



**West Craig**  
Distribution Center

70-78 W Craig Road  
North Las Vegas, NV 89032

# For Lease

## Property Overview

- 341,864 s.f. total project size
- 75,454 s.f. available
- 32' clear height
- 2,000 amps 277/480v, 3-phase power per building
- 190' truck courts
- 60' concrete apron  
(with maximum 2% declination)
- 368 total parking spaces
- Four (4) potential drive-in doors (12' x 14')
- Thirty- eight (38) dock high doors
- ESFR Sprinklers with K-17 rating
- R-19 roof insulation
- 60'x 52' typical column bay spacing
- 60' speed bays
- 1% skylights
- 6" thick, reinforced concrete slab  
(rated at 4500 PSI)
- M-1 Zoning (North Las Vegas)
- September 2019 completion

# NOW LEASED



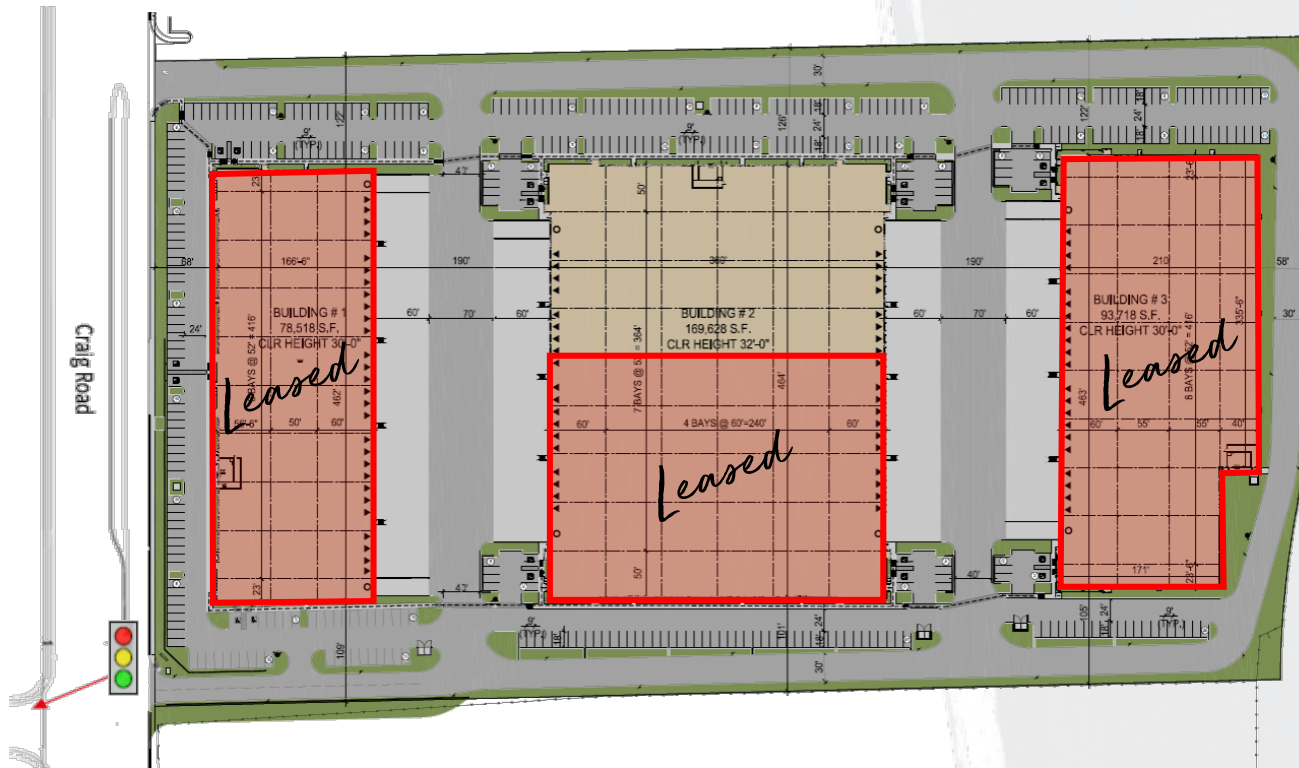
HUNTINGTON  
INDUSTRIAL PARTNERS  
POLK STREET  
INDUSTRIAL



# West Craig Distribution Center

70-78 W Craig Road

North Las Vegas, NV 89032



For more information please contact:

Rob Lujan, SIOR, CCIM  
Vice President  
+1 702 522 5002  
rob.lujan@am.jll.com  
NV Lic. # S.0051018

Jason Simon, SIOR  
Vice President  
+1 702 522 5001  
jason.simon@am.jll.com  
NV Lic. # S.0045593

Xavier Wasiak, SIOR  
Senior Vice President  
+1 702 304 2631  
xavier.wasiak@am.jll.com  
NV Lic. #S.0026489

Jones Lang LaSalle Brokerage, Inc.  
1980 Festival Plaza Drive  
Suite 250  
Las Vegas, Nevada  
NV Lic. # B.1000836.CORP

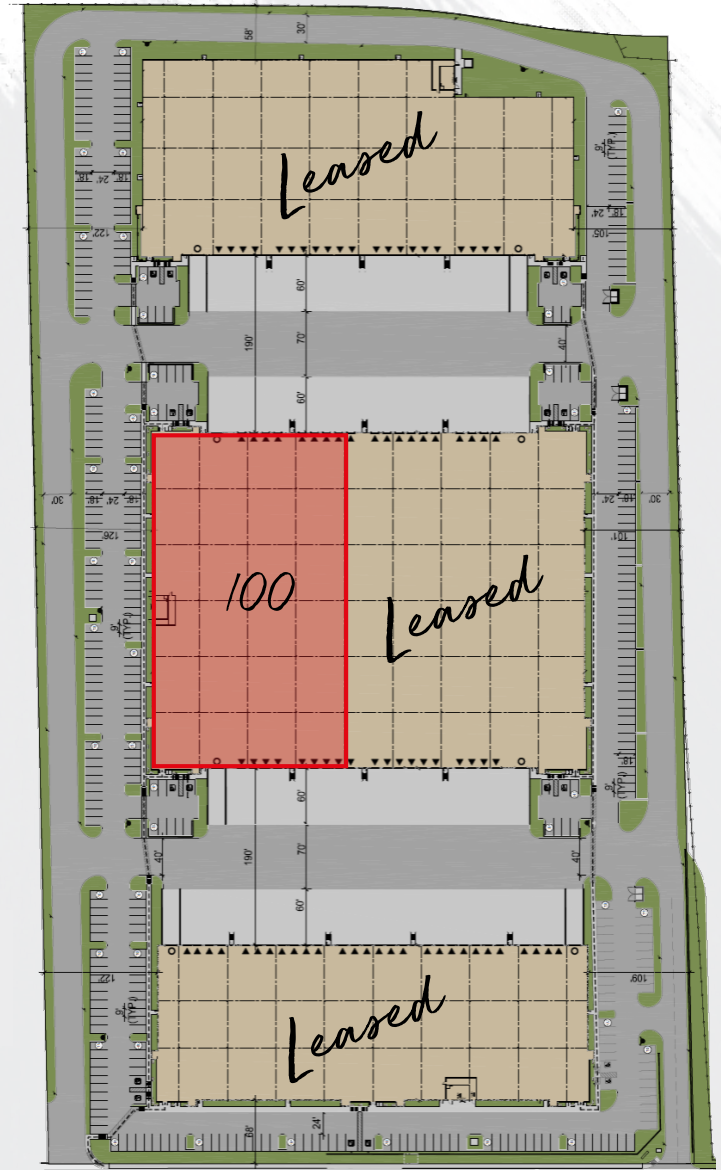




# West Craig Distribution Center

74 W Craig Road  
North Las Vegas, NV 89032

Bldg.	Suite	Total s.f.	Office s.f.	Dock/Grade	Rate	CAM
2	100	75,454	BTS	16 DH   2 GL	TBD	\$0.11



## For more information please contact:

Rob Lujan, SIOR, CCIM  
Vice President  
+1 702 522 5002  
rob.lujan@am.jll.com  
NV Lic. # S.0051018

Jason Simon, SIOR  
Vice President  
+1 702 522 5001  
jason.simon@am.jll.com  
NV Lic. # S.0045593

Xavier Wasiak, SIOR  
Senior Vice President  
+1 702 304 2631  
xavier.wasiak@am.jll.com  
NV Lic. #S.0026489

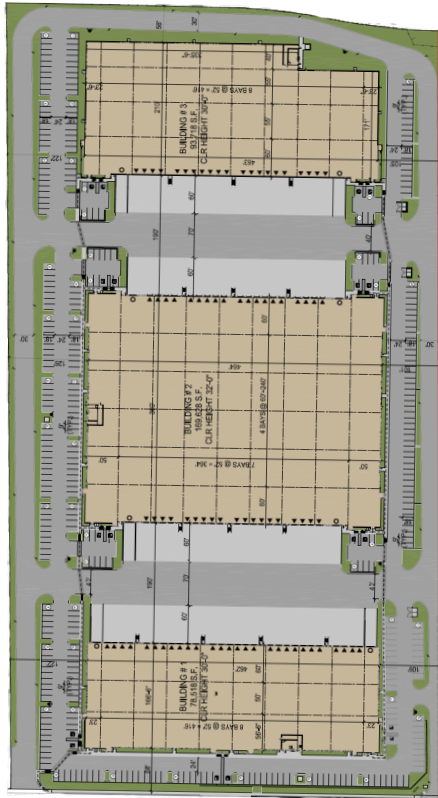
Jones Lang LaSalle Brokerage, Inc.  
1980 Festival Plaza Drive  
Suite 250  
Las Vegas, Nevada  
NV Lic. # B.1000836.CORP



# West Craig Distribution Center

70-78 W Craig Road

North Las Vegas, NV 89032



For more information please contact:

Rob Lujan, SIOR, CCIM  
Vice President  
**+1 702 522 5002**  
rob.lujan@am.jll.com  
NV Lic. # S.0051018

Jason Simon, SIOR  
Vice President  
**+1 702 522 5001**  
jason.simon@am.jll.com  
NV Lic. # S.0045593

Xavier Wasiak, SIOR  
Senior Vice President  
**+1 702 304 2631**  
xavier.wasiak@am.jll.com  
NV Lic. #S.0026489

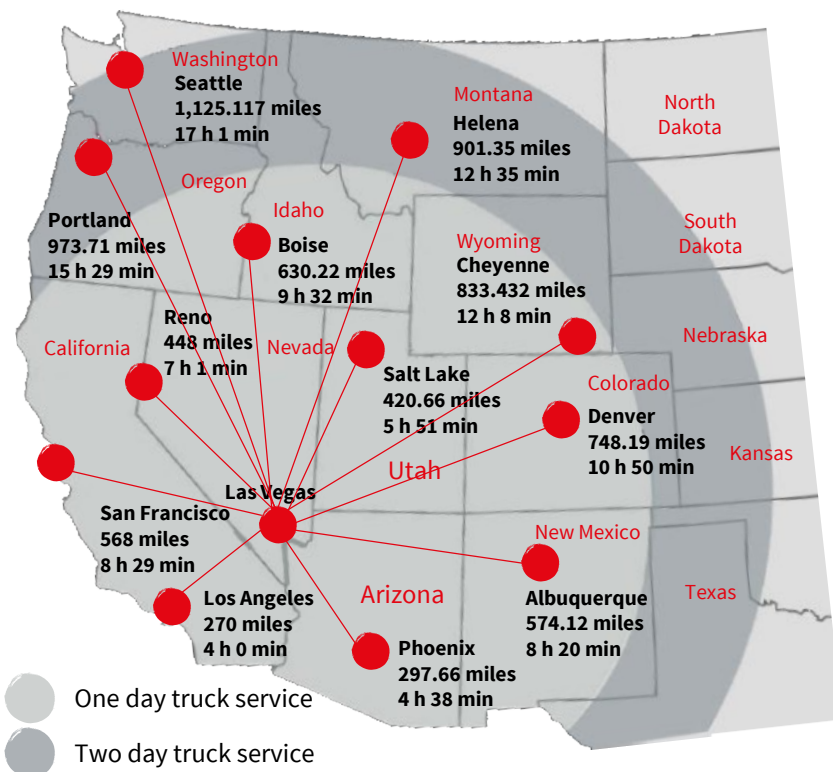
Jones Lang LaSalle Brokerage, Inc.  
1980 Festival Plaza Drive  
Suite 250  
Las Vegas, Nevada  
NV Lic. # B.1000836.CORP



# How Nevada Compares



Tax Comparisons	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	No	8.84%	6.50%	5%	7.4%	6.6%	No
Personal Income Tax	No	1-13.3%	2.59-4.54%	5%	1.6-7.4%	5-9.9%	No
Payroll Tax	0-1.17%	1.5%	No	No	No	0.09%	No
Monthly Property Tax (Based on \$25M Market Value)	\$22,969	\$22,917	\$71,261	\$22,917	\$27,083	\$32,688	\$20,833
Unemployment Insurance Tax	0.25-5.4%	1.5-6.2%	0.03-7.17%	.04-7.4%	0.78-6.8%	1.8-5.4%	0.175.84%
Capital Gains Tax	No	Up to 13.3%	2.59-4.54%	5%	Up to 7.4%	5-9.9%	No
Gross Receipts Tax	No	\$1.01-5.07	No	0.63-1.25%	No	No	0.00138-0.330%
Workman's Comp Rates	NV	CA	AZ	UT	ID	OR	WA
Class 2915 Veneer Products Mfg.	\$2.76	\$9.18	\$3.35	\$1.76	\$3.82	\$3.77	\$1.69
Class 3632 Machine shop NOC	\$2.57	\$5.46	\$2.79	\$2.04	\$4.92	\$2.35	\$1.22
Class 8810 Clerical Office Employees NOC	\$0.30	\$0.56	\$0.24	\$0.12	\$0.29	\$0.14	\$0.14



Population

2,209,677



Workforce

1,023,088



Unemployment  
rate

4.5%



Average HH  
Income

\$74,760



Per Capita  
Income

\$27,350

## Key factors

- No state, corporate or personal income tax
- No estate tax, no inventory tax, no unitary tax, no franchise tax
- Right-to-work state
- Moderate real estate costs
- Low workman's compensation rates