

FOR LEASE



OMP Southern Gateway Commerce Center

15260 Las Vegas Boulevard | Las Vegas, NV 89044

BUILDING:	Building A
BUILDING SIZE:	80,000 SF
LOT SIZE:	5.27 Acres
CLEAR HEIGHT:	32'
SPEC OFFICE:	1,490 SF (Expandable)
AUTO PARKING:	77 Stalls
DOCK DOORS:	20 Doors
GRADE LEVEL DOORS:	2 Doors
TRAILER PARKING:	6 Stalls
POWER:	1,600A UPS with 600A Tenant Meter
SPRINKLERS:	ESFR
DIMENSIONS:	200' x 400'
COLUMN SPACING:	50' x 50'
TRUCK COURT:	205'
WAREHOUSE LIGHTING:	LED Warehouse Lighting on 8' Whips



VISIBILITY
Building Signage
with Direct I-15 Visibility



**ESTIMATED
DELIVERY**
Q1 2024



**PROPERTY
ZONING**
MD Designed
Manufacturing



**WAREHOUSE
COOLING**
EVAP Coolers



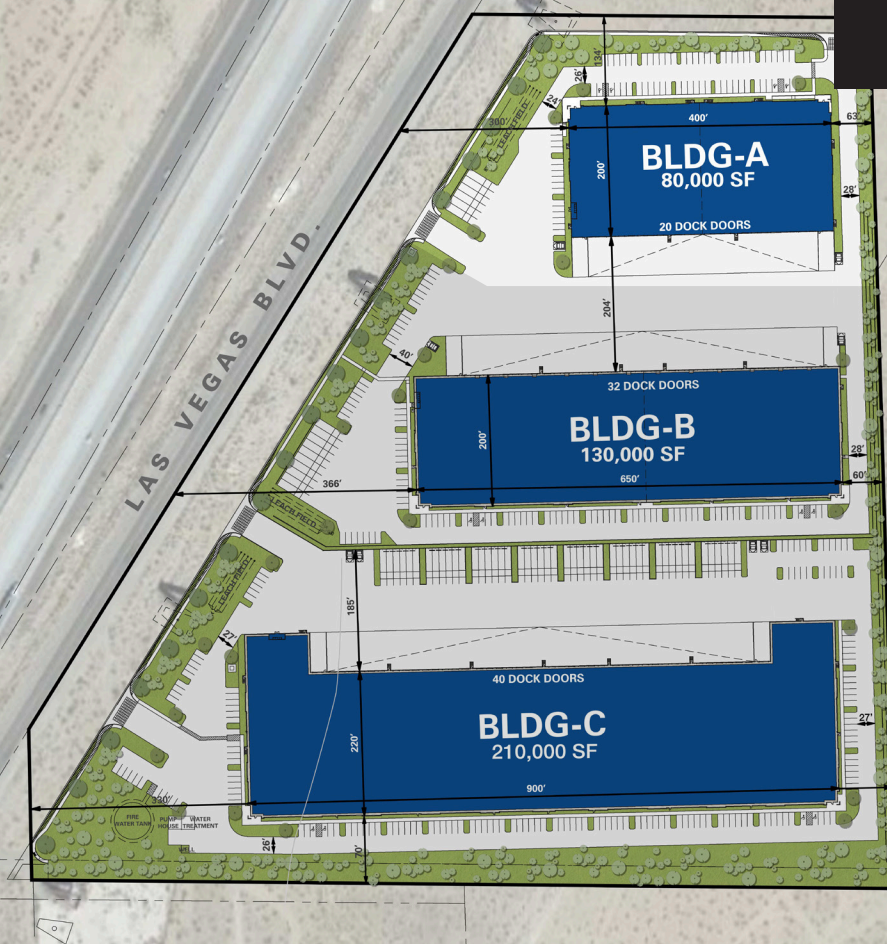
**BUILDING
INTERIOR**
White-box Interior



**LOADING
EQUIPMENT**
Ten 35,000 lb
Hydraulic Levelers



Site Plan



Location Details

- Conveniently located off of Las Vegas Boulevard South, just 5 minutes to St. Rose Parkway.
- Excellent I-15 visibility with 287,980 traffic counts
- Within 15 minutes to an abundance of amenities including Costco, multiple gas stations, Starbucks, Dotty's, Burger King, CVS Pharmacy, In-N-Out, Popeyes, Lowe's, Smith's, Applebee's and more.
- Neighboring the 1,940-acre Inspirada, M-Casino, the Las Vegas Raiders Headquarters & Practice Facility, Henderson Executive Airport.
- Favorably positioned to major Southwest markets.
- Reach Southern California, including Los Angeles ports, in a one-day turnaround.



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