

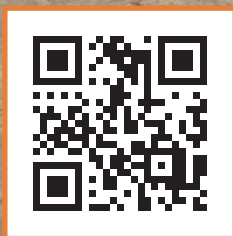


**PHELAN  
COMMERCE  
CENTER**

@ B A D U R A

**FOR SALE OR LEASE**

**UNITS FROM 21,419 - 90,492 SF**



**AVAILABLE - NOW COMPLETE!**

8241 - 8451 W. BADURA AVE. LAS VEGAS, NV 89113



# LOCATION HIGHLIGHTS

- Located in the highly desired Southwest Submarket with numerous amenities in the vicinity including Durango Station, The Uncommons, and Arroyo Crossing
- Excellent connectivity with access to the I-215 freeway via Durango Dr. and Buffalo Dr.
- Clark County Jurisdiction
- Zoning: IP (Industrial Park)



# PROJECT HIGHLIGHTS

# 6

Six state-of-the-art industrial facilities totaling ±525,536 SF

- Units range from ±21,419 SF – 90,492 SF
- Rear-loaded configurations
- Spec office and warehouse improvements completed
- 30' minimum clear height
- ESFR Sprinkler System

# BUILDING SPECIFICATIONS

- **Warehouse EVAP cooling**  
(3 air changes / hour)
- **LED high bay warehouse lighting**  
on 15' whips for optimal flexibility relative to racking
- **30' clear height**
- **1600 amps per building:**  
480 / 277 Volt, 3-phase, 4-wire electrical service
- **R-38 insulation system:**  
with white WMS sheet is included on the underside of roof deck
- **ESFR sprinklers**
- **Six 35k lb. mechanical dock levelers per building**
- **Dock bumpers at all dock doors**
- **All buildings serviced with a 1" gas line**
- **Structural roof system:**  
Steel Columns supporting Castellated Steel Beams with Metal Roof Deck
- **Roof system:**  
Reinforced 60 mil thermoplastic polyolefin (TPO) white membrane over ½" cover board
- **Skylight units:**  
double domed with OSHA rated burglar bars
- **Floor slabs:**  
6" thick reinforced 4,000 psi concrete over 4" thick type II base 15 mil polyethylene vapor barriers placed under office areas
- **White interior warehouse paint**  
from Floor to Deck
- **Building divisible to various sizes down to ±21,419 SF**

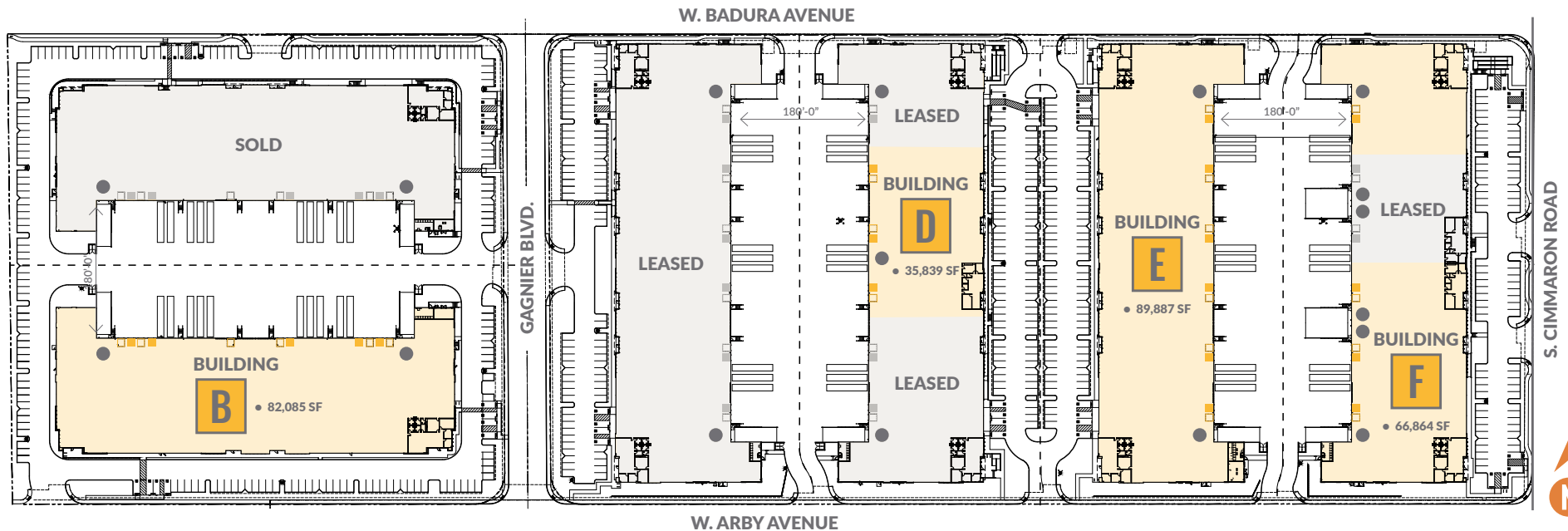
## SITE PLAN

● GRADE LEVEL LOADING

▭ TRAILER PARKING STALL

■ DOCK POSITION

□ DOCK LEVELER



# BUILDING B

B: 8491 W BADURA AVE

82,085 SF



±2,455 SF  
SPEC OFFICE



11 DOCK  
DOORS



2 GRADE  
LEVEL DOORS



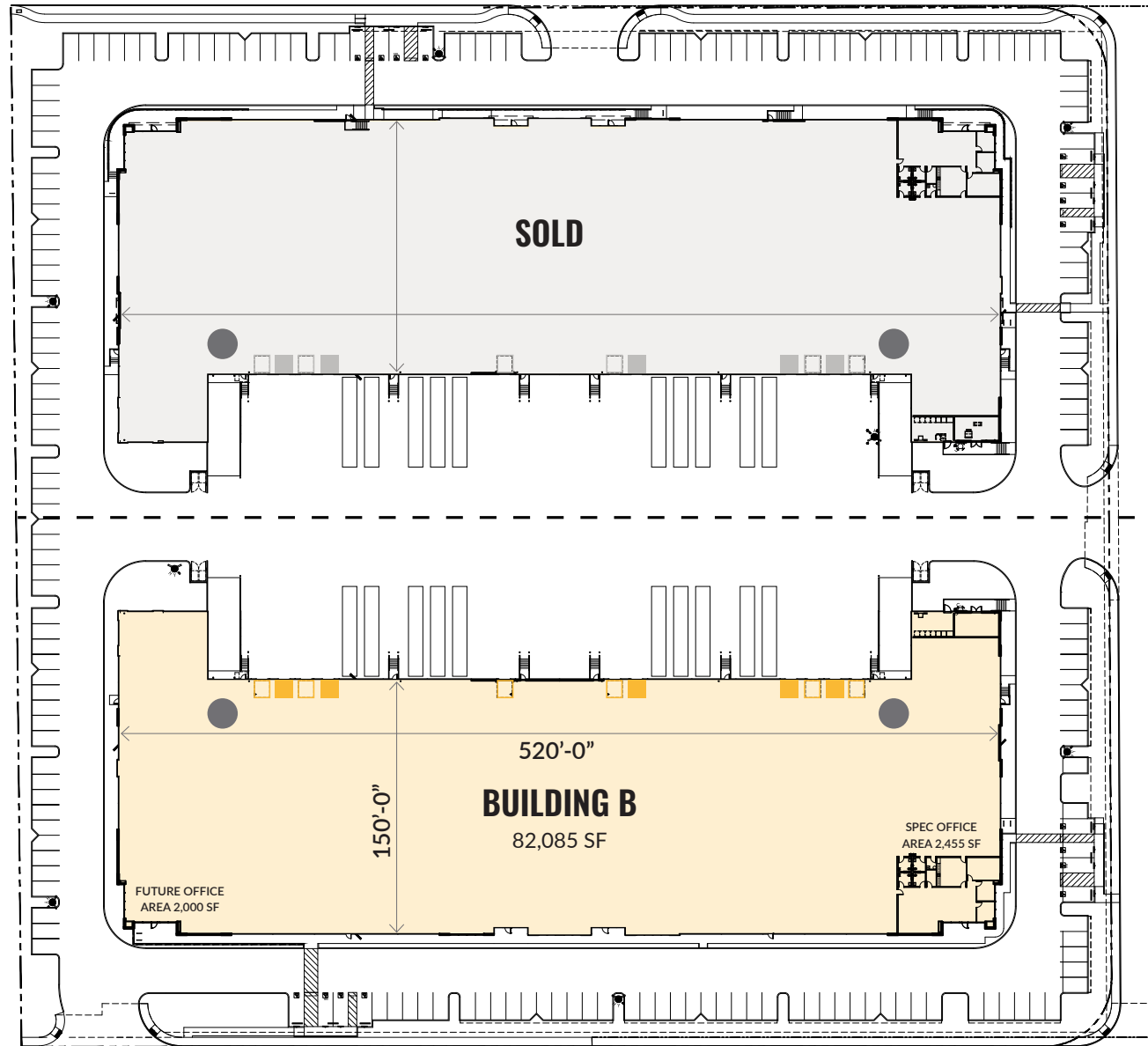
95 PARKING  
SPACES



10 TRAILER  
PARKING STALLS



180' CONCRETE  
TRUCK COURT  
(shared)



BLDG B: ±4.44 ACRES  
APN: 176-04-311-004

# BUILDING D

8321 W BADURA AVE

35,839 SF



±1,622 SF  
SPEC OFFICE



1 GRADE  
LEVEL DOOR



6 DOCK  
DOORS



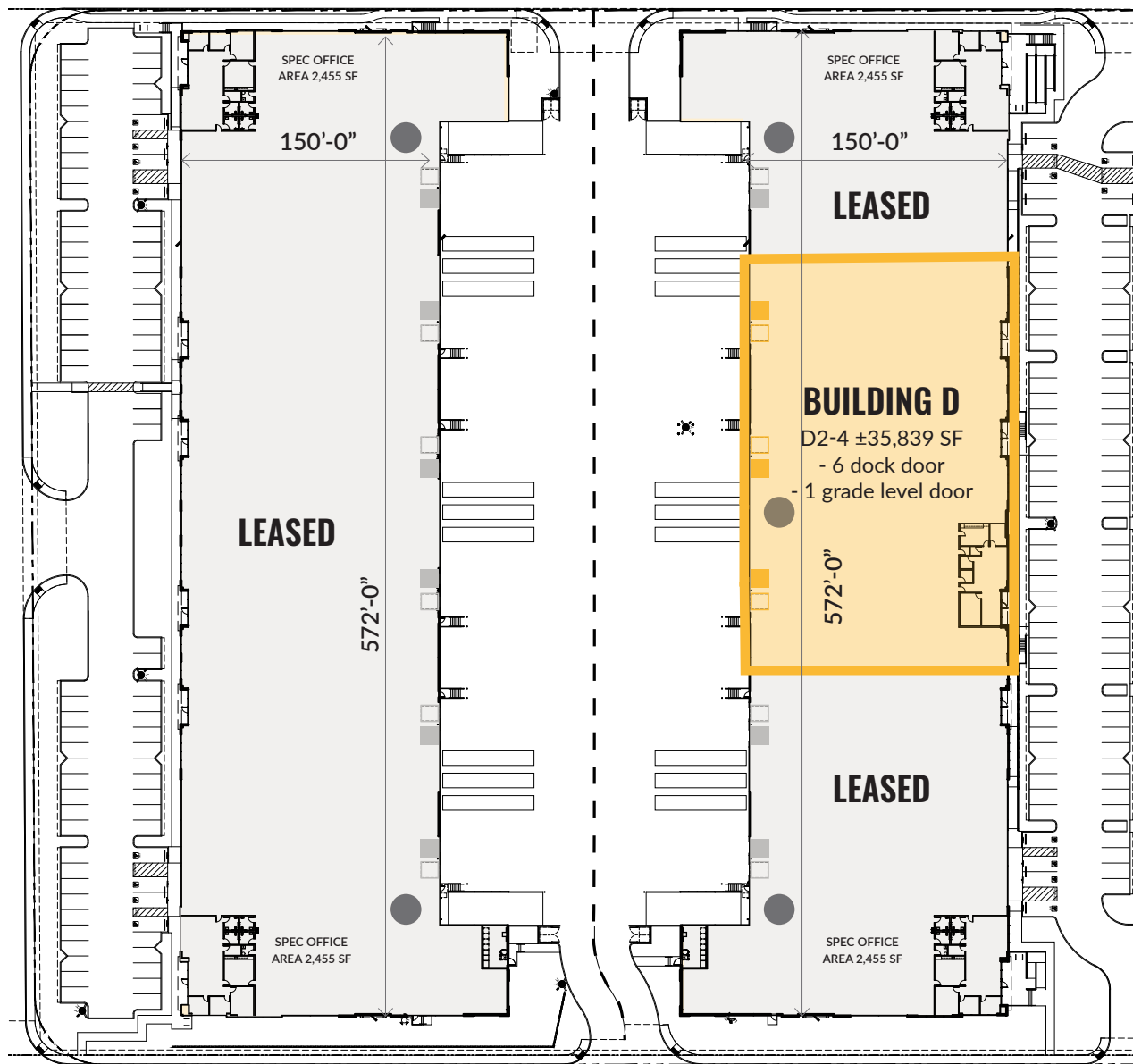
D: ±34  
PARKING SPACES



6 TRAILER  
PARKING STALLS



180' CONCRETE  
TRUCK COURT  
(shared)



BLDG C: ±4.56 ACRES  
APN: TBD

BLDG D: ±4.4 ACRES  
APN: TBD



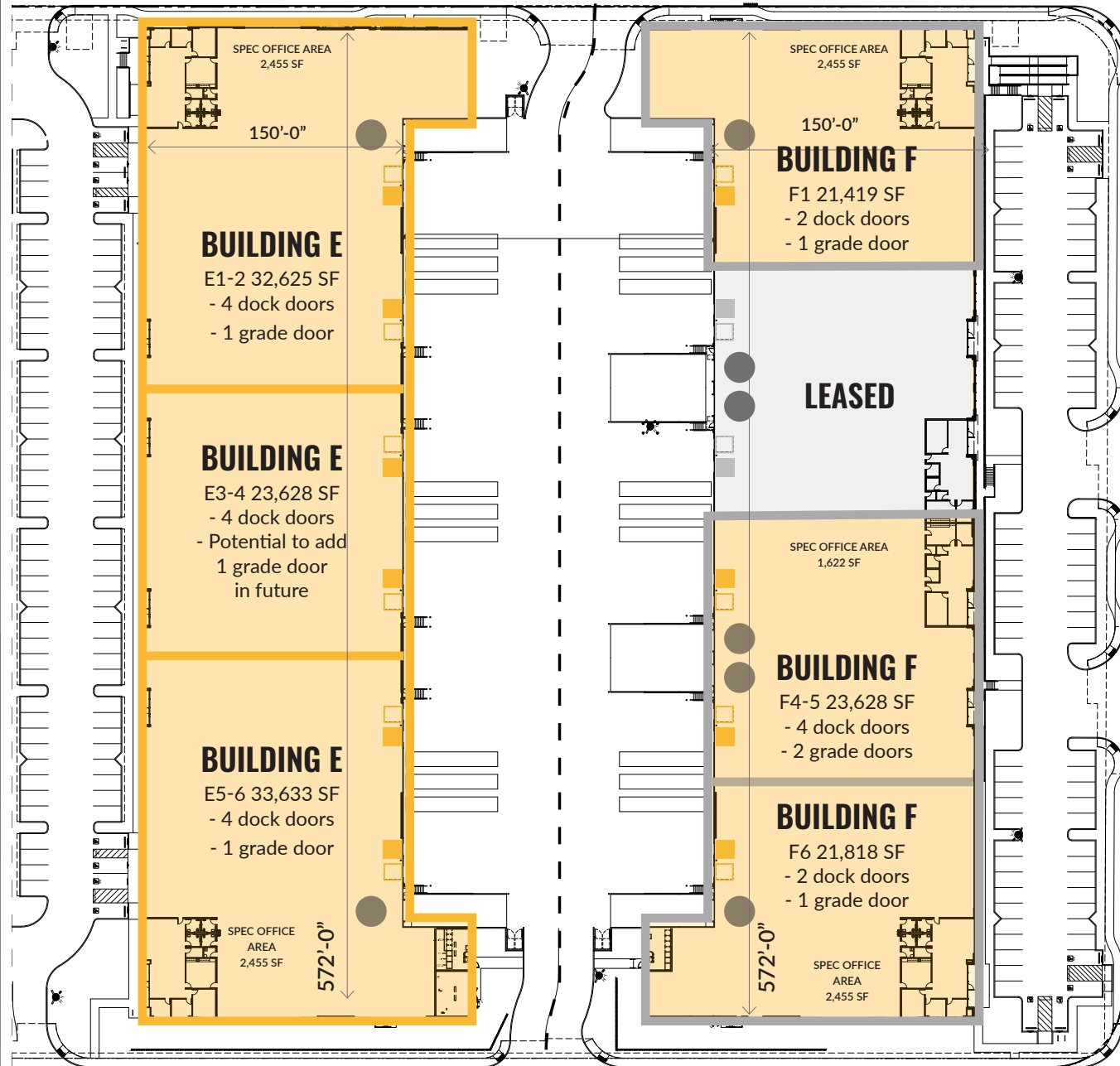
# BUILDINGS E/F

E: 8281 W BADURA AVE  
 F: 8241 W BADURA AVE

E: 89,887 SF  
 F: 66,864 SF

<b>EXISTING OFFICE</b>	E1-2, E5-6: ±2,455 SF
	F1, F6: ±2,455 SF
	F4-5: ±1,622 SF
<b>DOCK DOORS</b>	E: 4 per unit
	F1, F6: 2
	F4-5: 4
<b>GRADE DOORS</b>	E1-2, E5-6: 1
	E3-4: potential to add 1 grade door in the future
	F1, F6: 1
	F4-5: 2
<b>PARKING SPACES</b>	E: 88
	F: 62
<b>TRAILER PARKING</b>	E: 9 F: 6
<b>TRUCK COURT</b>	180' shared concrete truck court

## \*POTENTIAL DIVISIBILITIES



BLDG E: ±4.41 ACRES    BLDG F: ±4.52 ACRES  
 APN: TBD                      APN: TBD



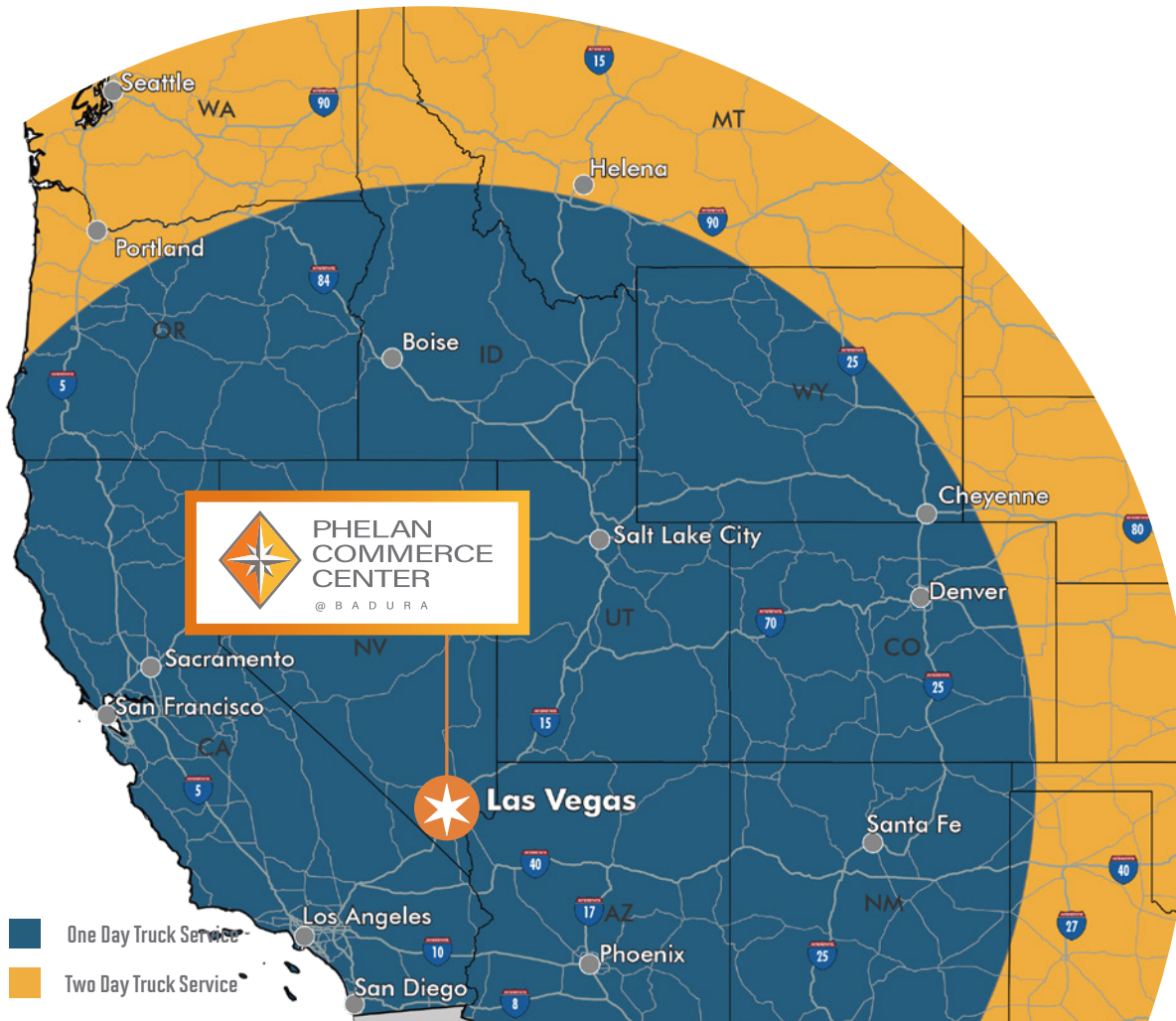
# REGIONAL ADVANTAGE

## LOCATION & TRANSPORTATION

- I-215 Interchange is ±1.0 miles via Buffalo Dr.
- I-15 Interchange is ±5.3 miles via I-215 freeway
- Harry Reid Airport is ±8.5 miles
- The Las Vegas Strip is ±8.4 miles

## SHIPPING & MAILING SERVICES

- FedEx Freight 5.8 Miles
- FedEx Ship Center 2.4 Miles
- FedEx Air Cargo 10.7 Miles
- FedEx Ground 1.0 Miles
- UPS Freight Service Center 14.8 Miles
- UPS Customer Center 7.2 Miles
- UPS Air Cargo 7.7 Miles
- US Post Office 2.6 Miles



### Transit Analysis From Las Vegas, NV

	Distance (mi.)	Time (est.)		Distance (mi.)	Time (est.)
Los Angeles, CA	262	4 hrs, 1 min	Boise, ID	636	9 hrs, 49 min
Phoenix, AZ	335	5 hrs, 25 min	Santa Fe, NM	640	9 hrs, 8 min
San Diego, CA	323	4 hrs, 58 min	Denver, CO	761	11 hrs, 14 min
Salt Lake City, UT	433	6 hrs, 19 min	Cheyenne, WY	846	12 hrs, 44 min
Reno, NV	447	7 hrs, 4 min	Helena, MT	914	13 hrs, 11 min
San Francisco, CA	561	8 hrs, 35 min	Portland, OR	975	15 hrs, 50 min
Sacramento, CA	564	8 hrs, 36 min	Seattle, WA	1,126	17 hrs, 14 min

# 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 198,300 workers in the distribution, transportation, manufacturing, warehousing, and construction industries
- Over 61,800 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 1.3%, transportation and warehousing by 0.8%, and construction by 1.9%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages





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