

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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# RACEWAY INDUSTRIAL PARK



# CITY OF NORTH LAS VEGAS

- 



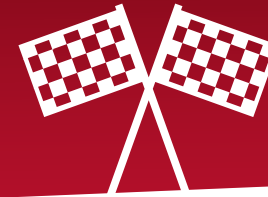
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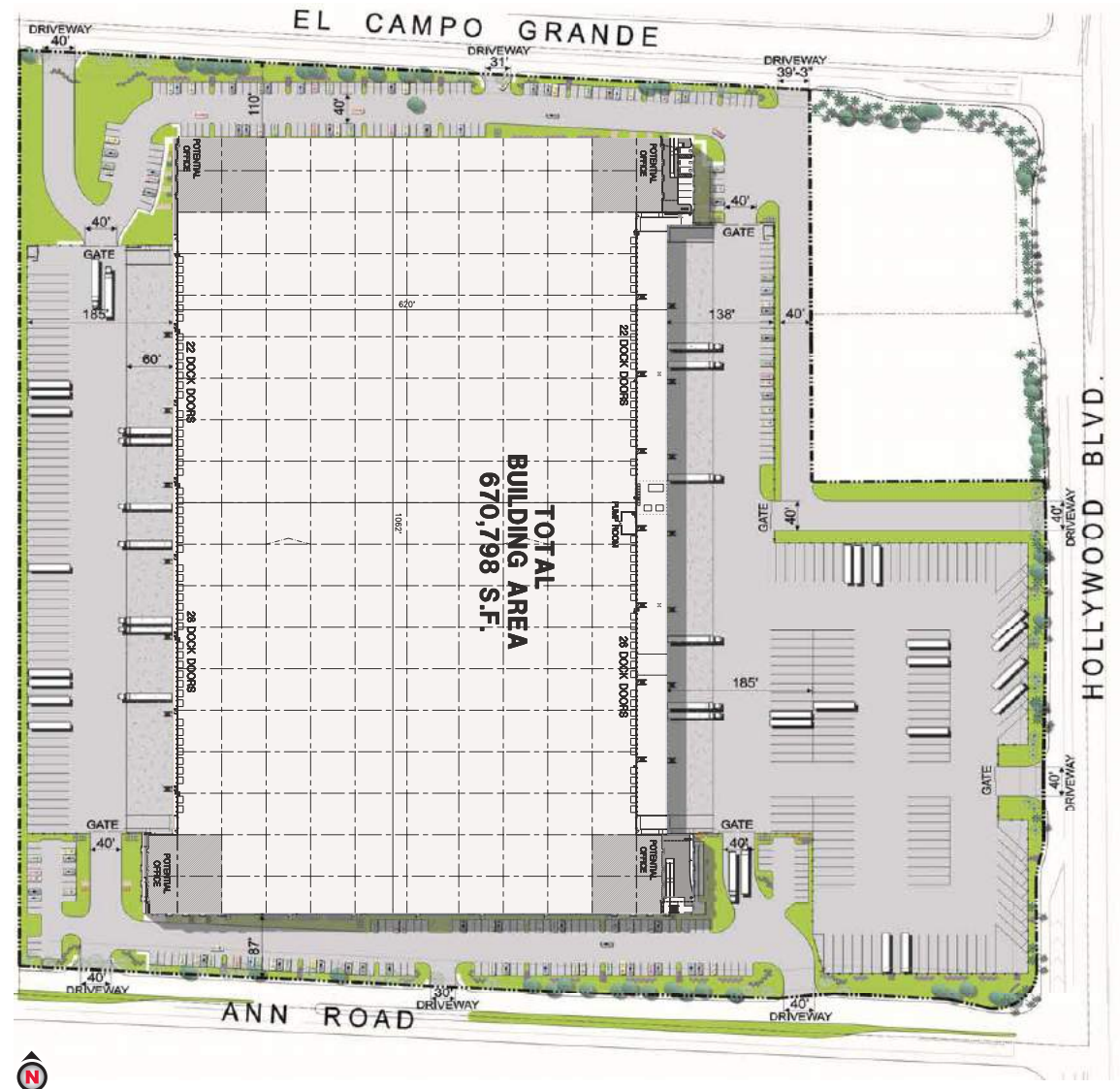
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## PROPERTY FEATURES

**±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



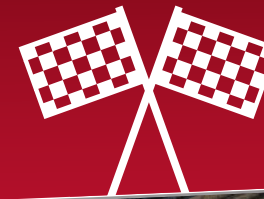
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## NEIGHBORING TENANTS

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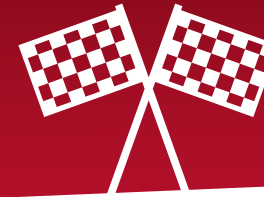
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## LAS VEGAS BUSINESS STATS

**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

