



# SOUTHERN GATEWAY

AT I-15

S. Las Vegas Boulevard, Las Vegas, NV 89044



## CLOSER. FASTER. CONNECTED.

±40K SF to ±210,000 SF for Lease



# THE POWER OF EFFICIENCY



**3 building**  
industrial park



Units ranging from  
**40K SF - 210K SF**



**One day turnaround** from  
Southern California (including  
the Ports of LA and Long Beach)



**Signage opportunities**



**Excellent visibility** from I-15



Delivering **Q2-2025**

## The Gateway to Las Vegas

Southern Gateway at I-15 is the missing link in your supply chain: a hyper-connected distribution and logistics park strategically positioned to maximize efficiency and save time. Its location at the southern tip of the greater Las Vegas metropolitan area can be reached in a **one-day turnaround from Southern California**, and other major southwest markets are also easily accessible. Take advantage of brand-new, state-of-the-art warehouse and distribution space while avoiding congestion and saving money.



**Avoid congestion and get here faster -  
including to and from Southern California  
within a duty period.**

# MODERN FACILITIES TO KEEP BUSINESS MOVING



Streamline your operations in state-of-the-art warehouse & distribution space.

[www.southerngatewaynv.com](http://www.southerngatewaynv.com)



**TOTAL PROJECT SIZE**  
420,000 SF



**PROPERTY ZONING**  
MD Designed Manufacturing



**BUILDING INTERIOR**  
White-box Interior



**WAREHOUSE COOLING**  
EVAP Coolers



**ROOF INSULATION**  
Steel roof system(s) with R-38 rigid insulation



**WAREHOUSE INSULATION**  
TIPS Insulated Panel System with R-20 insulating value



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



**SUPERIOR LOCATION**  
Closest industrial development to CA



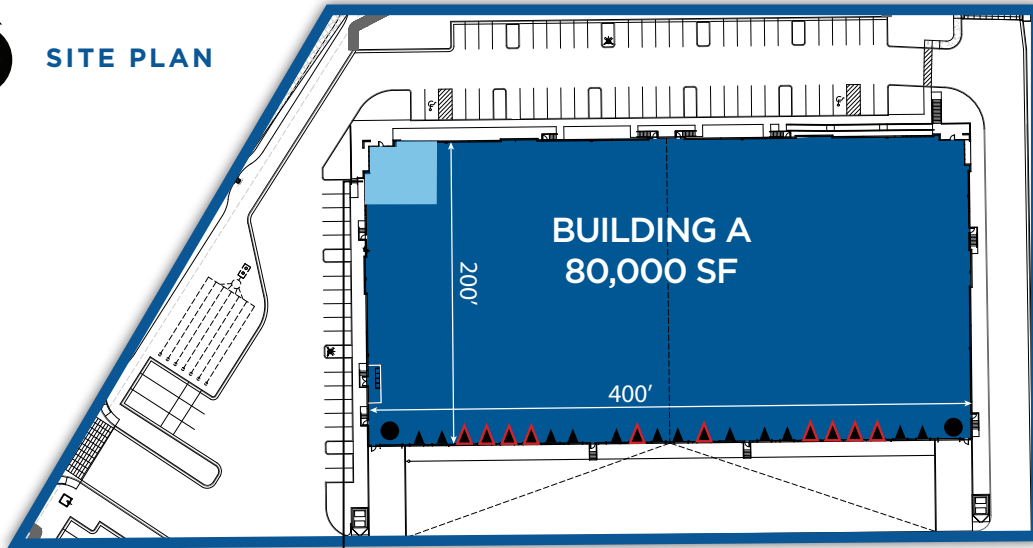
**SOUTHERN GATEWAY**  
AT I-15

# BUILDING A

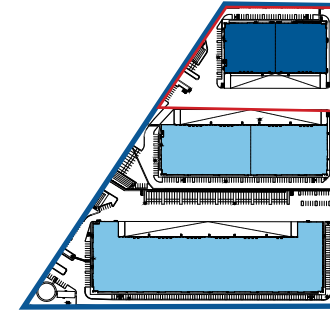
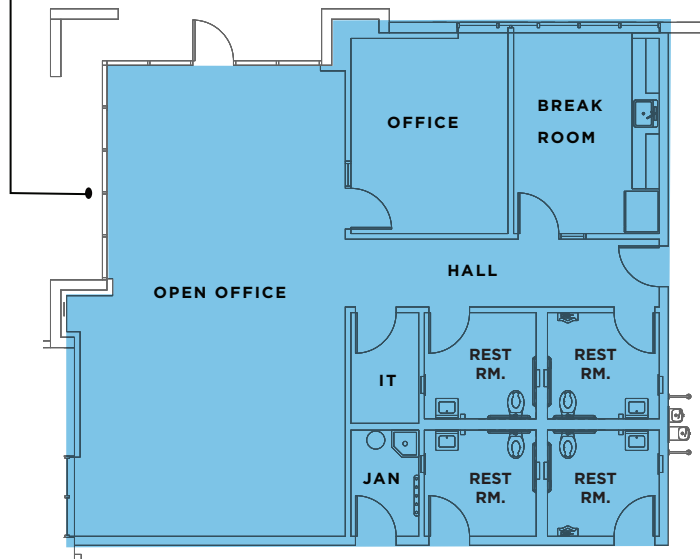
15150 S. Las Vegas Boulevard, Las Vegas, NV 89044



## SITE PLAN



**SPEC OFFICE**  
1,713 SF



## BUILDING DETAILS

- BUILDING SIZE: 80,000 SF
- DIVISIBLE TO: 40,000 SF
- LOT SIZE: 5.27 Acres
- CLEAR HEIGHT: 32'
- SPEC OFFICE: 1,713 SF (Expandable)
- AUTO PARKING: 79 Stalls
- DOCK DOORS: 22 Doors
- PIT LEVELERS: 10 Levelers
- GRADE LEVEL DOORS: 2 Doors
- TRAILER PARKING: 3 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 on 8' Whips

● = GRADE LEVEL LOADING DOORS

▲ = DOCK HIGH LOADING DOORS

▲ = PIT LEVELERS

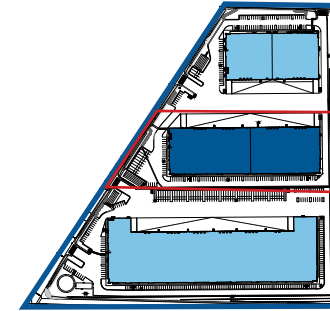
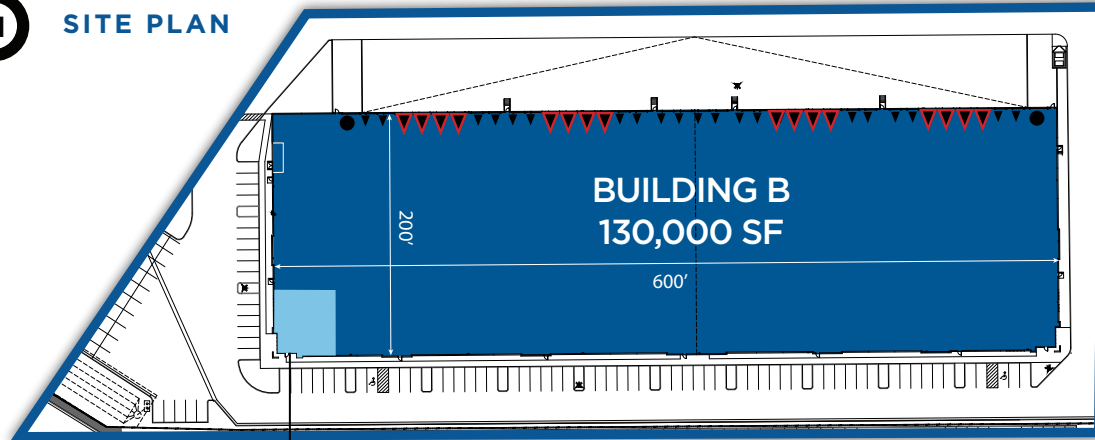
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# BUILDING B

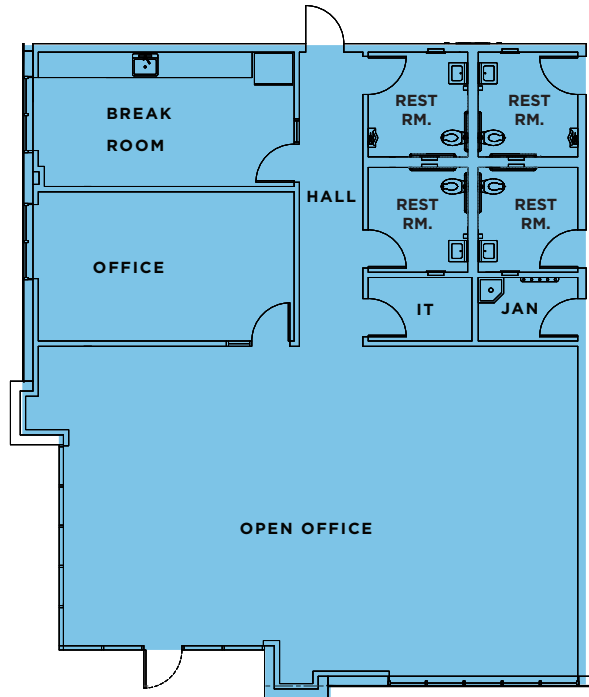
15200 S. Las Vegas Boulevard, Las Vegas, NV 89044



## SITE PLAN



## SPEC OFFICE 2,250 SF



## BUILDING DETAILS

- BUILDING SIZE: 130,000 SF
- DIVISIBLE TO: 65,000 SF
- LOT SIZE: 8.57 Acres
- CLEAR HEIGHT: 32'
- SPEC OFFICE: 2,250 SF (Expandable)
- AUTO PARKING: 87 Stalls
- DOCK DOORS: 36 Doors
- PIT LEVELERS: 16 Levelers
- GRADE LEVEL DOORS: 2 Doors
- TRAILER PARKING: 10 Stalls
- POWER: 2,000A UPS with 1,000A Tenant Meter
- SPRINKLERS: ESFR
- DIMENSIONS: 200' x 650'
- COLUMN SPACING: 50' x 50'
- TRUCK COURT: 205'
- WAREHOUSE LIGHTING: LED on 8' Whips

● = GRADE LEVEL LOADING DOORS

▲ = DOCK HIGH LOADING DOORS

▲ = PIT LEVELERS

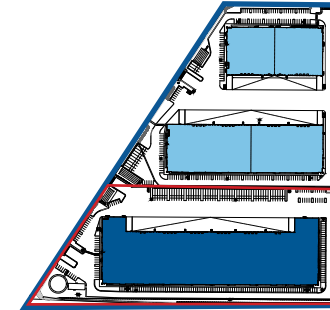
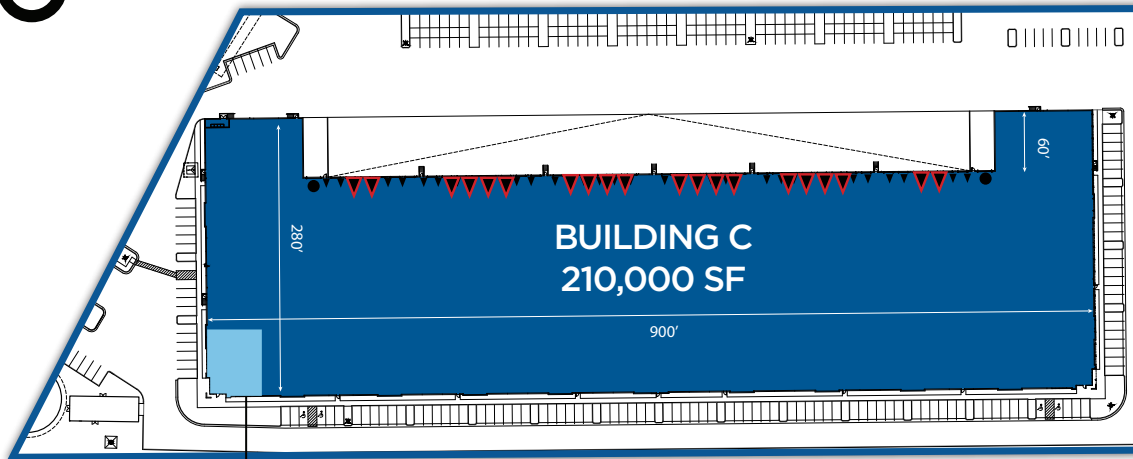
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# BUILDING C

15260 S. Las Vegas Boulevard, Las Vegas, NV 89044



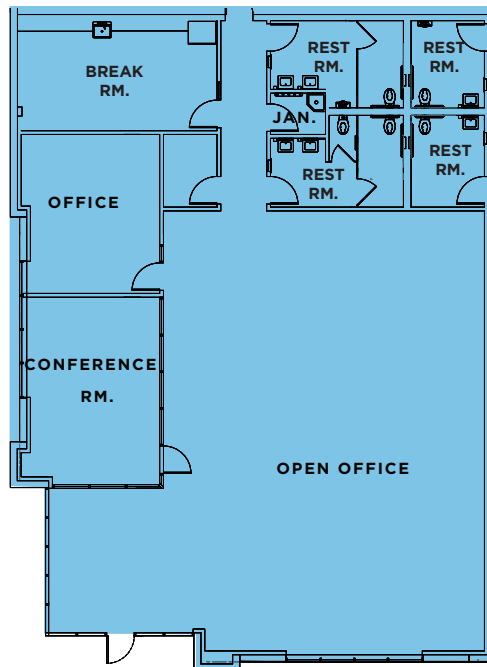
## SITE PLAN



## BUILDING DETAILS

- BUILDING SIZE: 210,000 SF
- LOT SIZE: 13.85 Acres
- CLEAR HEIGHT: 36'
- SPEC OFFICE: 3,700 SF (Expandable)
- AUTO PARKING: 169 Stalls
- DOCK DOORS: 40 Doors
- PIT LEVELERS: 20 Levelers
- GRADE LEVEL DOORS: 2 Doors
- TRAILER PARKING: 48 Stalls
- POWER: 3,000A UPS with 2,000A Tenant Meter
- SPRINKLERS: ESFR
- DIMENSIONS: 220' x 900'
- COLUMN SPACING: 50' x 50'
- TRUCK COURT: 185'
- WAREHOUSE LIGHTING: LED on 8' Whips

**SPEC OFFICE**  
3,700 SF

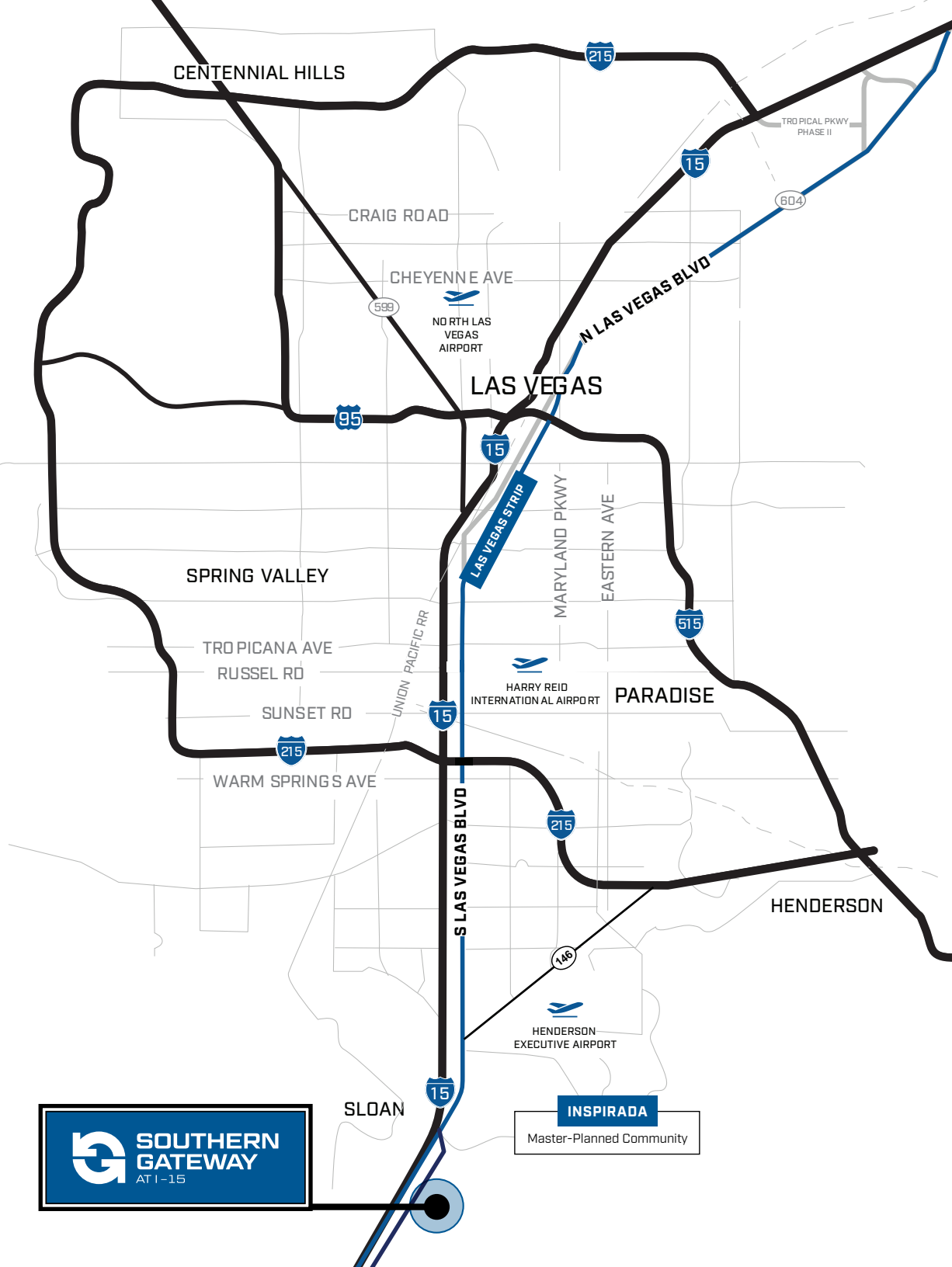


● = GRADE LEVEL LOADING DOORS

▲ = DOCK HIGH LOADING DOORS

▲ = PIT LEVELERS

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## Location Details

- Conveniently located off of Interstate 15, just 5 minutes to the St. Rose Parkway exit.
- Favorably positioned as a regional southwest logistics, e-commerce, distribution, and manufacturing site.
- Closest available industrial development offering seamless distribution within a 4 hour drive to the LA/Long Beach ports.
- Prime I-15 Frontage with immediate access off of Las Vegas Boulevard.
- Within 5 minutes of an abundance of amenities including eateries, shopping, and rooftops.
- Neighboring the 1,940-acre master-planned Inspirada community, M Resort & Casino, the Las Vegas Raiders Headquarters & Practice Facility, and Henderson Executive Airport.
- Pro-business environment with favorable tax structures and an abundance of labor, with a population of 165,000+ within 15 minutes.
- Favorable business climate with no corporate or personal income tax and over 70,000 logistics & manufacturing employees



**INSPIRADA**  
Master-Planned Community

**SOUTHERN GATEWAY**  
AT I-15





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**Invesco**



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