

LOGISTIC CENTER AT LAS VEGAS BOULEVARD



Available for Pre-Leasing | Delivery Q2 2019
±109,200 SF Speculative Distribution Building
3475 N. Las Vegas Blvd, Las Vegas, NV 89115

Dermody.com

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**DERMODY
PROPERTIES**



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- Class A high image state-of-the-art construction
 - ±109,200 SF Speculative Distribution Building
 - Proximity to high quality, skilled labor pool
 - Available for Pre-Leasing | Delivery Q2 2019
 - 3475 N. Las Vegas Boulevard, Las Vegas, NV 89115
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PROPERTIES

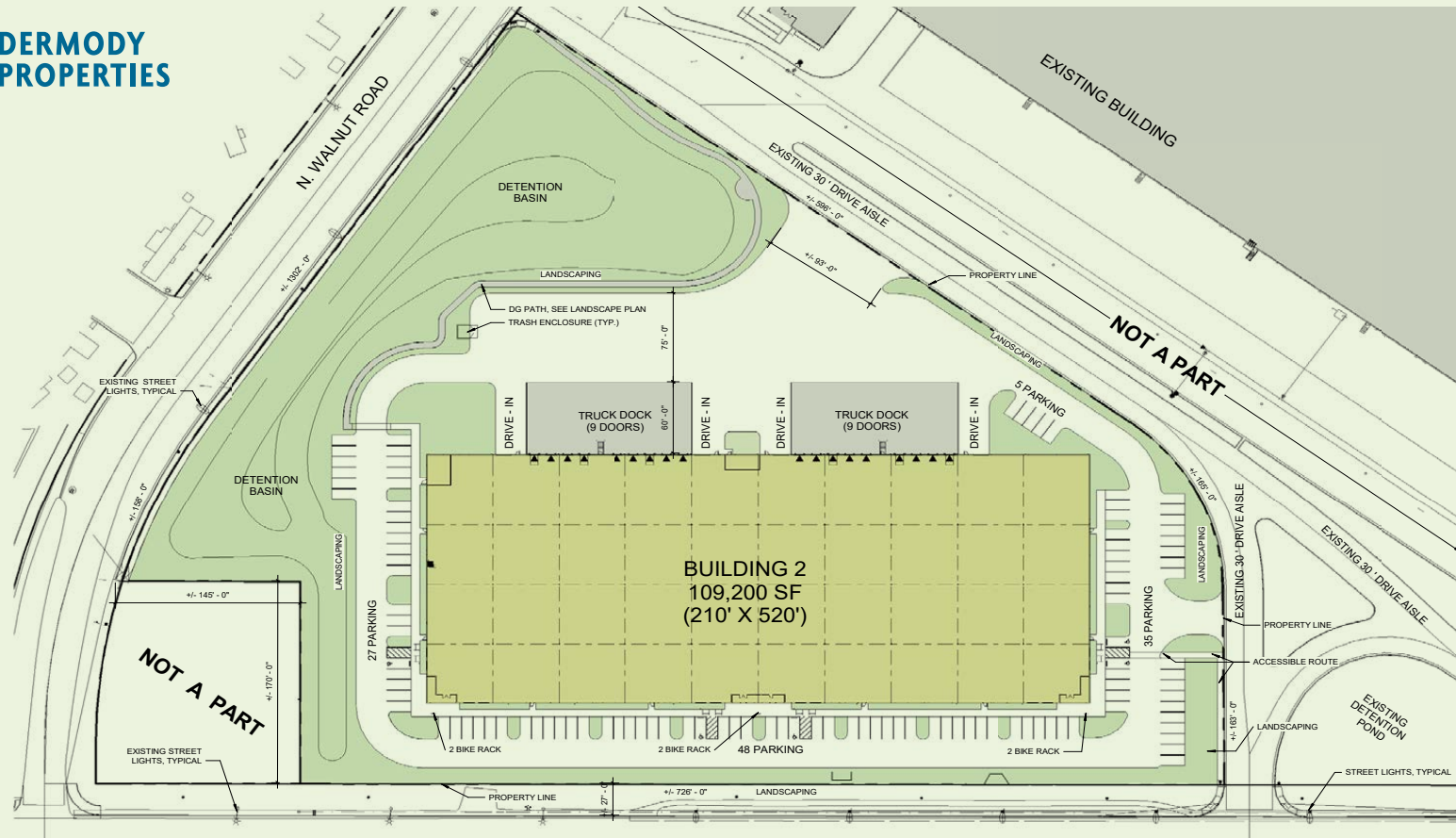


LOGISTICENTER AT LAS VEGAS BOULEVARD





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PROPERTIES**



Building Specifications

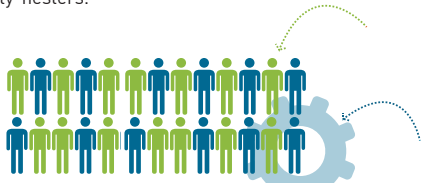
- ±109,200 SF Warehouse Distribution Building on ±8.2 acres
- Tilt-up concrete panel construction
- 210'x520' building dimensions
- Office BTS
- 32' clear height- inside first column line
- Column Spacing: 50'x52' typical; 60'x50' speed bay
- Columns painted yellow to 12' and white to roof deck
- ESFR fire protection system
- ±1200 Amps 277/480V 3 phase power
- Evaporative-cooled warehouse
- LED lighting included to provide 30 foot candles at 3' A.F.F.
- Skylights @ 1% of the roof area
- 6" reinforced slab
- R-30 insulation at roof deck
- 60 Mil TPO Roof
- Rear-loading with 18 dock doors (9'x10') & 4 grade/drive-in doors (12'x14')
- 30,000 lb. Pit levelers included at every third dock door
- ±135' truck court, includes 60' concrete dock apron
- Parking spaces: 111
- MD Zoning (Clark County)

POPULATION

Why Southern Nevada? With a population of over 2.1 million people, the Las Vegas MSA is a community of extraordinary contrasts – from the excitement of the dazzling lights and sounds of the Las Vegas Strip at night, to the tranquility of a silent desert sunset, the residents of Southern Nevada enjoy an exceptional quality of life. The region is a desirable place to live and work.

The Las Vegas MSA has many attributes to offer including:

- Affordable housing choices in high-energy city, peaceful suburban master-planned communities and quaint rural settings.
- Excellent educational options for students in K-12, community colleges and universities.
- World-class entertainment and cultural events.
- Unparalleled outdoor recreation opportunities.
- Professional sports, including the Vegas Golden Knights NHL hockey team and the soon to be Raiders NFL Team
- Whether you and your employees lean to the glitter or natural side of life, or both, Nevada has all the action – or lack thereof – to satisfy the quality of life desires of singles, young couples, families and empty-nesters.



TAX FRIENDLY PRO-BUSINESS ENVIRONMENT

Nevada has been consistently ranked as one of the top three most tax-friendly states and one of the second best states to start a small business. The complete absence of certain taxes makes Nevada one of the most pro-business states in the nation. Nevada has no personal or corporate income tax, and no unitary, inventory, franchise, estate or inheritance tax, competitive sales and property tax rates. Nevada offers sales tax abatement and deferral programs, payroll tax abatements, property tax abatements and capital equipment abatements, deferrals and incentives. Additionally, Nevada's Foreign Trade Zone #89 allow importers to bypass major ports in Southern California. Cargo coming into McCarran International Airport may dock without formal customs entry, payment of customs duties or payment of government excise tax.

TRANSPORTATION

McCarran International Airport is the 8th busiest airport in North America and one of the most domestically and internationally connected in the world. In addition to serving 41M+ passengers a year, it handles over 200 million pounds of cargo.



IDEAL DISTRIBUTION HUB

Southern Nevada's strategic location means that it is ideally situated for reaching the entire West Coast market by ground or air. Conveniently located within a one day truck drive to five major markets (Los Angeles, Phoenix, Salt Lake, San Diego and San Francisco), as well as international ports.

Extensive Ground & Rail Network - National Connectivity *Las Vegas is at the hub of an extensive Western US ground transportation network comprised of three major highways: US 95, US I-15, and US 93, as well as the future Interstate 11. Next-day freight service is available to 80% of the 11-state western region and nearly every western city is within a two-day delivery time frame, meaning that shipments can quickly reach a market of more than 50 million people.

*Rail service to Southern Nevada is provided via Union Pacific Railroad which runs northeast-southwest through the Las Vegas-Paradise MSA. These rail lines provide daily service to industrial sites throughout the Las Vegas valley as well as a high capacity trans-loading facility.

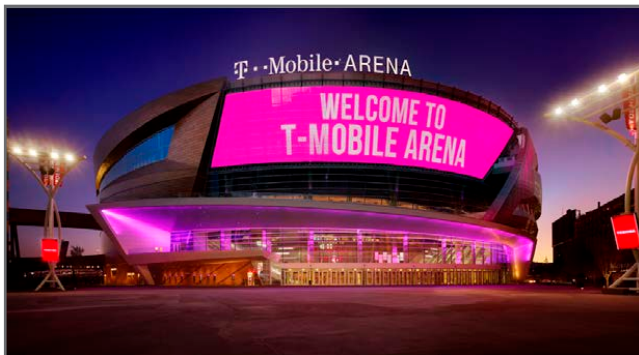
EDUCATION

The Clark County School District provides residents of Clark County with excellent education facilities and while ranked the 5th largest school district in the United States, its students earned nearly \$240 million in scholarships to universities across the country including Harvard. The District has 357 schools, 309,893 students and employs a total of 37,341 people (all inclusive, 2012).

Clark County also enjoys its partnership with the higher education system, University of Nevada, Las Vegas which recently opened an Office of Economic Development to complement its urban research institution. With 13 colleges and schools of Dental Medicine and Law, it is well positioned to grow beyond the approximately 27,000 students.

University of Nevada School of Medicine (SOM) is State funded and located adjacent to Clark County's University Medical Center. The SOM has 16 clinical departments and five nationally recognized basic science departments.

THERE ARE A SUM TOTAL OF 21 OTHER COLLEGES AND UNIVERSITIES IN CLARK COUNTY TO CHOOSE FROM.



T-Mobile Arena



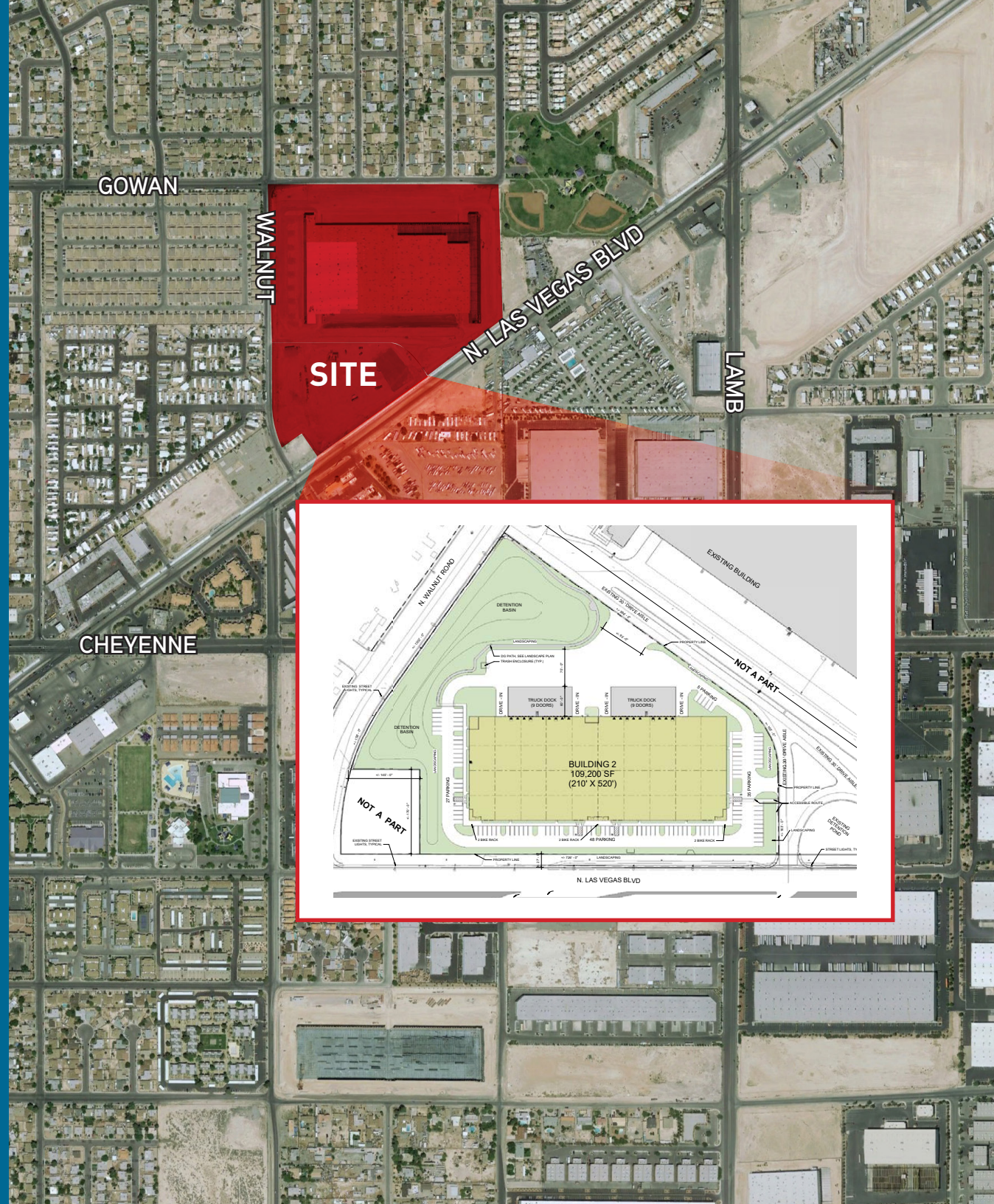
The Smith Center



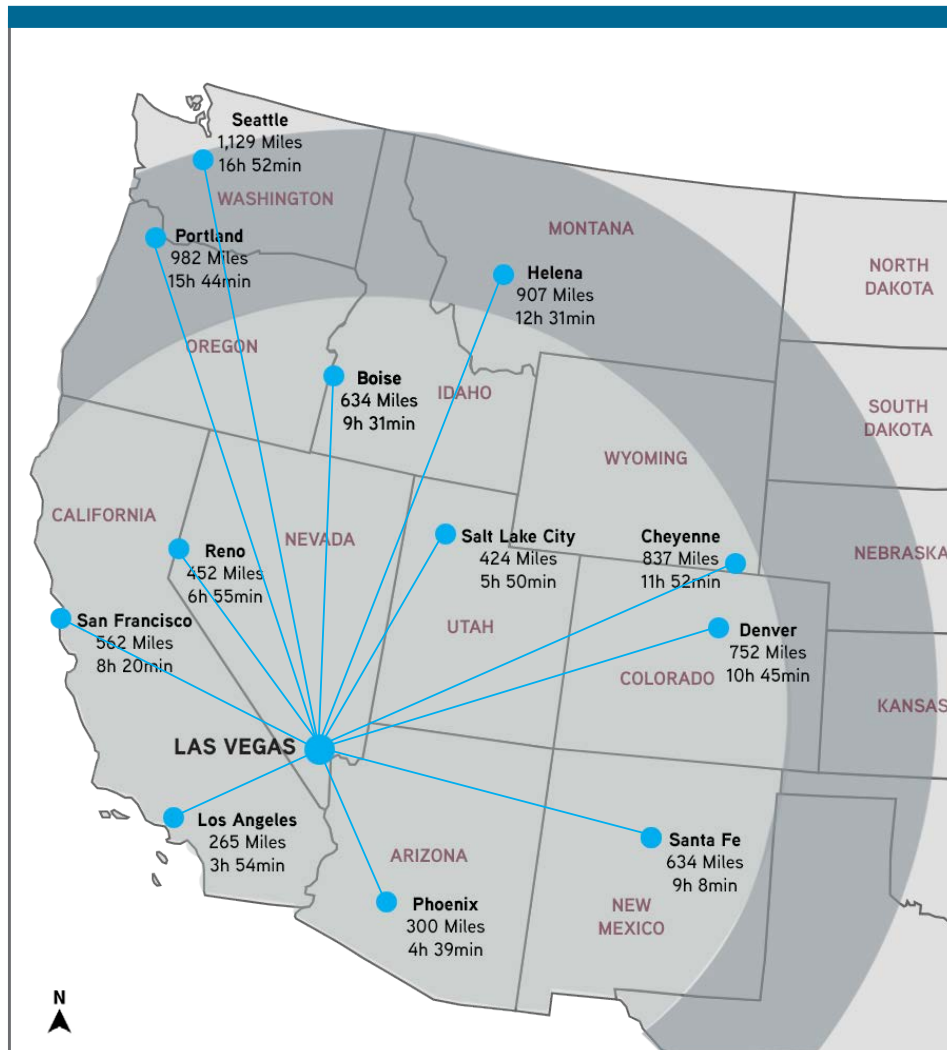
Lake Las Vegas

SITE LOCATION

- Conveniently located between Pecos Road and Lamb Boulevard
- Easily accessed via I-15 at the Lamb Boulevard interchange
- Las Vegas Boulevard frontage with prominent monument signage
- Public transportation access via RTC bus line located across the street
- The North Las Vegas submarket has the highest concentration of Class A distribution buildings in the Las Vegas market, making it the submarket of choice for credit tenants like Amazon, Walmart, Fanatics, TJ Maxx, DHL, Bed Bath & Beyond, Sofidel America and others.



Transit Analysis from Las Vegas, Nevada



ONE DAY TRUCK SERVICE
61,049,148 People (19.4% of US Population)

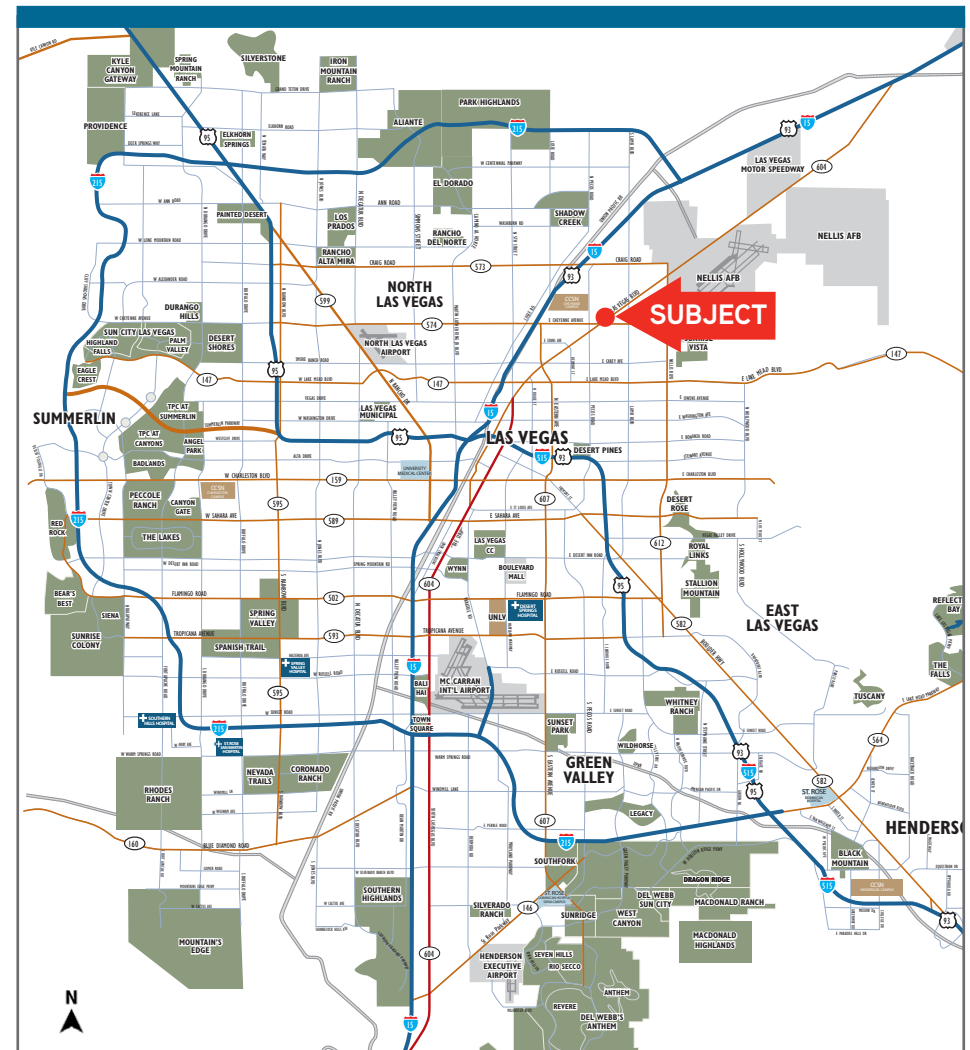
TWO DAY TRUCK SERVICE
73,462,494 People (23.3% of US Population)

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Las Vegas Valley Location Map



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