

FOR LEASE – Q3 2019 DELIVERY – ±670,798 SF WAREHOUSE/DISTRIBUTION FACILITY

RACEWAY INDUSTRIAL PARK

5605 NORTH HOLLYWOOD BOULEVARD, LAS VEGAS, NV 89115



A PROJECT BY:

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Hines

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CITY OF NORTH LAS VEGAS

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- The map illustrates the Las Vegas metropolitan area, highlighting the city's expansion and the surrounding regions. The central area is labeled "LAS VEGAS" and is surrounded by "NORTH LAS VEGAS" to the north and "EAST LAS VEGAS" to the east. The "LAS VEGAS MOTOR SPEEDWAY" is located in the northeast corner. The "NELLIS AFB" is situated to the east of the city. The "LAS VEGAS STRIP" is shown as a prominent red line running through the center. The map also depicts the "LAS VEGAS MUNICIPAL AIRPORT" and the "MC CARRAN INT'L AIRPORT". The "LAS VEGAS MOTOR SPEEDWAY" is a large oval track in the northeast. The "NELLIS AFB" is a large military installation to the east. The "LAS VEGAS STRIP" is a major thoroughfare running through the city. The map shows the "LAS VEGAS MOTOR SPEEDWAY" and the "NELLIS AFB" as key landmarks. The "LAS VEGAS STRIP" is a major thoroughfare running through the city. The map also shows the "LAS VEGAS MUNICIPAL AIRPORT" and the "MC CARRAN INT'L AIRPORT".

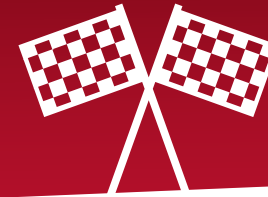


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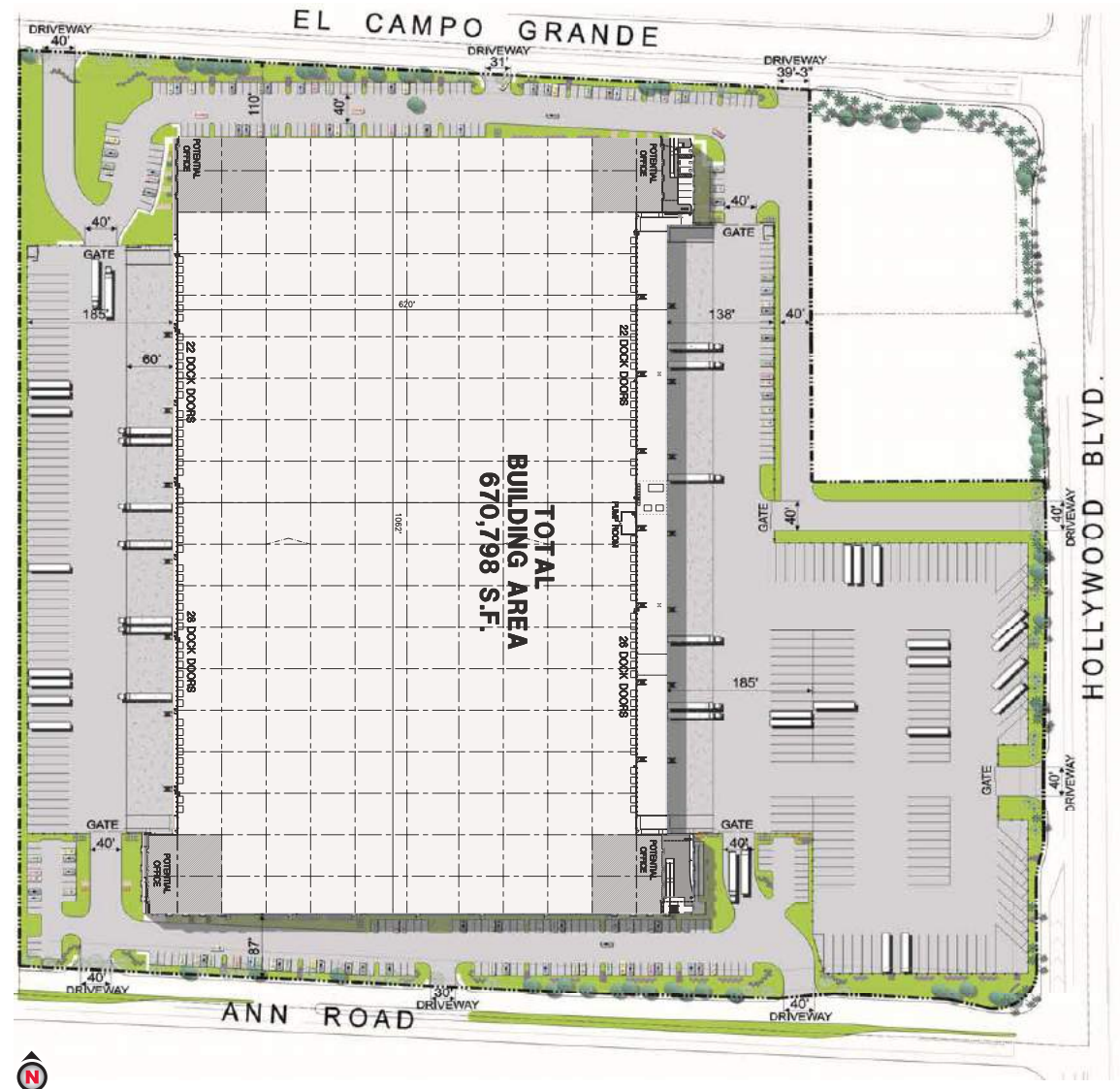


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PROPERTY FEATURES

**±670,798 TOTAL SF,
SITUATED ON ±33.5 ACRES**

- ±60' x ±56' typical column spacing with ±60' Speed Bays and ±185' Truck Courts
- One hundred one (101) ±9'x10' dock high loading doors
- Four (4) ±14'x16' grade level loading doors
- ±36' clear height
- R-19 thermal insulation
- 2% Skylights
- ESFR fire sprinkler system
- ±8,000 Amps, 277/480V, 3-phase, 4-wire service
- Auto parking spaces: ±526
- Trailer parking spaces: ±195
- Delivery Q3 2019
- All concrete Truck Courts and parking area

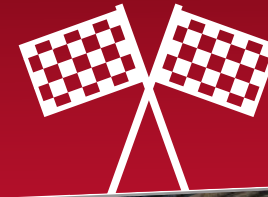


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NEIGHBORING TENANTS

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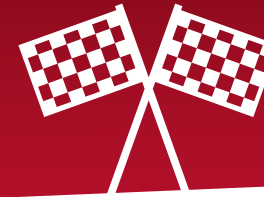
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LAS VEGAS BUSINESS STATS

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 2016-2017

- 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-six companies relocated or expanded to Southern Nevada in 2017

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

LAS VEGAS IS CENTRALLY LOCATED

