

HD COUGAR

FOR SALE



SLAB POURED JUNE 2026 | EST. COMPLETION APRIL 2027 *TURN-KEY DELIVERY

8558 S JONES BLVD
LAS VEGAS, NV 89139



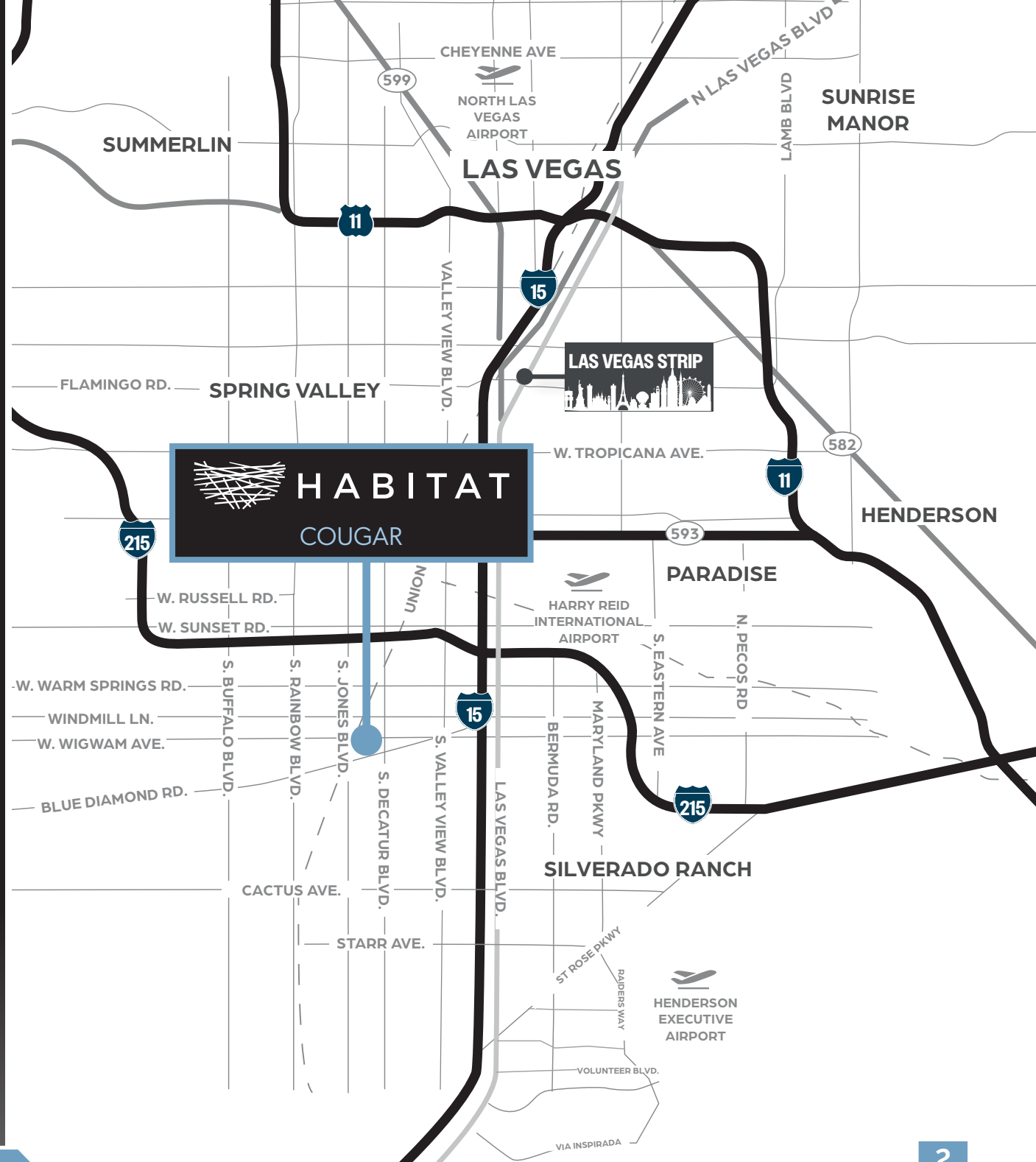
CBRE

Location Highlights

- Strategically located near I-15 and the Las Vegas Strip
- ± 2.2 miles to I-215 freeway via Jones Blvd
- ± 3.3 miles to I-15 freeway via Blue Diamond Rd
- ± 7.8 miles to Harry Reid International Airport
- ± 9 miles to Las Vegas Strip
- Numerous amenities along Rainbow Blvd and Blue Diamond Rd

Project Highlights

- Single tenant freestanding building delivered turn-key with spec office improvements, and dock equipment in place
- Modern & efficient configuration supporting a wide range of users and operational needs
- Potential for large private yard space



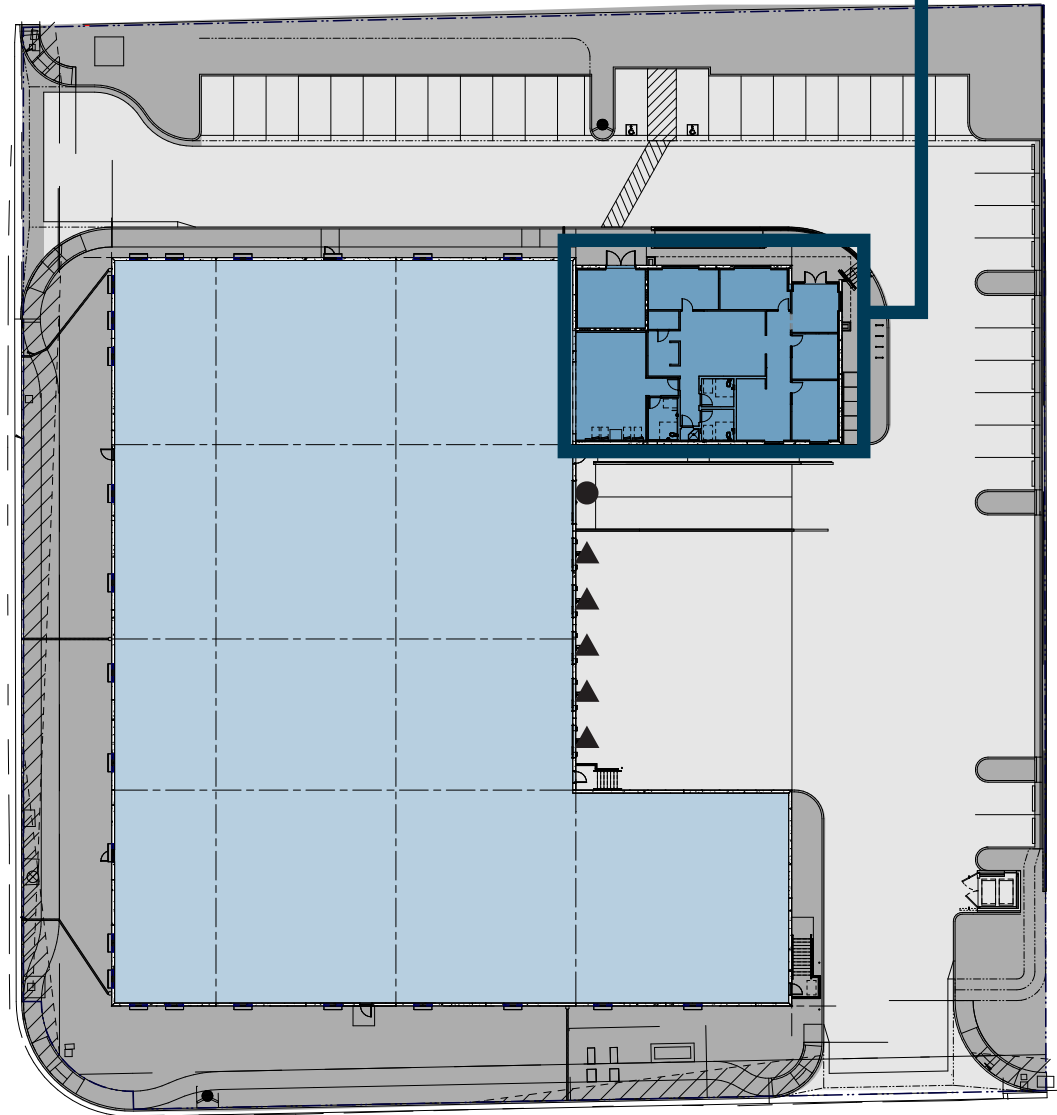
Project Rendering



Building Specifications

TOTAL SF	32,976 SF
ACREAGE	2.1 acres
WAREHOUSE AREA	30,406 SF
OFFICE AREA	2,570 SF
CLEAR HEIGHT	30'
POWER	2,000 A, 277/480 V, 3-Phase
DOCK DOORS	(5) 9' x 10' doors
DOCK PACKAGES	Mechanical pit levelers, bumpers, locks & seals at each dock position
GRADE DOORS	(1) 12' x 14' door
COLUMN SPACING	50' x 50' typical
LIGHTING	LED lighting throughout
SPRINKLERS	ESFR
INSULATION	R-38
PARKING	34

2,570 SF Spec Office



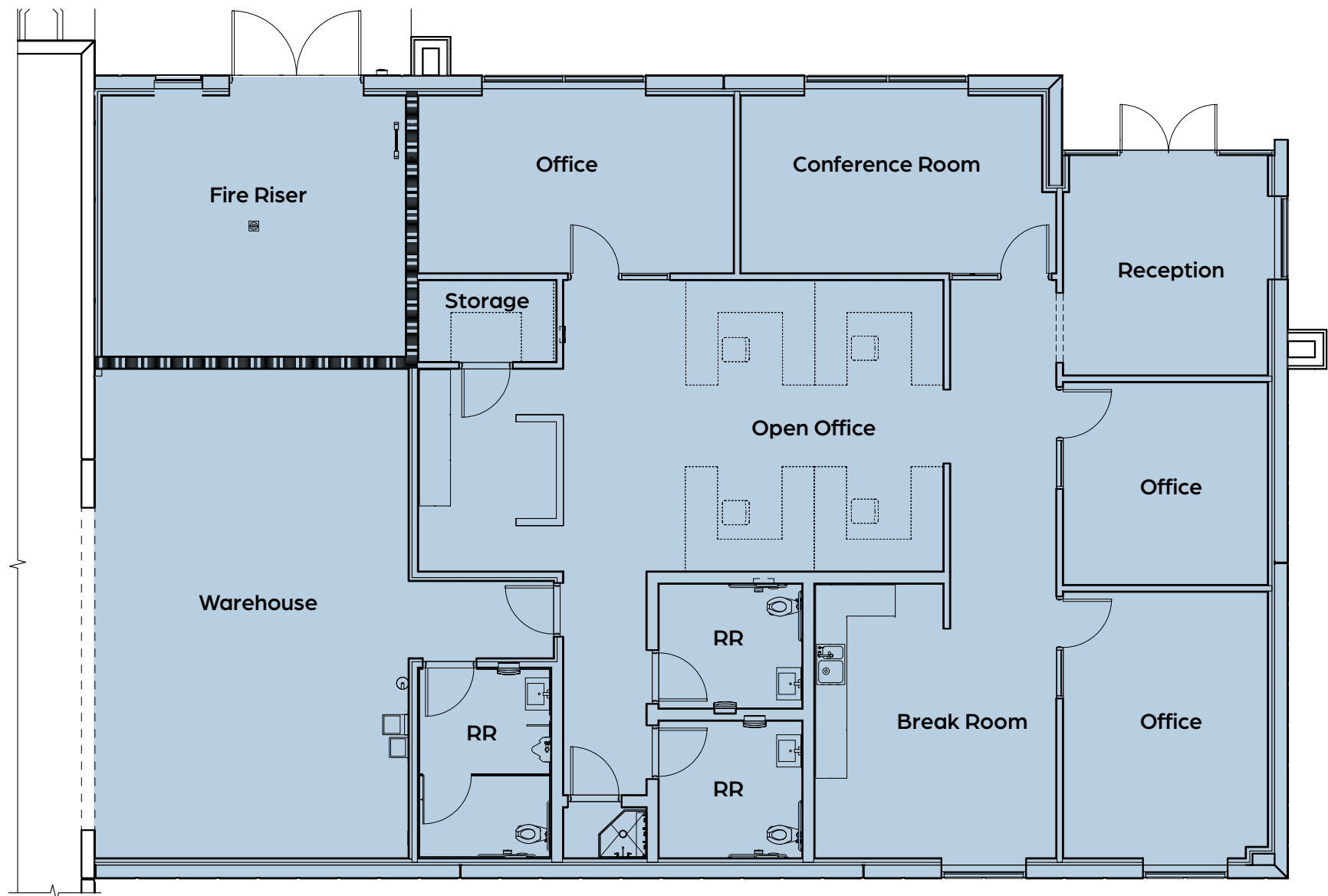
▲ DOCK DOOR

● GRADE DOOR

*Not to scale.

▲ NORTH

Office Buildout – 2,570 SF



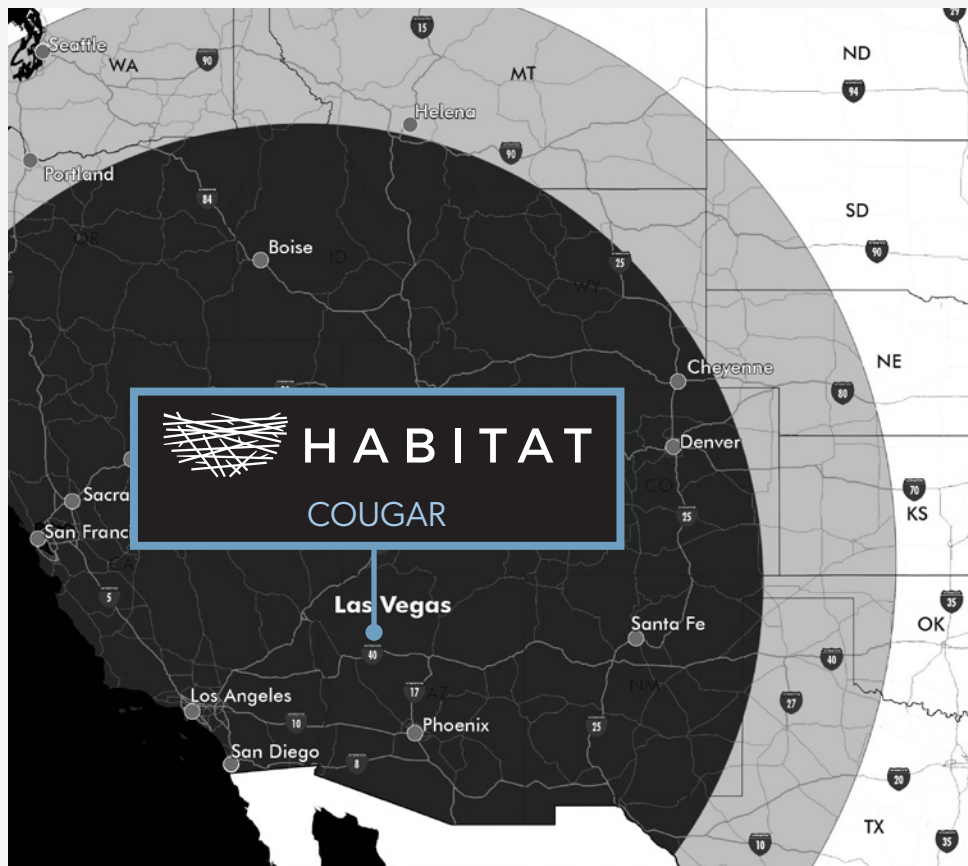
*Not to scale.

▲ NORTH

Amenity Map



Regional Advantage



One Day Truck Service

Two Day Truck Service

TRANSIT ANALYSIS FROM LAS VEGAS, NV

Distance (mi.) Time (est.)			Distance (mi.) Time (est.)		
Los Angeles, CA	257	4 hrs, 1 min	Boise, ID	638	9 hrs, 49 min
Phoenix, AZ	299	5 hrs, 25 min	Santa Fe, NM	630	9 hrs, 8 min
San Diego, CA	318	4 hrs, 58 min	Denver, CO	762	11 hrs, 14 min
Salt Lake City, UT	433	6 hrs, 19 min	Cheyenne, WY	863	12 hrs, 44 min
Reno, NV	455	7 hrs, 4 min	Helena, MT	915	13 hrs, 11 min
San Francisco, CA	558	8 hrs, 35 min	Portland, OR	983	15 hrs, 50 min
Sacramento, CA	552	8 hrs, 36 min	Seattle, WA	1,138	17 hrs, 14 min

LOCATION AND TRANSPORTATION

- ±2.2 miles to I-215 via Jones Blvd
- ±3.3 miles to I-15 via Blue Diamond Rd
- ±7.8 miles to Harry Reid International Airport
- ±9 miles to Las Vegas Strip

SHIPPING AND MAILING SERVICES

- FedEx Ship Center: 3.9 Miles
- FedEx Freight: 5.1 Miles
- FedEx Ground: 9.8 Miles
- FedEx Air Cargo: 10.0 Miles
- UPS Air Cargo: 10.0 Miles
- UPS Customer Center: 14.7 Miles
- UPS Freight Service Center: 22.3 Miles
- US Post Office: 5.8 Miles

Las Vegas Business Facts



BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive



NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax



LABOR OVERVIEW

- Nevada has one of the lowest labor costs in the region
- According to the U.S. Bureau of Labor Statistics, the metro Las Vegas area has more than 177,800 workers in the distribution, transportation, manufacturing, warehousing, and construction industries
- Over 63,700 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- According to CBRE-EA, over the next 5 years, manufacturing jobs are expected to grow by 1.2%, transportation and warehousing by 0.9%, and construction by 1.5%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages

Southwest Market Overview

SOUTHWEST LAS VEGAS STATS

Q1 2026

6.1%
VACANCY RATE

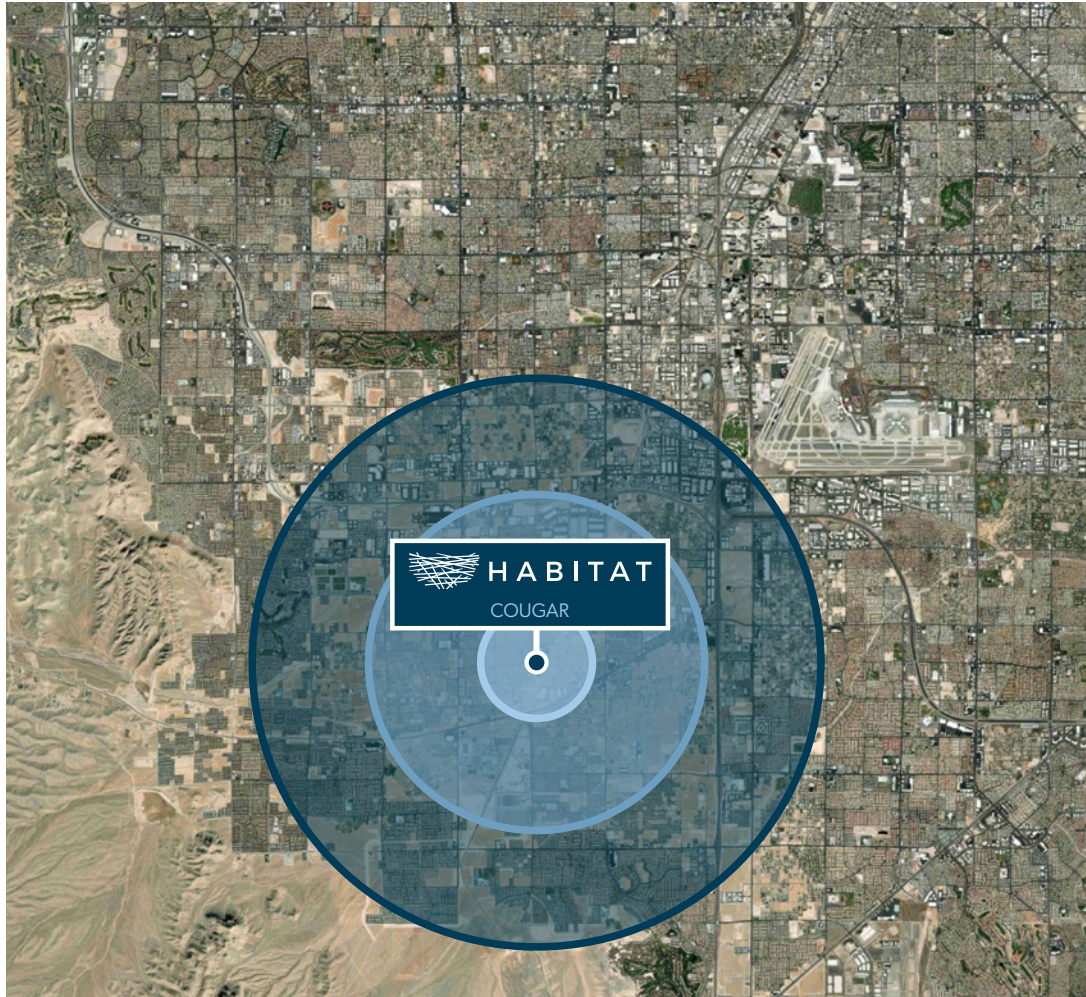
7.7%
FLEX/INCUBATOR
PROPERTIES

5.8%
LIGHT DISTRIBUTION
PROPERTIES

957 KSF
UNDER CONSTRUCTION

220 KSF
Q1 2026 NET ABSORPTION

Southwest Market Demographics



Population	1 Mile	3 Miles	5 Miles
2025 Population – Current Year Estimate	23,705	120,663	335,529

Households	1 Mile	3 Miles	5 Miles
2025 Households – Current Year Estimate	7,738	42,738	125,897

Household Income	1 Mile	3 Miles	5 Miles
2025 Average Household Income	\$132,890	\$135,576	\$127,050

Housing Units	1 Mile	3 Miles	5 Miles
2025 Housing Units	7,997	45,395	135,779

Education	1 Mile	3 Miles	5 Miles
2025 Population 25 and Over	16,254	84,334	237,963
HS and Associates Degrees	54.6%	54.6%	54.6%
Bachelor's Degree or Higher	38.4%	37.9%	38.4%

Place of Work	1 Mile	3 Miles	5 Miles
2025 Businesses	317	3,923	11,567
2025 Employees	2,562	43,471	146,504



BROKER CONTACT INFORMATION

SEAN ZAHER SIOR

Executive Vice President
+1 702 369 4863
sean.zaher@cbre.com
Lic. #S.0175473

JAKE HIGGINS SIOR

Executive Vice President
+1 702 369 4844
jake.higgins@cbre.com
Lic. S.0176473

TYCE O'NEILL

Associate
+1 702 369 4860
tyce.oneill@cbre.com
Lic. S.0199727

COLLIN HIGGINS

Associate
+1 702 369 4854
collin.higgins@cbre.com
Lic. S.0203241

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

8558 S JONESBLVD | LAS VEGAS, NV 89139



CBRE