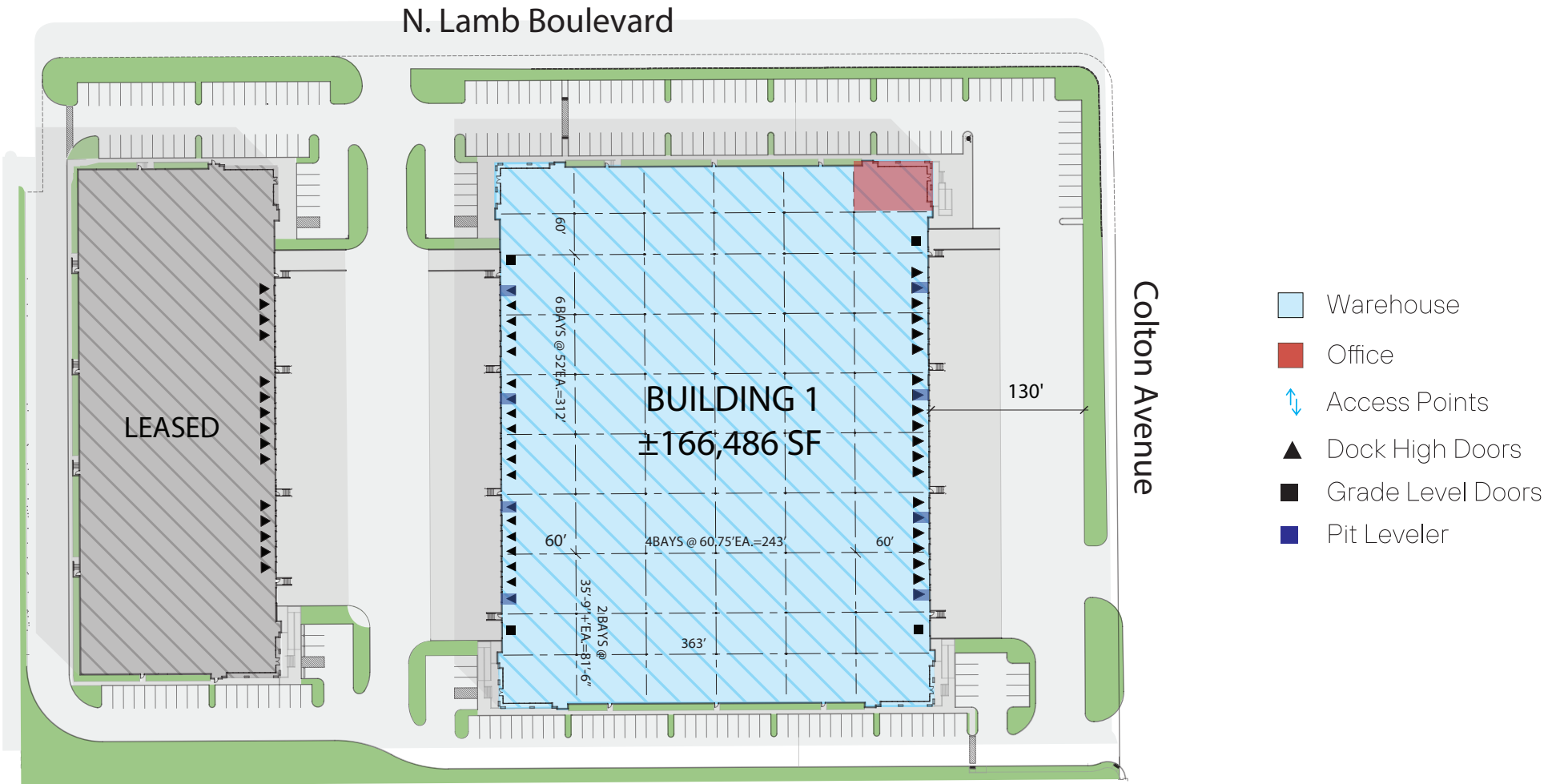


3,000 Amps
277/480 Volt
3-Phase Power



R-19
Roof Installation

SITE PLAN



Facility Specs:

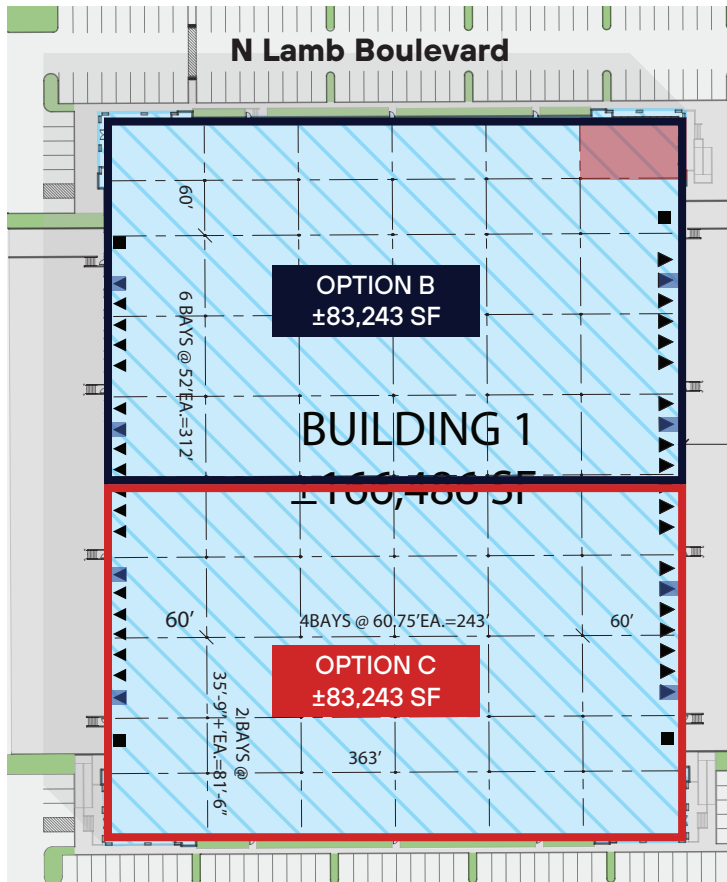
- .45 MIL TPO Membrane Roof
- 6" Steel Reinforced Concrete Slab Thickness Rated at 4000 PSI
- 60' Concrete apron with max. 2% declination
- LED Lighting in Warehouse

Availability Summary

166,468 SF

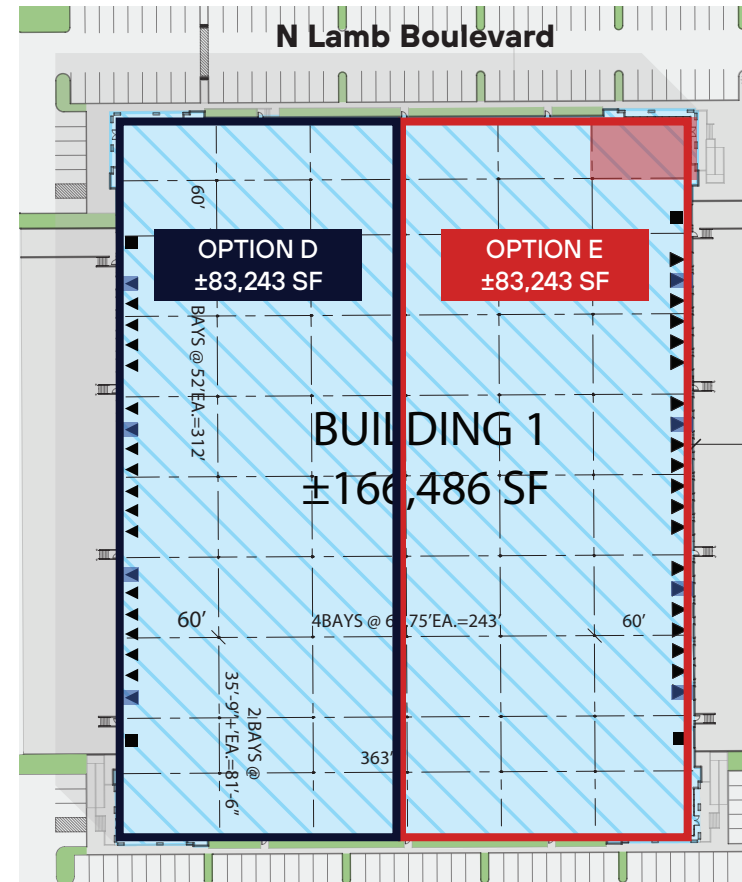
*option to demise to 83,243 SF

DEMISING OPTIONS



OPTION B	
Total SF:	±83,243 SF
Office SF:	±2,521 SF
Dock Doors:	19 dock doors
Drive-In Doors:	2 drive-in doors

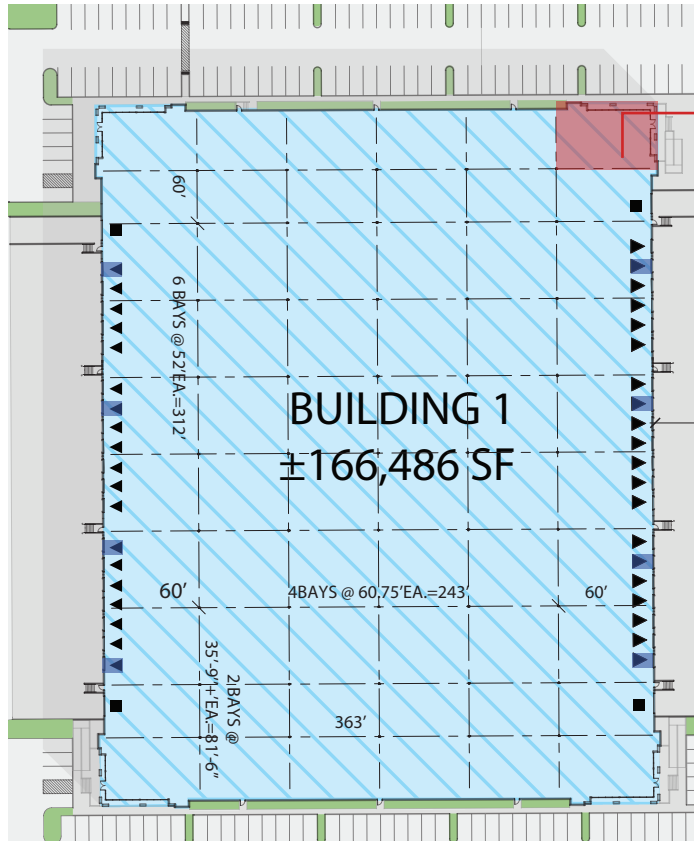
OPTION C	
Total SF:	±83,243 SF
Office SF:	BTS
Dock Doors:	20 dock doors
Drive-In Doors:	2 drive-in doors



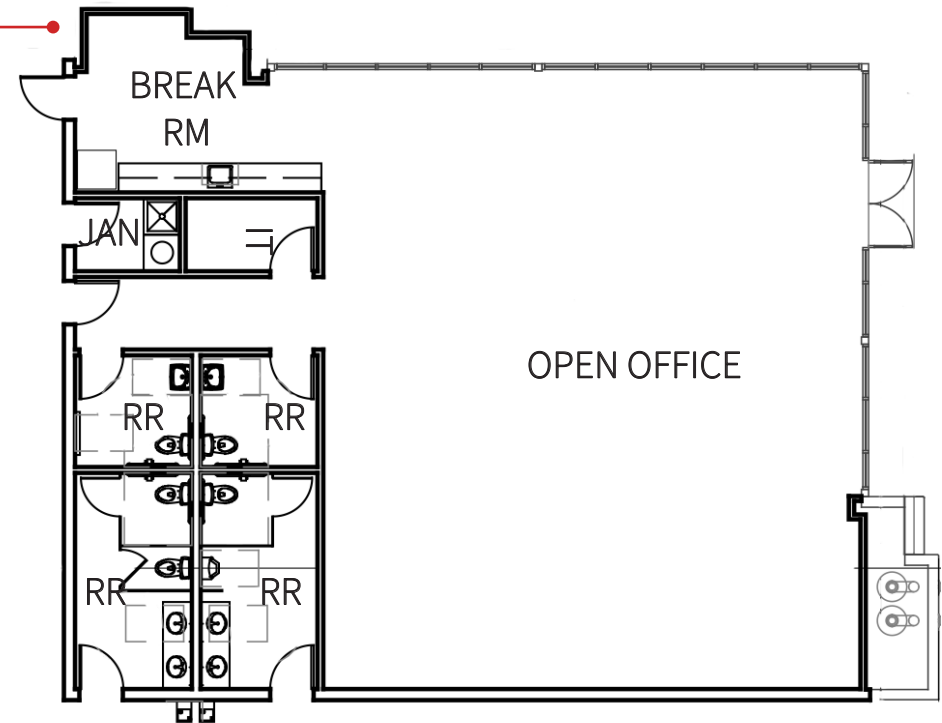
OPTION D	
Total SF:	±83,243 SF
Office SF:	BTS
Dock Doors:	19 dock doors
Drive-In Doors:	2 drive-in doors

OPTION E	
Total SF:	±83,243 SF
Office SF:	±2,521 SF
Dock Doors:	20 dock doors
Drive-In Doors:	2 drive-in doors

SPEC OFFICE PLAN



Spec Office | $\pm 2,521$ SF



Office Features

- Open Office
- Break Room
- M/W restrooms for office
- Multi-stall M/W restrooms for warehouse

LAS VEGAS BUSINESS FACTS



2.4 Million residents

29th

Largest metropolitan
area in the U.S.



Population projected
to grow almost 12.7%
by 2028

0% TAX

- Personal Income Tax
- Corporate Income Tax
- Gift tax
- Franchise tax
- Estate tax
- Inventory tax
- Employer payroll tax

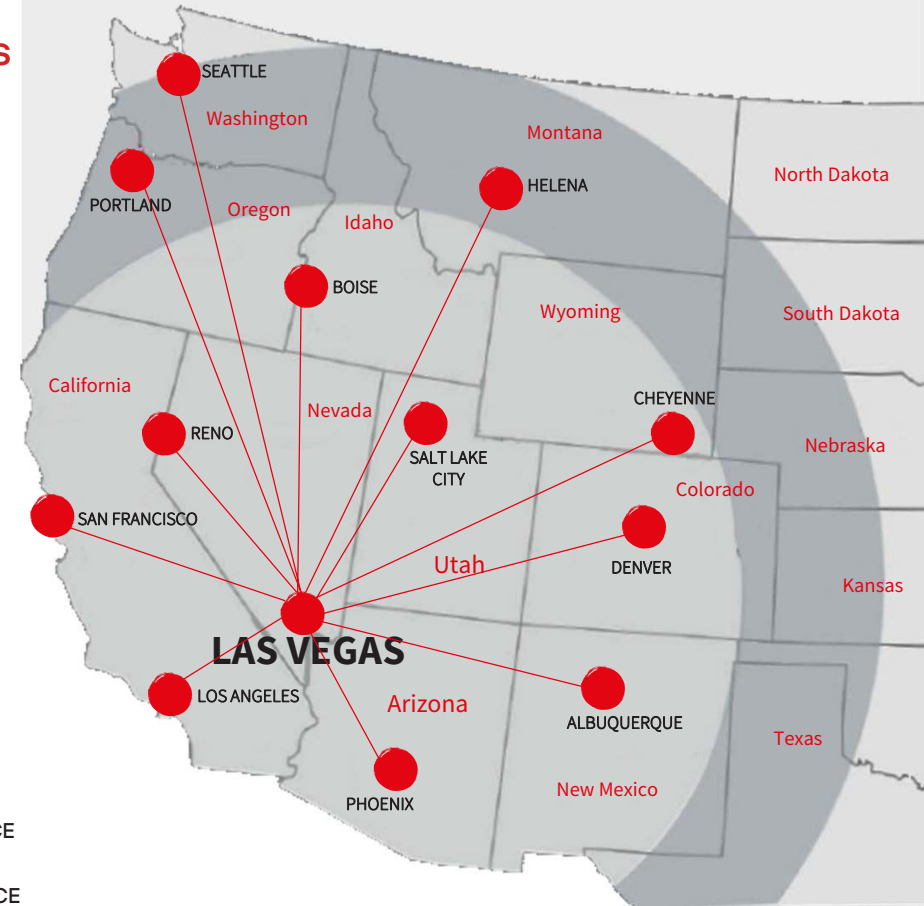
LABOR

- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x thenational average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries.

ASSISTANCE PROGRAMS

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement

Transit Analysis from Las Vegas



	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
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



CROW HOLDINGS
CAPITAL

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