



CHARTWELL COMMERCE CENTER

6355 W. MAULE AVE. | LAS VEGAS NV 89118



**±48,599 SF AVAILABLE
FOR LEASE
RECENTLY COMPLETED!**



CBRE



CHARTWELL COMMERCE CENTER



LOCATION HIGHLIGHTS

- Located in the highly desired Southwest Submarket with a plethora of nearby amenities including the Arroyo Market Square located just south on Rainbow Blvd.
- Excellent connectivity with immediate access to the I-215 freeway via Rainbow Blvd. or Jones Blvd.
- Clark County Jurisdiction
- Zoning: M-D (Design Manufacturing)



PROJECT HIGHLIGHTS

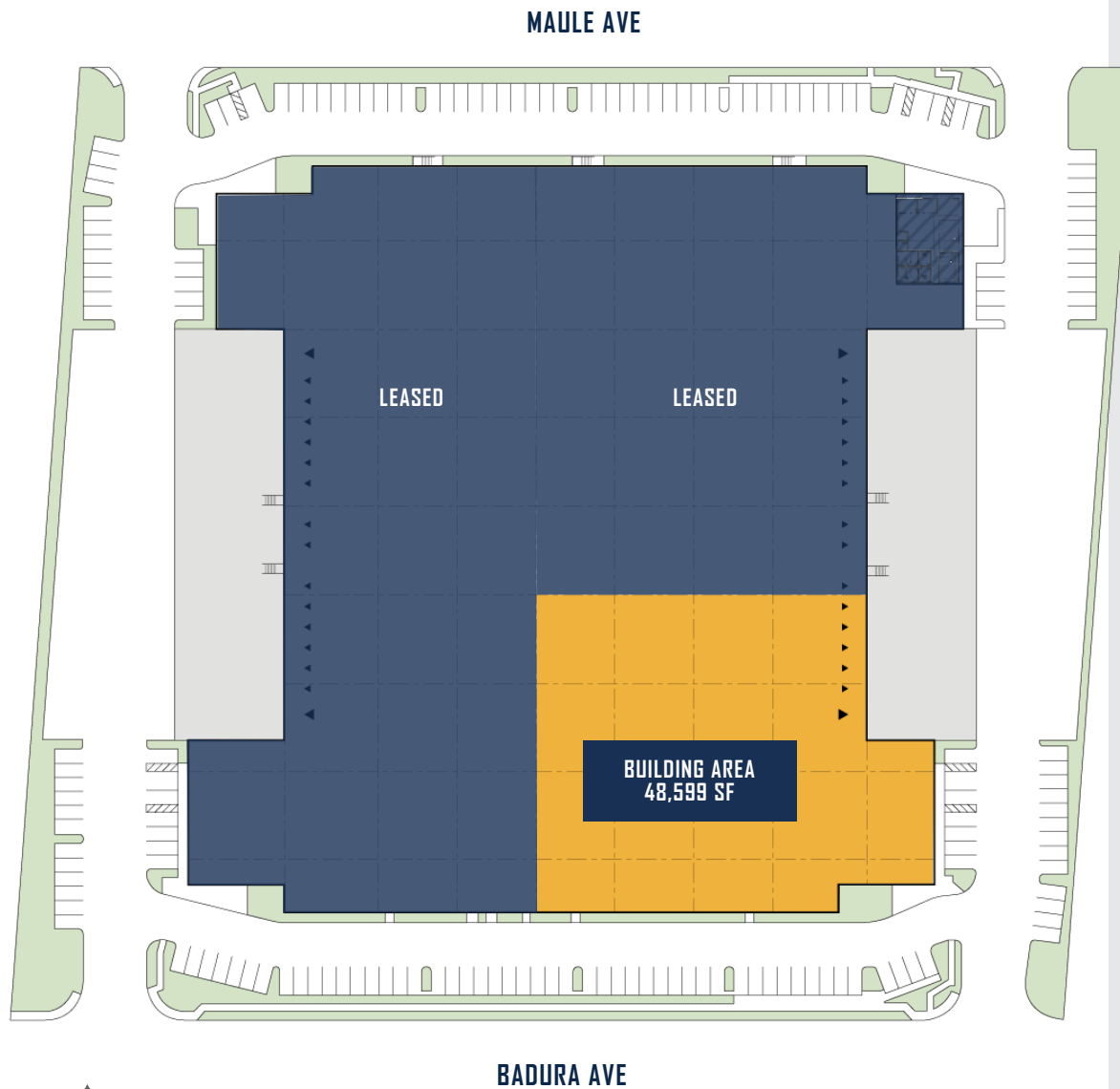
- State-of-the-art, high image industrial cross-dock facility totaling 193,352 SF
- ±48,599 SF remaining
- Front loaded configuration
- 32' minimum clear height
- ESFR sprinkler System
- Secured truck court



CHARTWELL
COMMERCE CENTER

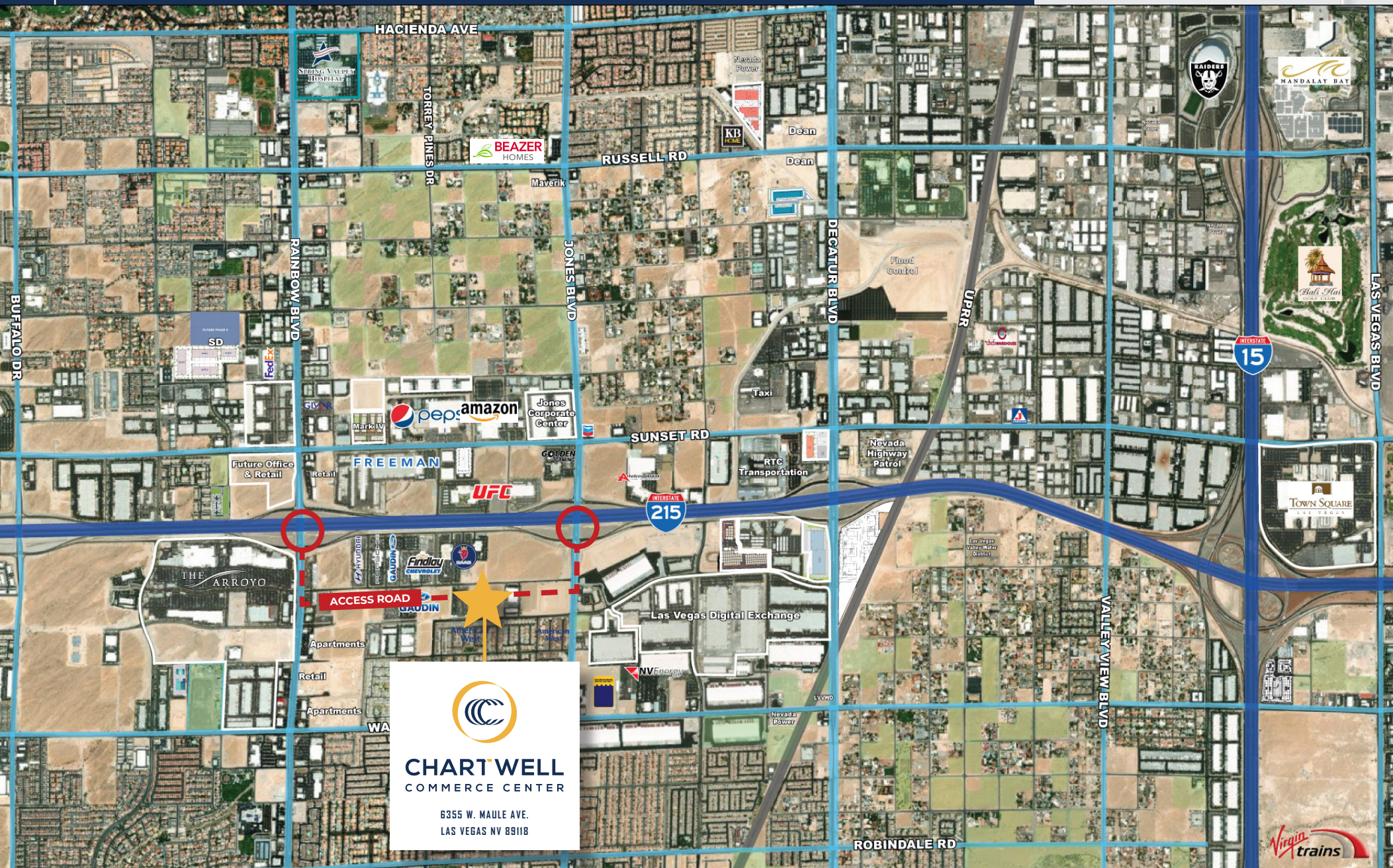
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BUILDING SPECIFICATIONS



Total SF:	48,599 SF
Site Area:	9.24 acre
Clear Height:	32' minimum clear height
Column Spacing:	50' x 52'
Power:	800 Amps, 277/480 V, 3-Phase
Sprinkler:	ESFR
Dock Doors:	5 (9' x 10')
Grade Doors:	1 (12' x 14')
Truck Court:	137' - 140' (Fenced & Gated)
Roofing:	45 mil BUR
Roof Insulation	R-19
Floor Slab:	6" Concrete Slab
Two (2) 35K Lb capacity mechanical dock leveler (every other door)	
LED lighting in warehouse	

LOCATION/AMENITIES AERIAL





LOCATION AND TRANSPORTATION



- I-15 Interchange is ± 3.0 miles from site
- US-95 Interchange is ± 11.0 miles from site



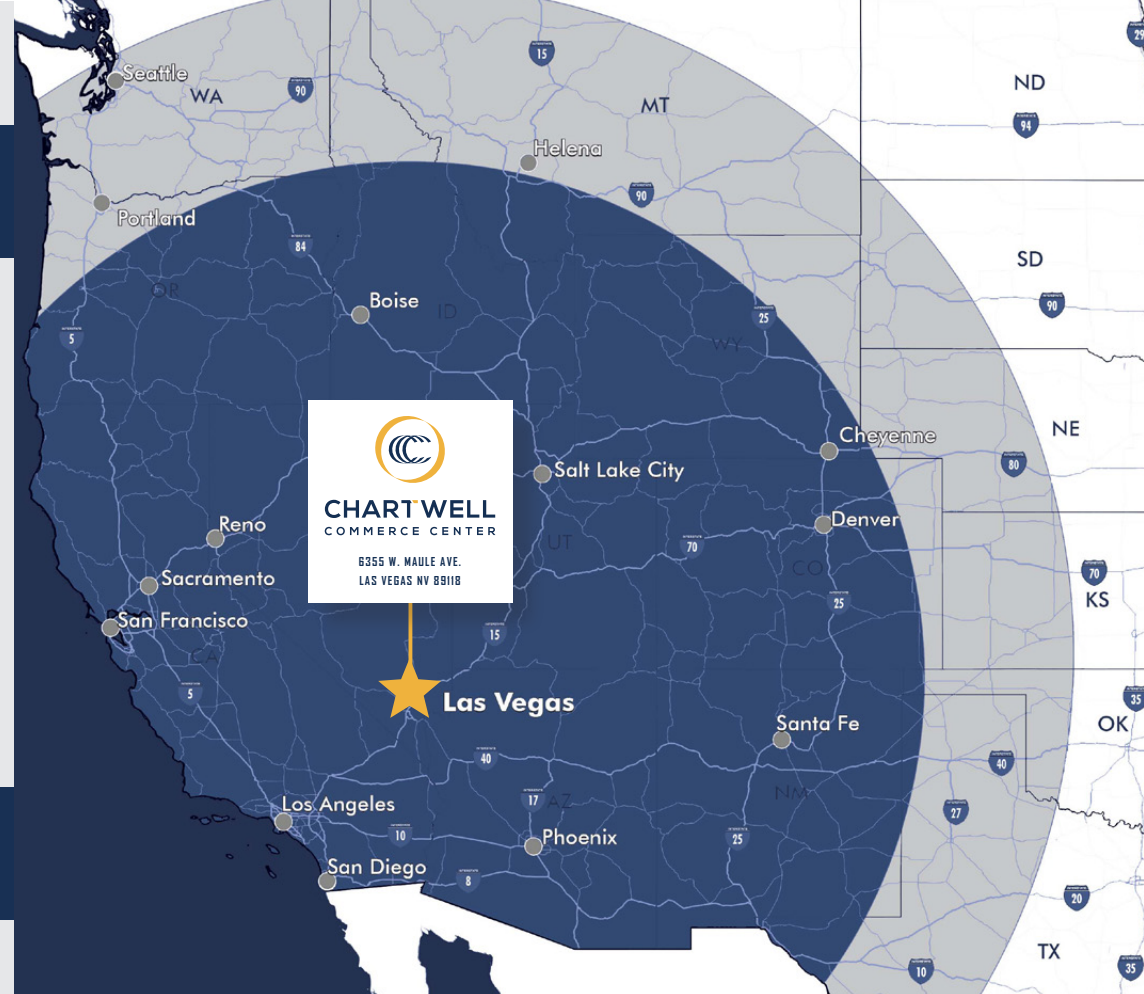
- Harry Reid Airport is ± 5.5 miles from site



- The Las Vegas Strip is ± 6.0 miles from site

SHIPPING AND MAILING SERVICES

- FedEx Freight: 9.0 Miles
- FedEx Ship Center : 1.5 Miles
- FedEx Air Cargo: 8.7 Miles
- FedEx Ground: 1.3 Miles
- UPS Freight Service Center: 5.0 Miles
- UPS Customer Center: 5.0 Miles
- UPS Air Cargo : 8.9 Miles
- US Post Office: 2.8 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





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REAL ESTATE DEVELOPMENT

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