



# South 15 Airport Center

1775 Raiders Way, Henderson, NV 89052



**±294,512 SF**  
Available Space



**±36'**  
Clear Height



**Dock & Grade Loading**



**ESFR**



Leasing By:



# Site Plan

1775 Raiders Way, Henderson, NV 89052



N ▶ For Illustration Purposes Only. Not To Scale.

■ = Available   ■ = Leased



▲ Dock Loading   ▽ Potential Dock Doors   ● Grade Loading

# Property Features

1775 Raiders Way, Henderson, NV 89052



Leasing By:



Located within the business-friendly city of Henderson, Nevada, **South 15 Airport Center** is a master-planned office and industrial park consisting of  $\pm 327$  acres.

**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.



**$\pm 482,300$  SF**  
Building Total



**2%**  
Warehouse Lights



**Industrial Park**  
Zoning



**$\pm 100$**   
Trailer Parking Stalls



**$\pm 68$**   
Parking Spaces



**Dock & Grade**  
Loading



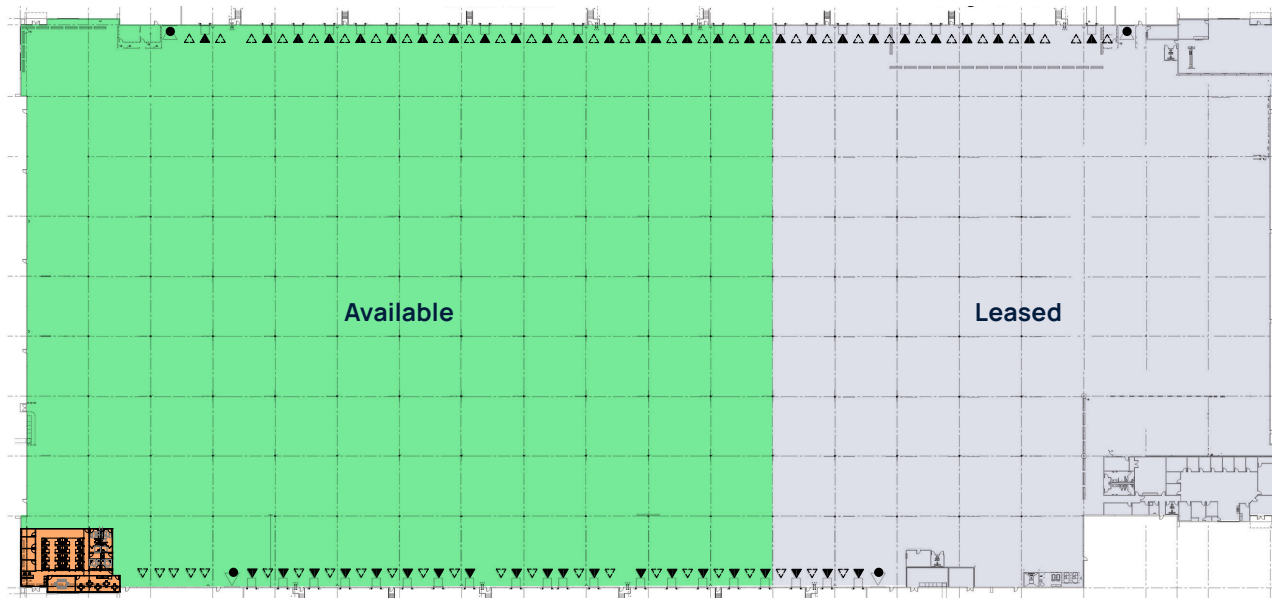
**ESFR**  
Fire Suppression  
System



**$\pm 50'$  x  $\pm 52'$**   
Column Spacing with  
 $\pm 60'$  x  $\pm 52'$  Speed Bay



**$\pm 36'$**   
Minimum Ceiling  
Clearance at First  
Column



## LEGEND

- Warehouse
- Office
- ▲ Dock Loading
- △ Potential Dock Doors
- Grade Loading

For Illustration Purposes Only. Not To Scale. **N** ▶

# Floor Plan

1775 Raiders Way, Henderson, NV 89052



Leasing By:



 For Illustration Purposes Only. Not To Scale.



**±294,512 SF**  
Available Space



**±3,835 SF**  
Proposed Office Plan



**35 (±9' x ±10')**  
Dock Doors with ±35,000 lb  
Mechanical Dock Levelers



**2 (±12' x ±14')**  
Grade Doors



**±2,000 Amps, 277/  
480V, 3-Phase Power**  
\*Tenant to Confirm Power



**±68**  
Parking Spaces

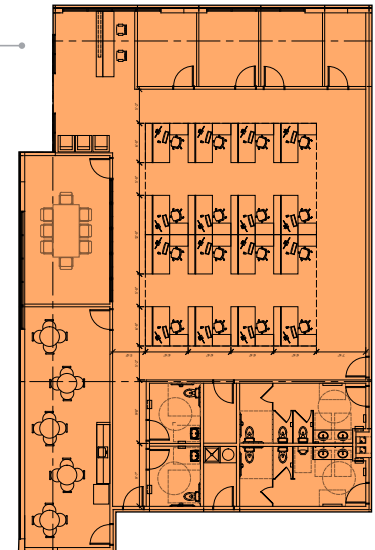
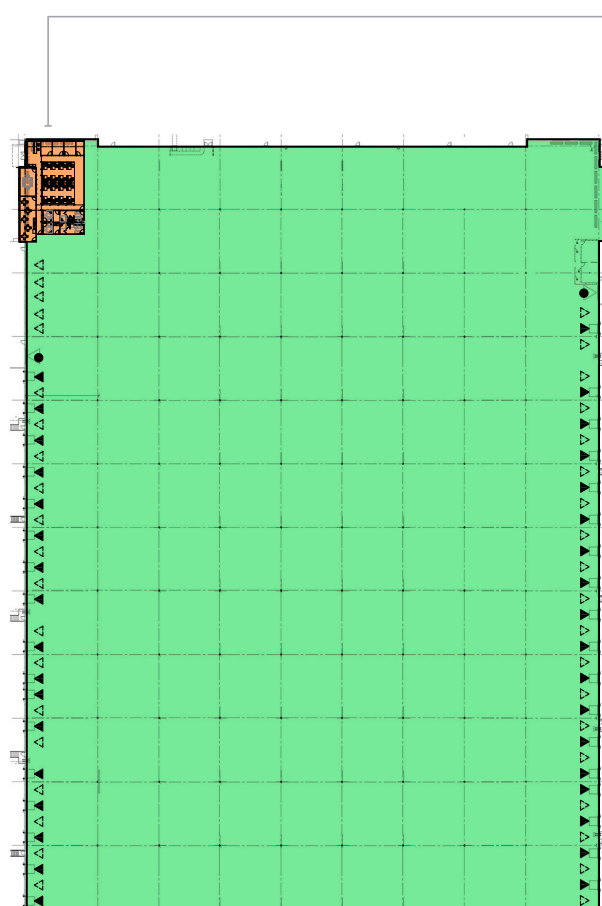


**±100**  
Trailer Stalls



**Potential For  
Divisibility**

PROPOSED OFFICE PLAN



## LEGEND

 Warehouse

 Office

 Dock Loading

 Potential  
Dock Doors

 Grade Loading

# Location Map

1775 Raiders Way, Henderson, NV 89052



For Illustration Purposes Only. Not To Scale.



# 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

|                                                                                                                                                              |                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <b>ONE DAY TRUCK SERVICE</b><br>61,049,148 People (19.4% of US Population) |  <b>TWO DAY TRUCK SERVICE</b><br>73,462,494 People (23.3% of US Population) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|

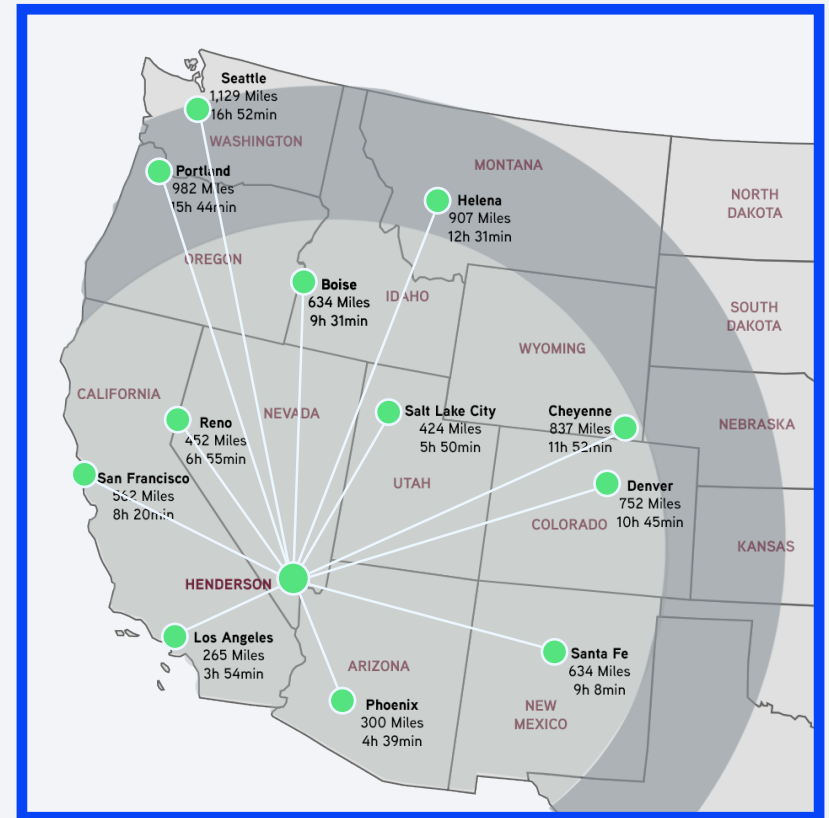
## Las Vegas Business Stats

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](http://www.marqlogistics.com).



### Paul Sweetland, SIOR

Vice Chair

+1 702 836 3750

[paul.sweetland@colliers.com](mailto:paul.sweetland@colliers.com)

License # NV-S.0043604

### Jerry Doty, SIOR

Vice Chair

+1 702 836 3735

[jerry.doty@colliers.com](mailto:jerry.doty@colliers.com)

License # NV-S.0172045

### Morgan Elson

Associate

+1 702 836 3710

[morgan.elson@colliers.com](mailto:morgan.elson@colliers.com)

License # NV-S.0184877