

FOR SALE OR LEASE: ±482,300 SF INDUSTRIAL BUILDING

1775 Executive Airport Drive, Henderson, NV 89052



Property Website: south15airportcenter.com

 PANATTONI®

 HILLWOOD

south 
AIRPORT CENTER

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3960 Howard Hughes Parkway | Suite 150 | Las Vegas, NV 89169 | www.colliers.com/lasvegas


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Located within the business-friendly city of Henderson, Nevada, South15 Airport Center is a master-planned office and industrial park consisting of ±153 acres. This cross dock building consists of ±482,300 SF divisible to ±109,200 SF building. Features include ESFR fire suppression system, dock high loading, grade level loading, 2% warehouse skylights, and 36' minimum clear height at the first column.

- South 15 Airport Center is a ±153 acre office and industrial park with a ±310,000 SF FedEx Ground Facility as the Park's first tenant.
- South 15 Airport Center is adjacent to FedEx Ground Facility offering late pick up and expedient delivery to Southern California and other areas.
- Major highways servicing South 15 Airport Center include Interstate 15, US 93/95, Highway 146, and the Southern Nevada Beltway (I-215).
- Interstate 15 also provides immediate East-West access from California to the East coast via I-80, I-10 and I-40, as well as North-South access from Mexico to Canada via I-15.
- South 15 Airport Center is located only minutes from the Las Vegas "Strip", McCarran International Airport, and other nearby amenities.
- Henderson Executive Airport sits adjacent to the site and offers first-class private hangars and runway facilities. As a primary reliever to busy McCarran International Airport, Henderson Executive Airport provides the necessary services and amenities for all types of aircraft.

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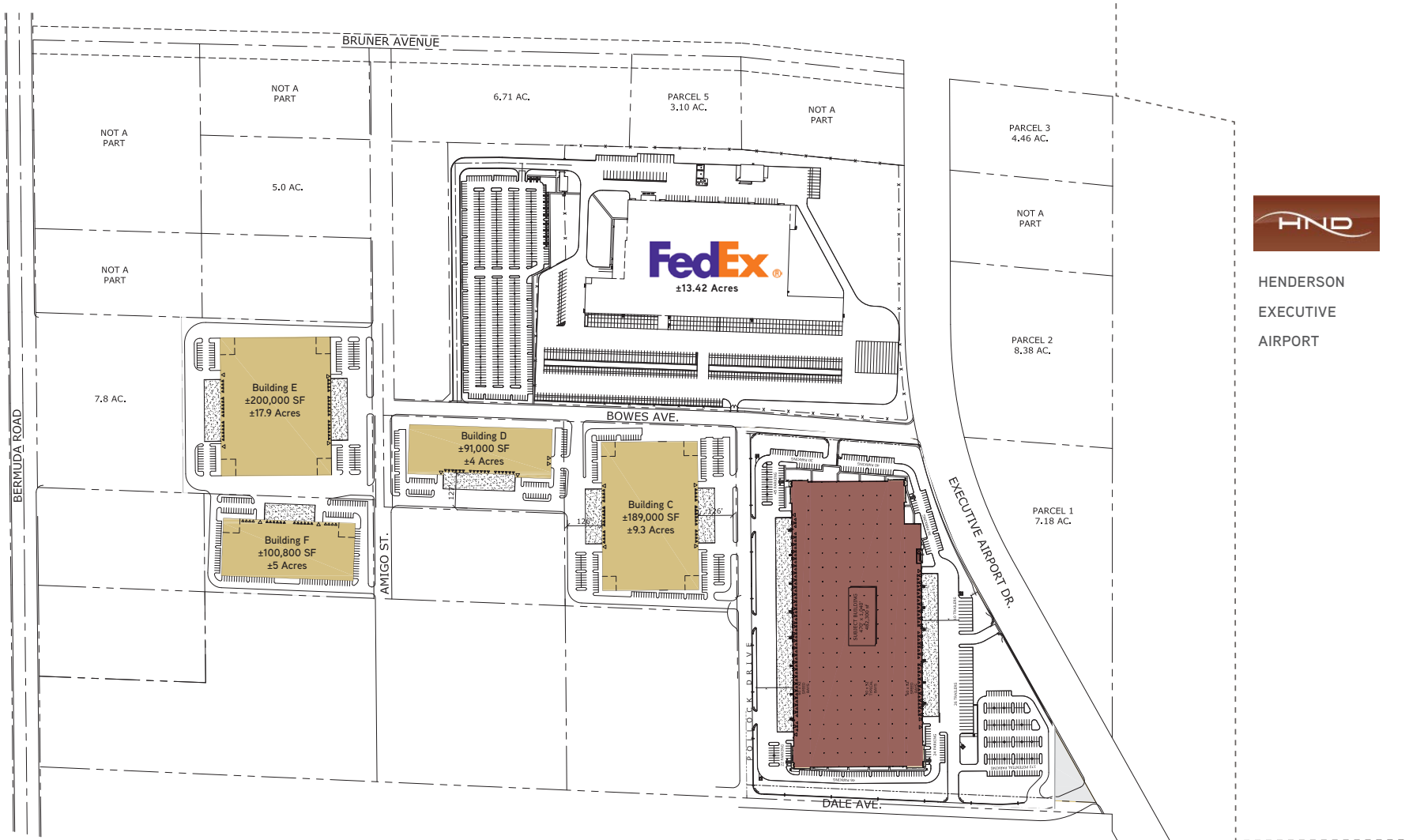
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SITE PLAN Building B



south **15**
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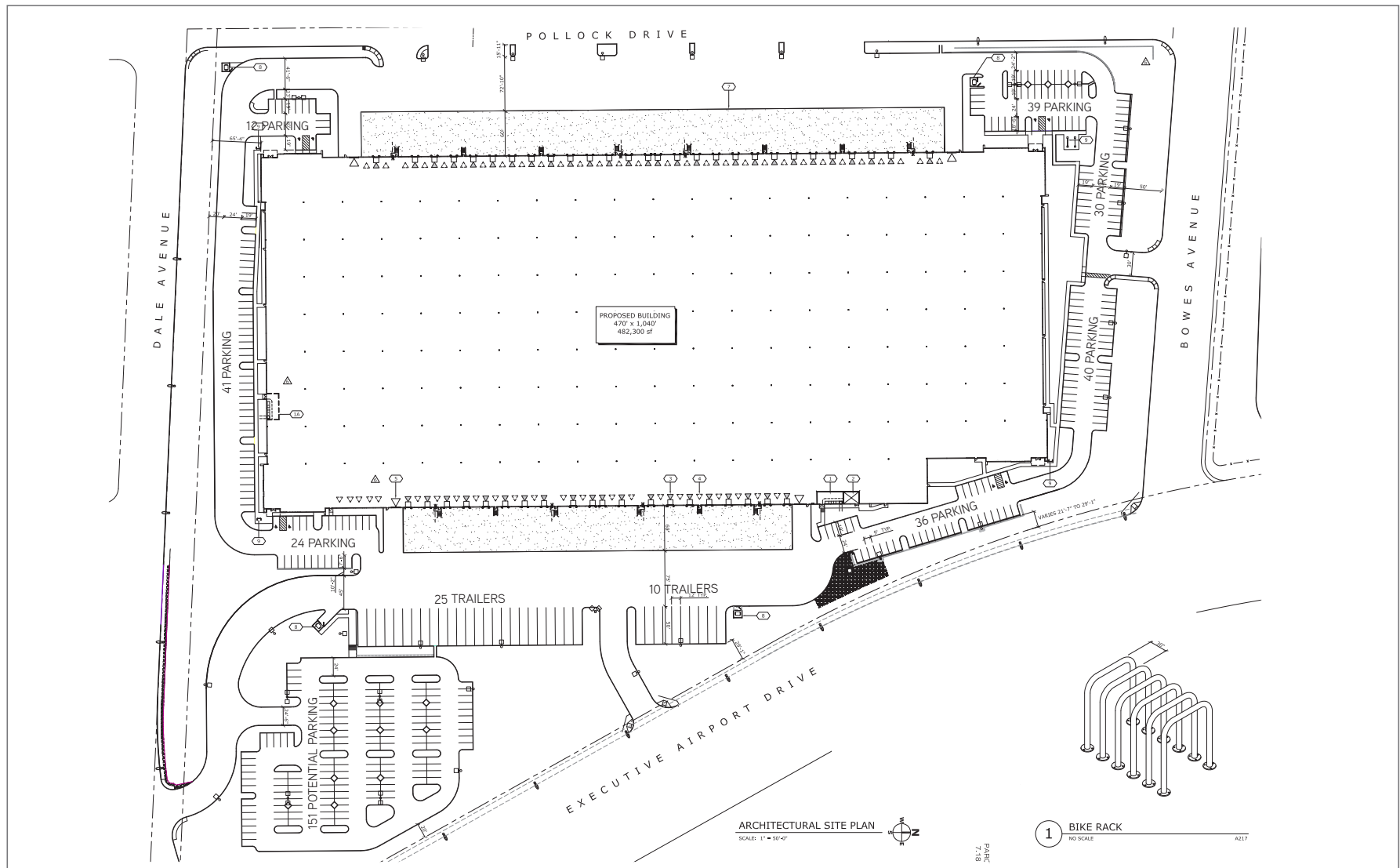
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BUILDING SHELL DETAILS

- ±482,300 SF
- Divisible to ±109,200 SF
- 48 Dock Doors (9'x10') with the potential to add an additional 48 Dock Doors
- Four (4) Grade Doors (12'X14')
- 2% Warehouse Skylights
- Ample Car Parking
- IP Zoning
- ESFR Fire Suppression System
- ±36' Minimum Ceiling Clearance at First Column
- High Efficiency Design and Features
- R-30 Roof Insulation
- 50'x52' Typical Column Spacing with 60'x52' Speed Bays
- 60' Concrete Dock Apron
- Power: ±4,000 Amps, 277/480 Volt (expandable to ±8,000 Amps)
- 35 Trailer Parking Stalls
- Lease Rate: \$0.43 PSF NNN

TENANT IMPROVEMENTS (included in Base Rental Rate)

- 35,000 lb Mechanical Pit Levelers Installed on Every Other Door
- 2% Office Buildout *
- Evaporative Coolers
- LED Light Fixtures (30-Foot Candles at 36" Above FFE)

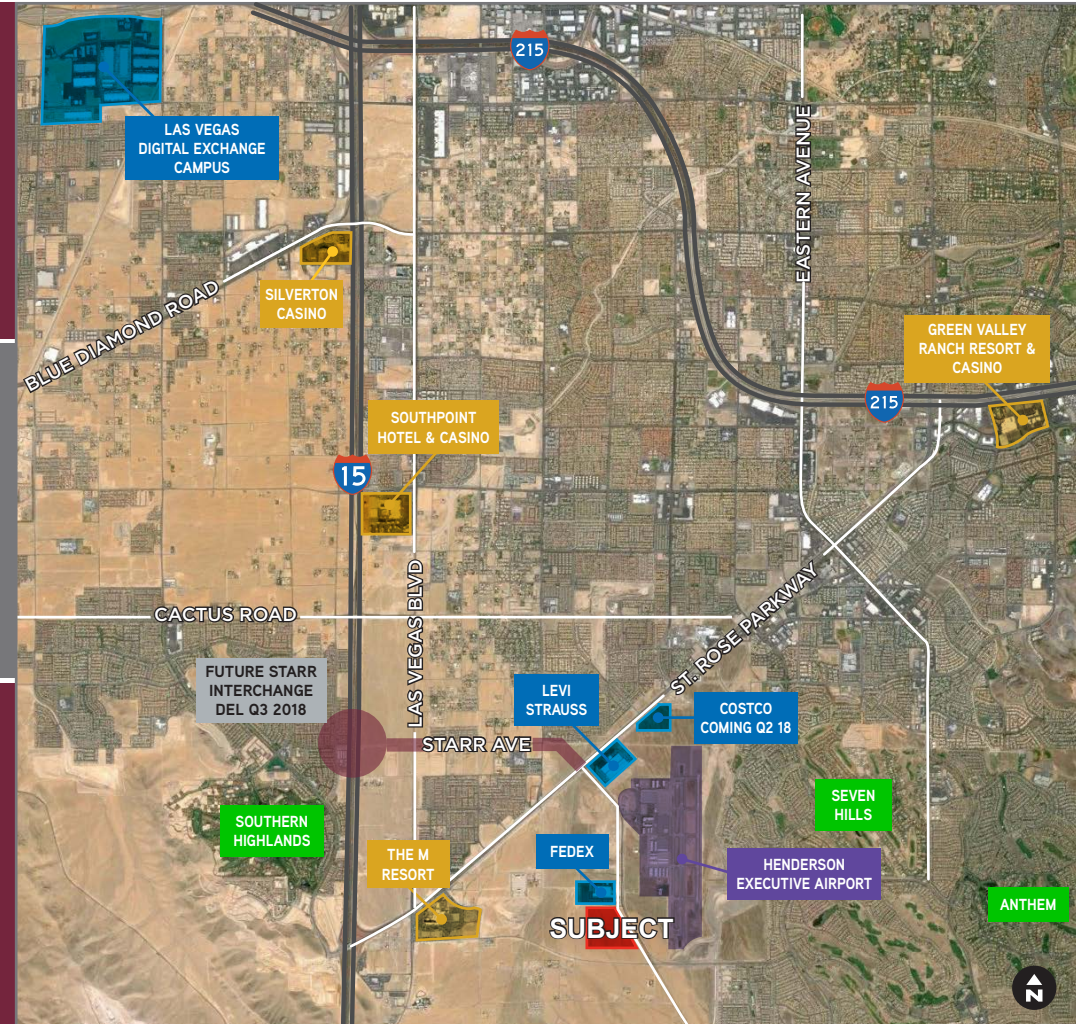
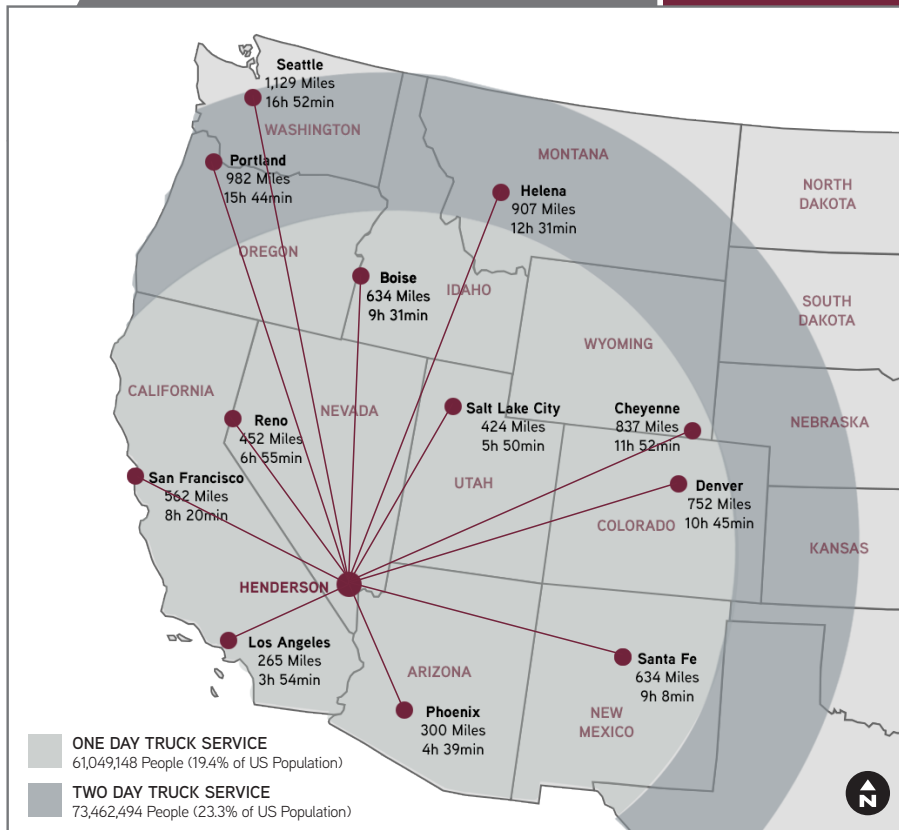
** Office can be customized to fit specific user requirements*



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TRANSIT ANALYSIS FROM HENDERSON, NV

South15 Airport Center is located
±30 miles from the
California border

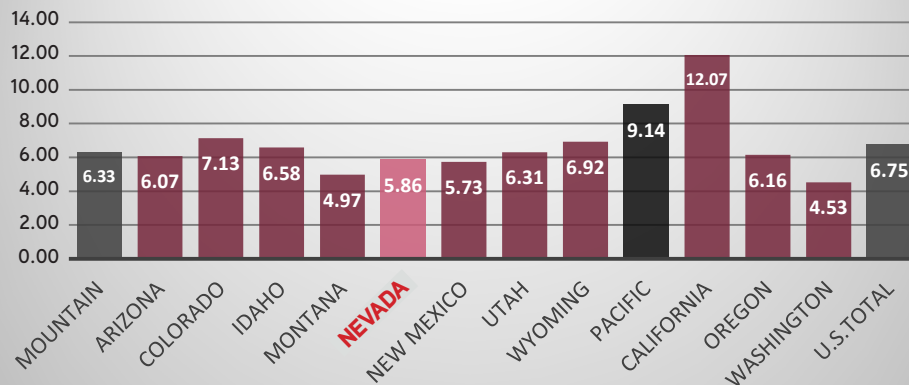


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Thru December 2016, Nevada's average retail price for **INDUSTRIAL** customers was 7.4% lower than the Mountain states, 51.5% lower than California and 13.2% lower than the U.S.

2016 Industrial Rates



The chart above represents rates charged over the period January 2016 thru December 2016

SOURCE: U.S. ENERGY INFORMATION ADMINISTRATION

RATES: Thru December 2016, Nevada's average retail price for all sectors was 10% lower than the Mountain states, 45.1% lower than California and 18.3% lower than the U.S.

	Residential	Commercial	Industrial	Transportation	All Sectors	Dec 2015	Dec 2014
Mountain	11.68	9.56	6.33	9.65	9.33	9.48	9.46
Arizona	12.21	10.49	6.07	9.38	10.40	10.40	10.24
Colorado	12.02	9.66	7.13	9.80	9.76	9.78	10.04
Idaho	10.00	7.80	6.58	0.00	8.13	8.12	7.95
Montana	11.04	10.18	4.97	0.00	8.89	8.93	8.62
Nevada	11.42	8.00	5.86	7.83	8.40	9.48	9.76
New Mexico	12.08	9.85	5.73	0.00	9.17	9.68	9.69
Utah	11.08	8.84	6.31	9.76	8.77	8.61	8.41
Wyoming	11.18	9.44	6.92	0.00	8.19	7.95	7.78
Pacific	14.56	13.28	9.14	8.97	12.82	12.88	12.59
California	17.40	15.15	12.07	8.96	15.31	15.50	15.23
Oregon	10.63	8.87	6.16	9.26	8.90	8.82	8.78
Washington	9.38	8.37	4.53	8.96	7.70	7.41	7.15
US TOTAL	12.55	10.37	6.75	9.48	10.28	10.42	10.45