



South 15 Airport Center

1725 Chaparral Road, Henderson, NV 89052



±41,500 SF
Available Space



±32'
Clear Height



Dock & Grade Loading



ESFR



Leasing By:



Property Features

1725 Chaparral Road, Henderson, NV 89052



South 15 Airport Center puts industrial users at the heart of the Las Vegas Valley's most connected distribution corridor, adjacent to a $\pm 310,000$ SF FedEx Ground facility for late pick-up and expedited access to Southern California.

Interstate 15, US 93/95, Highway 146, and the I-215 Beltway are all minutes away, reaching Los Angeles, Phoenix, Salt Lake City, and San Diego within a one-day truck drive to over 61 million people. The Las Vegas Strip and Harry Reid International Airport are just 10 miles out, with Henderson Executive Airport next door for private airport access.



$\pm 83,000$ SF
Building Total



ESFR
Sprinklers



$\pm 32'$
Clear Height



2%
Warehouse Skylights



**$\pm 50' \times \pm 50'$ &
 $\pm 60' \times \pm 50'$**
Column Spacing



Industrial Park
Zoning



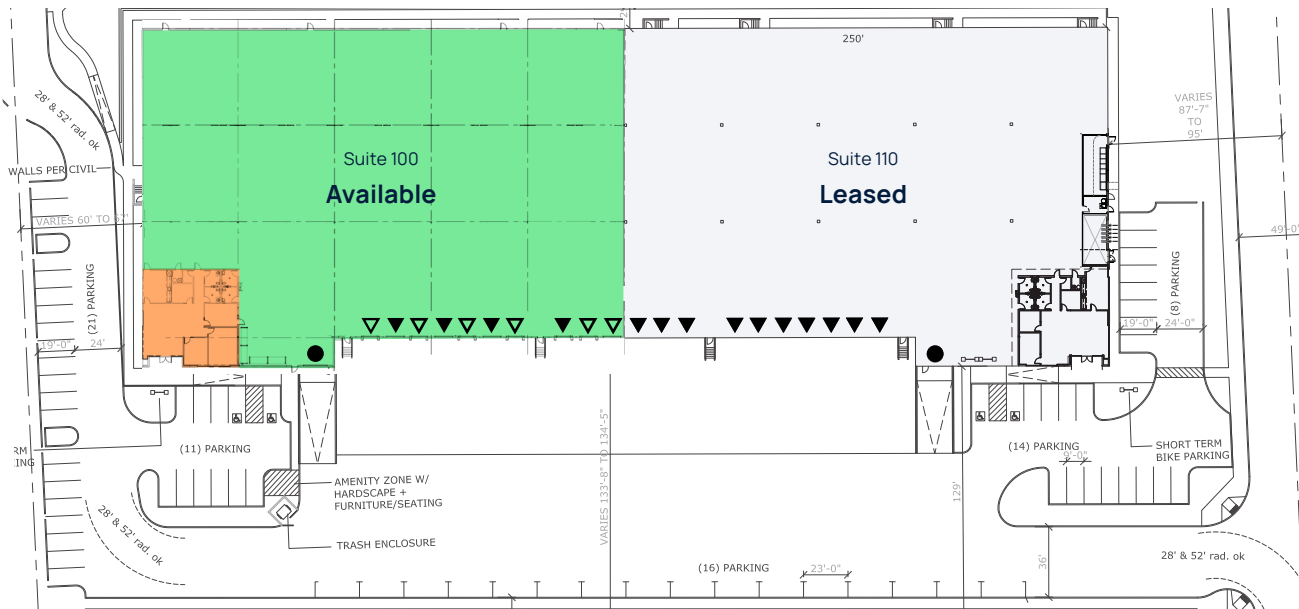
**± 800 amps, 277/
480V, 3-Phase**
Power



0.84:1,000
Parking Ratio



Dock & Grade
Loading



LEGEND

- Office
- Warehouse
- ▲ Dock Loading
- △ Edge of Dock Levelers
- Grade Loading

For Illustration Purposes Only. Not To Scale.

Floor Plan

1725 Chaparral Road, Henderson, NV 89052



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◀N For Illustration Purposes Only. Not To Scale.

Suite 100



±41,500 SF
Available Space



±2,500 SF
Office Space



±39,000 SF
Warehouse



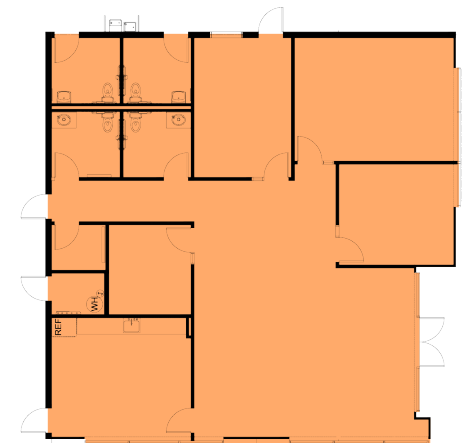
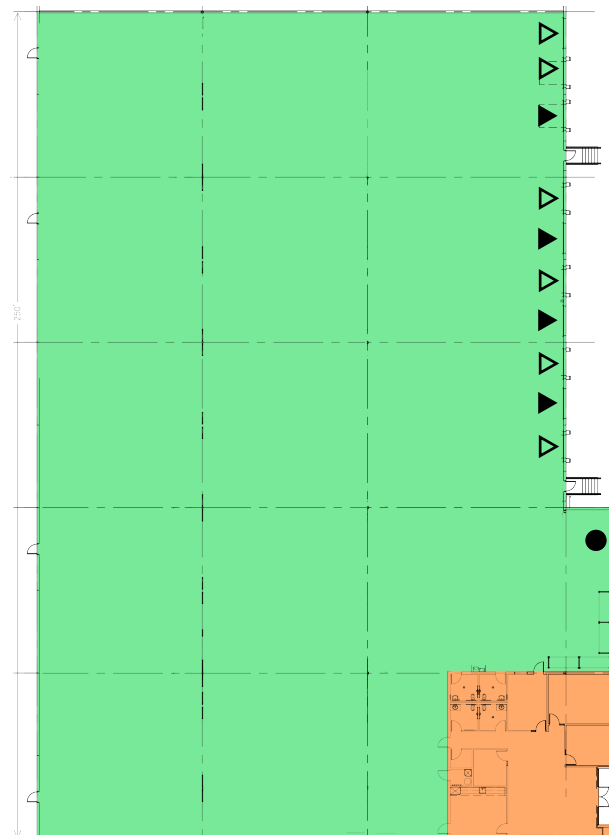
10 (±9' x ±10')
Dock Loading



1 (±12' x ±14')
Grade Loading



6
Edge of Dock Levelers



LEGEND

- Office
- Warehouse
- Dock Loading
- Edge of Dock Levelers
- Grade Loading

Location Map

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LAS VEGAS IS CENTRALLY LOCATED

An ideal Las Vegas distribution hub. Conveniently located within a one day truck drive to five major markets (Los Angeles, Phoenix, Salt Lake, San Diego and San Francisco), as well as international ports

 ONE DAY TRUCK SERVICE 61,049,148 People (19.4% of US Population)	 TWO DAY TRUCK SERVICE 73,462,494 People (23.3% of US Population)
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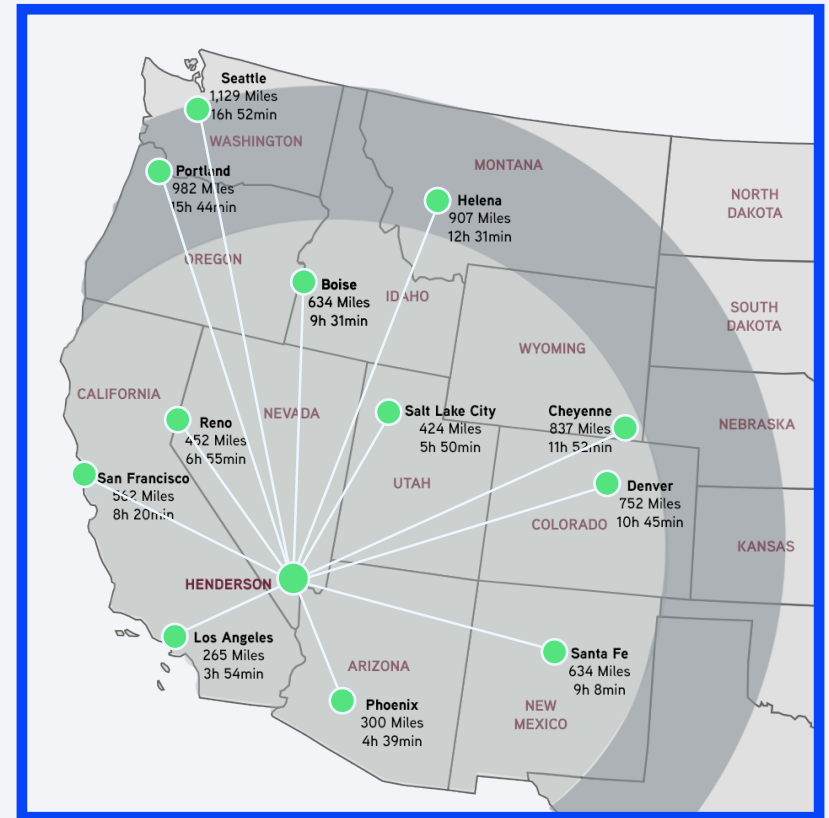
Las Vegas Business Stats

Nevada is at the forefront of the nation with one of the most favorable tax climates for businesses and employees

- No personal income tax
- No corporate income tax
- No franchise tax
- No unitary tax
- No inventory tax
- No inheritance tax
- No estate tax

Nevada was Ranked #1 in the nation for Employment Growth from 2024-2025

- Labor costs in Nevada are one of the lowest in the region
- Approximately ±69,000 students are currently enrolled in higher education in Las Vegas
- Employment in Las Vegas continues to grow with over ±211,000 employees in the trade, transportation, utilities and manufacturing industries



Nevada provides generous state incentive programs

- Sales & Use, Modified Business and Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling, Aviation parts abatement and Data Center abatement
- Intellectual Property Development and Train
- Nevada Train Employees Now (TEN) assists new and expanding companies achieve high productivity by delivering skills-based intensive job training
- Silver State Works Employee Hiring Incentive
- Nevada Catalyst Fund- Incentivizes the expansion or relocation of businesses

Proven track record

of Marq Logistics



Marq Logistics is a global leader in the development and operation of modern logistics facilities and manages a portfolio of approximately 2,000 properties totaling more than 645 million square feet. With a mission to deliver institutional-quality logistics facilities and a consistent, best-in-class experience to customers around the world, Marq's highly specialized and dedicated team provides a powerful combination of global scale with local expertise.

Learn more about Marq at www.marqlogistics.com.



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