



FOR LEASE

NORTH VEGAS LOGISTICS CENTER



Representative Photo

CLASS-A INDUSTRIAL DEVELOPMENT

A DEVELOPMENT BY:



BUILDING TWO

±1,007,536 SF AVAILABLE

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LEASING BY:



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OUTSTANDING LABOR POOL

Labor pool is strong and high relative to surrounding competitive locations within the MSA.



STRONG AMENITIES AND MIX OF USES

Apex has the ability to accommodate a variety of user requirements including large bulk and multi-tenant space.



ACCESS TO INTERSTATE 15

Located next to I-15 - only ±20 miles from Las Vegas, Nevada. Conveniently located 30 minutes away from Harry Reid International Airport.

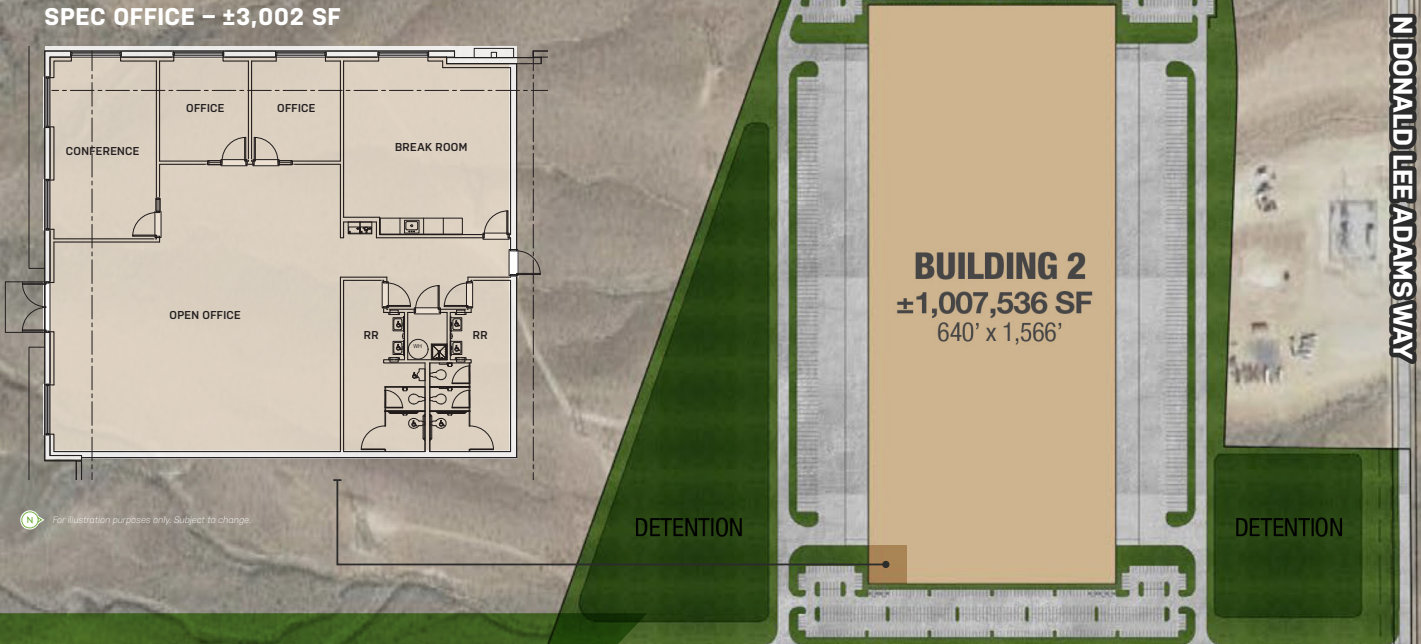


NORTH VEGAS
LOGISTICS CENTER

CONSTRUCTION PROGRESS

AS OF FEBRUARY 2024





±1,007,536 TOTAL SF

= Available

100 DOCK DOORS <i>(expandable to 164)</i>	818 CAR SPACES	196 TRAILER SPACES	70' SPEED BAYS
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Dock Doors	100 <i>(expandable to 164)</i>
Drive-Ins	4
Spec Office	±3,002 SF
Clear Height	40'
Car Parking	818 Spaces
Trailer Parking	196 Spaces
Speed Bays	70'

Typical Column Spacing	50' x 56'
Floor Slab	7" non-reinforced concrete, 4,000 PSI
Truck Court	130' <i>(185' with trailer parking)</i>
Lighting	LED with motion sensors
Sprinkler System	ESFR
Configuration	Cross Dock



SITE ADVANTAGES

NORTH VEGAS

LOGISTICS CENTER



DISTANCE HIGHLIGHTS

- **I-215 interchange** - ±18 miles
- **I-15 interchange** - ±13 miles
- **Harry Reid International Airport** - ±35 miles
- **Resort Corridor (Sahara and LV Blvd)** - ±27 miles
- **FedEx Freight** - ±16 Miles
- **FedEx Ship Center** - ±22 Miles
- **FedEx Air Cargo** - ±19 Miles
- **FedEx Ground** - ±17 Miles
- **UPS Freight Service Center** - ±19 Miles
- **UPS Customer Center** - ±33 Miles
- **UPS Air Cargo** - ±19 Miles
- **US Post Office** - ±20 Miles



NORTH VEGAS

LOGISTICS CENTER

ONE-OF-A-KIND ACCESS

ONE DAY TRUCK SERVICE

Access to serving over 77 million+ people within a one day truck drive.

23.1% of U.S. Population



1 LOS ANGELES

265 Miles
3h 54min

2 PHOENIX

300 Miles
4h 39min

3 SALT LAKE CITY

424 Miles
5h 50min

4 RENO

452 Miles
6h 55min

5 SAN FRANCISCO

562 Miles
8h 20min

6 SANTA FE

634 Miles
9h 8min

7 BOISE

634 Miles
9h 31min

8 DENVER

752 Miles
10h 45min

9 CHEYENNE

837 Miles
11h 52min

10 HELENA

907 Miles
12h 31min

11 PORTLAND

982 Miles
15h 44min

12 SEATTLE

1,129 Miles
16h 52min

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

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

A DEVELOPMENT BY:



Highly experienced landlord and developer with extensive in-house resources. Founded in 2012, NorthPoint has developed **over 149 Million SF** for tenants such as Chewy, Home Depot, Amazon, GE, Walmart and General Motors.



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EXCLUSIVE LISTING AGENTS

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