



ARES
INDUSTRIAL
MANAGEMENT

SOUTH 15 AIRPORT CENTER

1775 RAIDERS WAY, HENDERSON, NV 89052

FOR LEASE | ±294,512 Available | Industrial Building



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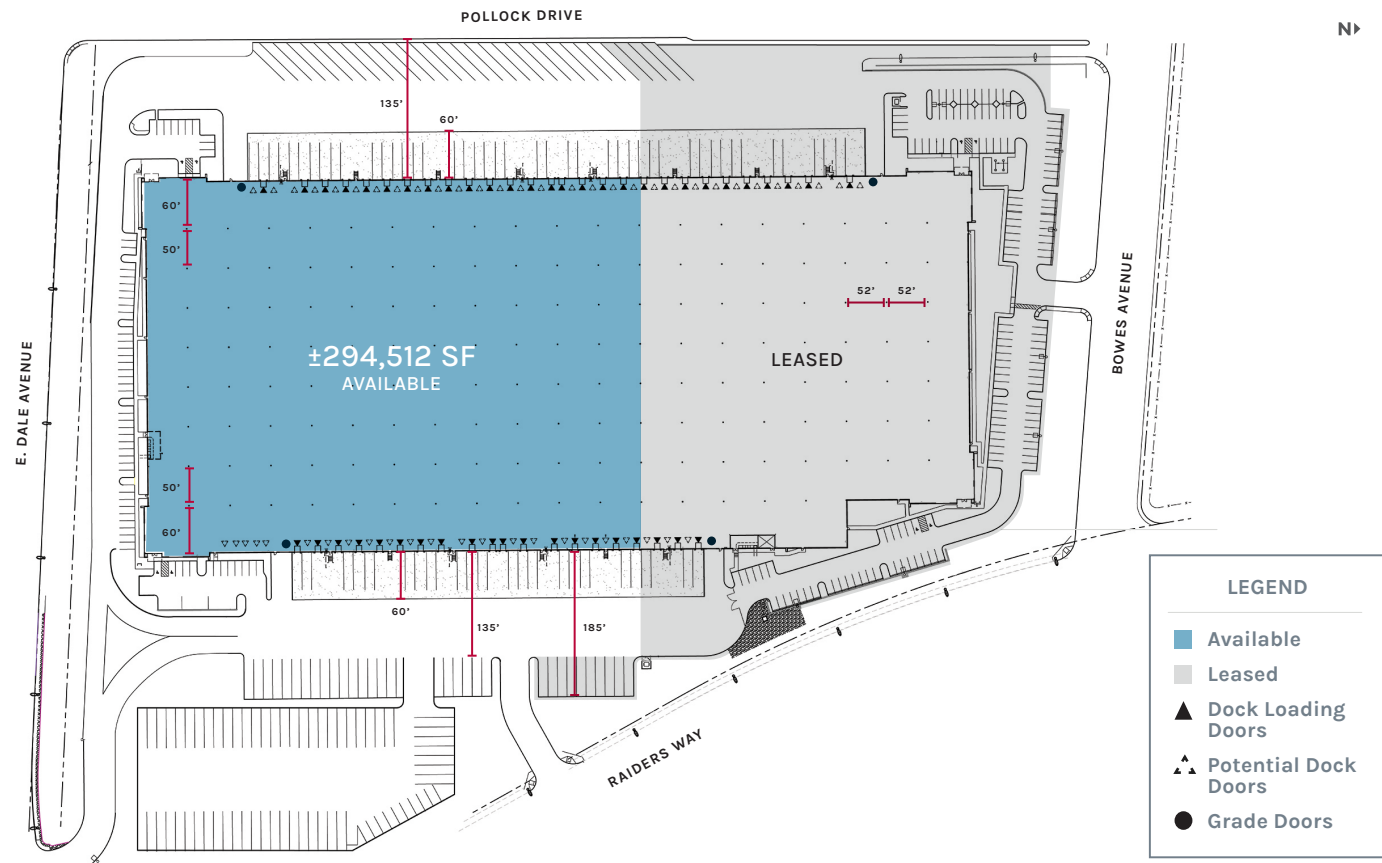
Located within the business-friendly city of Henderson, Nevada, South 15 Airport Center is a master-planned office and industrial park consisting of ± 327 acres. This cross-dock building consists of $\pm 482,300$ SF with $\pm 11,750$ SF of office space. Features include ESFR fire suppression system, dock & grade level loading, 2% warehouse skylights, secured trailer parking, and 36' minimum clear height at the first column.

- South 15 Airport Center is a ± 327 acre office and industrial park with a $\pm 310,000$ 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", Harry Reid 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 Harry Reid International Airport, Henderson Executive Airport provides the necessary services and amenities for all types of aircraft.



Property FEATURES

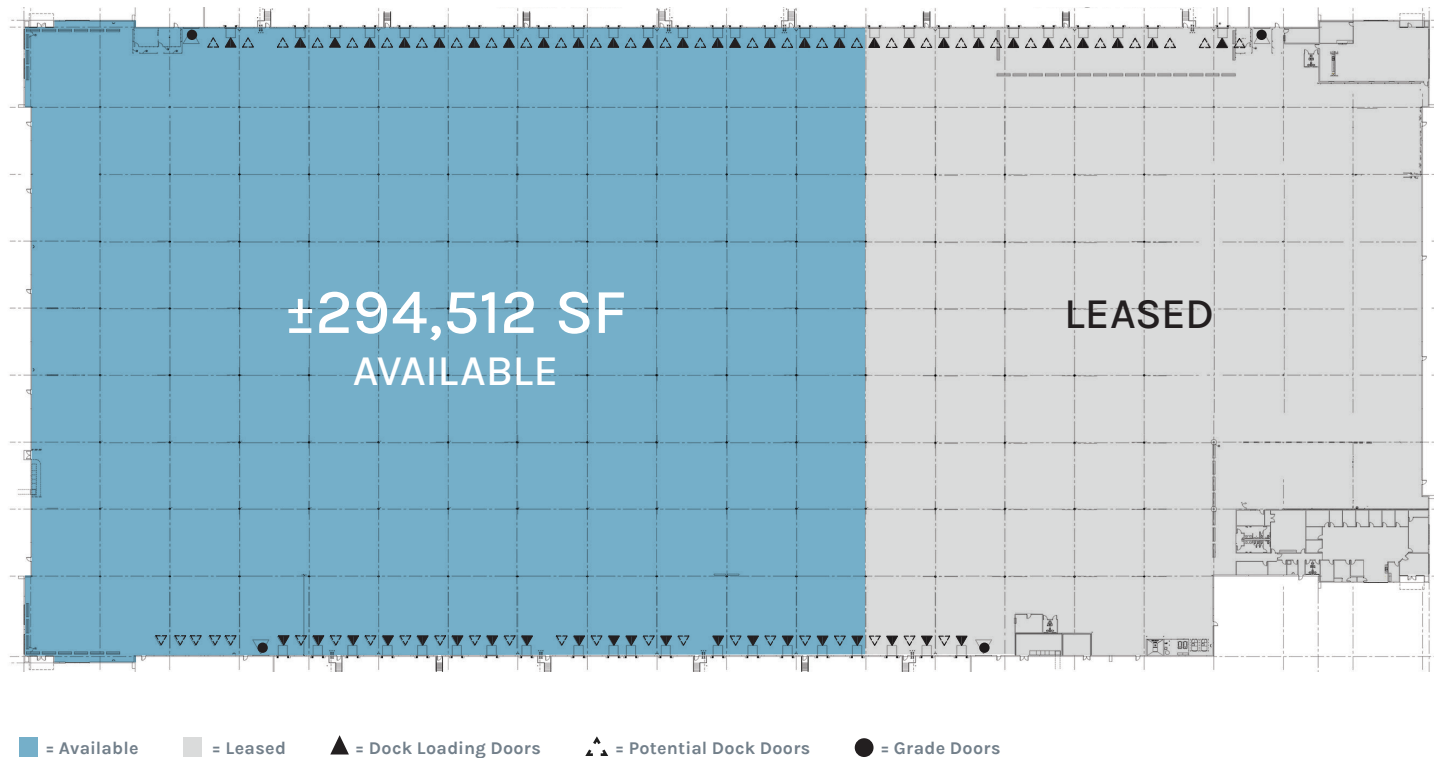
- ±482,300 Total SF
- 2% Warehouse Skylights
- IP Zoning
- ESFR Fire Suppression System
- ±36' Minimum Ceiling Clearance at First Column
- R-30 Roof Insulation
- ±50' x ±52' Typical Column Spacing with ±60 x ±52' Speed Bays
- ±60' Concrete Dock Apron
- Power: ±4,000 Amps, 277/480 Volt 3-Phase Power
- Secured and Fenced Truck Courts and Trailer Parking
- ±217 Auto Parking Spaces
- ±111 Trailer Parking Stalls
- Evaporative Cooled Warehouse
- Potential for Divisibility



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Property FLOOR PLAN

- ±294,512 Total SF
- 35 Dock Doors (±9' x ±10') with
±35,000 lb Mechanical Dock Levelers
- Two (2) Grade Doors (±12' x ±14')
- Power: ±2,000 Amps, 277/480V, 3-Phase Power
*Tenant to Confirm Power
- Potential for Divisibility
- ±95 Trailer Stalls Available

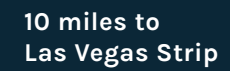
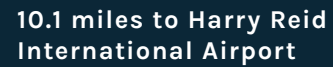
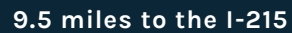


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AERIAL MAP

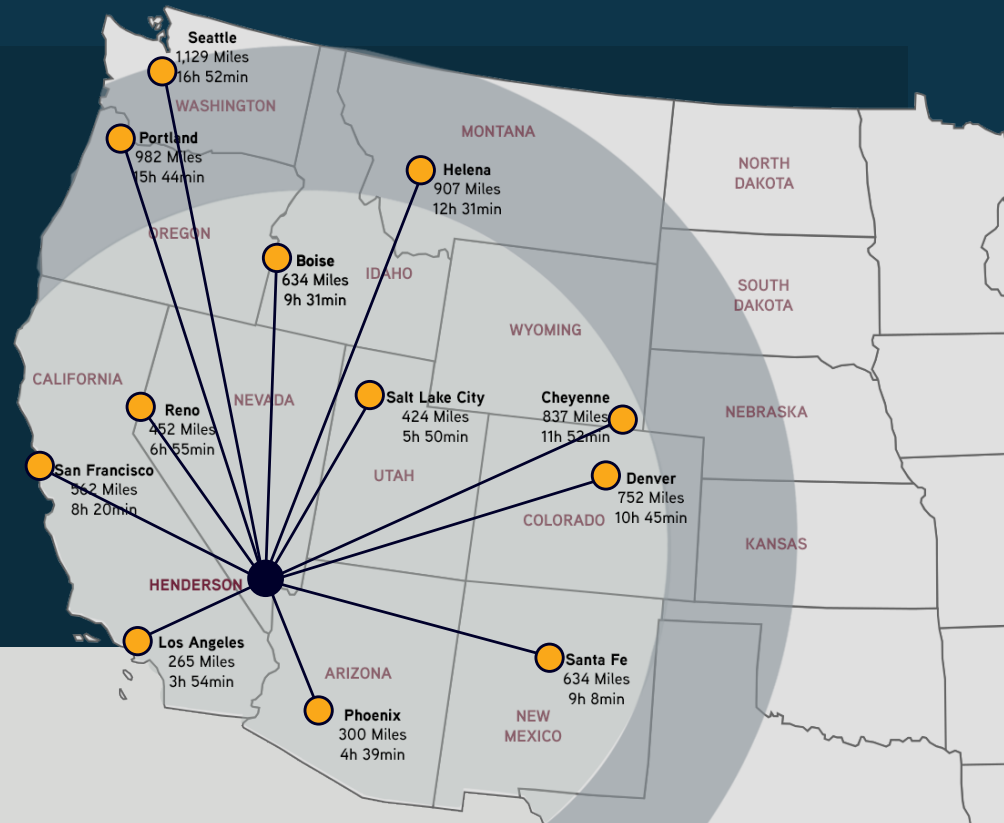


1.8 miles to I-15



LAS VEGAS IS CENTRALLY LOCATED

An ideal southwest 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



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 #2 IN THE NATION FOR EMPLOYMENT GROWTH FROM 2020-2021

- Labor costs in Nevada are one of the lowest in the region
- Approximately 65,000 students are currently enrolled in higher education in Las Vegas
- Employment in Las Vegas continues to grow with nearly 200,000 employees in the trade, transportation, utilities and manufacturing industries
- Thirty companies relocated or expanded to Southern Nevada in 2022

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

ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



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