



±80,000 - ±336,000 SF Available
Estimated Delivery Q4 2024

LogistiCenterSM at Speedway II

6070 N. Hollywood Blvd, Las Vegas, NV 89115

CBRE



**DERMODY
PROPERTIES**

Dermody.com

Project Highlights

LogistiCenterSM at Speedway II

Location

- Located in the Speedway area within the North Las Vegas submarket which is the epicenter of e-commerce/logistics in the southwest region.
- Immediate access to the I-15 & I-215 freeways.
- Neighboring tenants include Amazon, Reckitt Benckiser, FedEx, Sephora and Lowe's.
- Access to a strong labor force of approximately 984,688 employees within a 25-mile radius of the property.
- Clark County Jurisdiction

Project

- ±336,000 SF state-of-the-art distribution facility
- Divisible to ±80,000 SF
- Rear loaded configuration
- ±3,156 SF Spec Office
- 36' minimum clear height
- ESRF sprinkler system



Key Distances



±2.5 MI



HARRY REID
INTERNATIONAL
AIRPORT

±19.0 MI



±0.8 MI



±12.4 MI

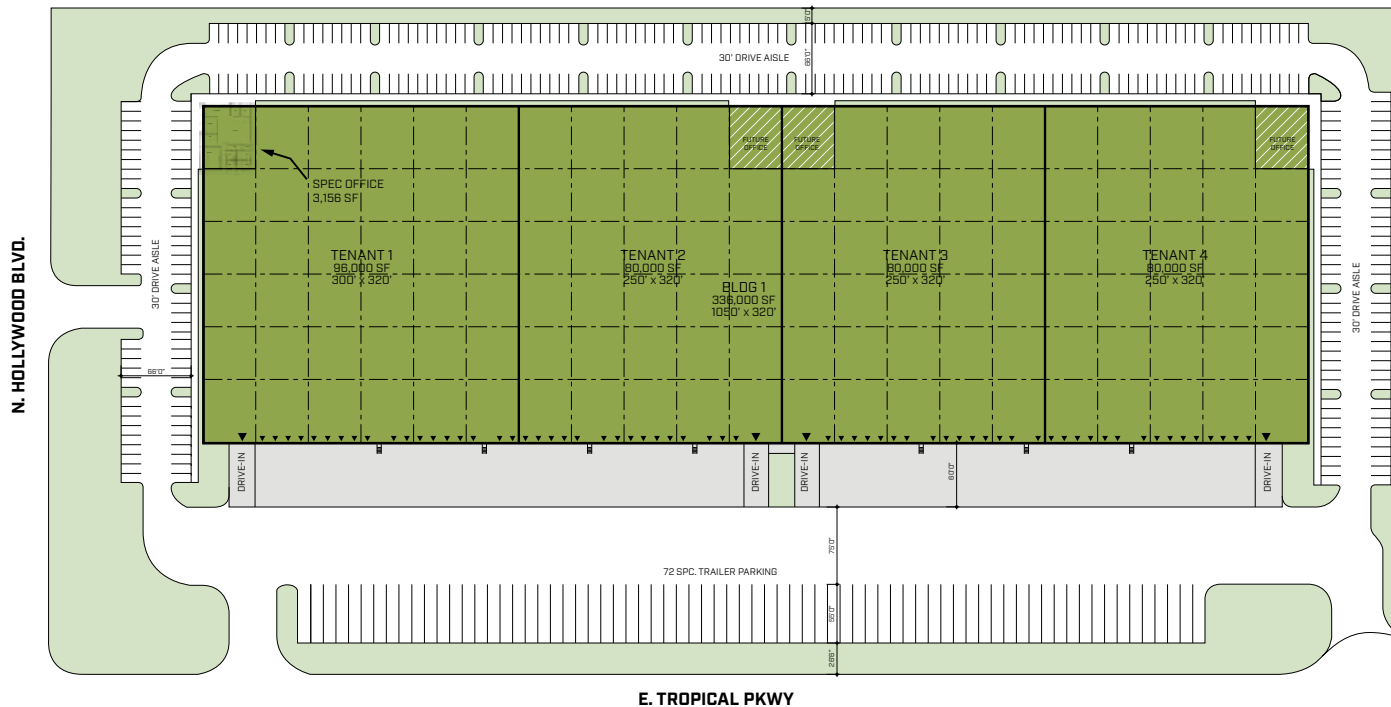


DOWNTOWN
LAS VEGAS

±13.0 MI

Building Specifications

LogistiCenterSM at Speedway II



Property Specs

Total SF:	336,000 SF
Site Area:	±18 acres
Spec Office:	±3,156 SF
Clear Height:	±36'
Column Spacing:	±50'x50' typ. bay ±50'x60' speed bay
Power:	4,000 A, 277/480 V, 3-Phase
Sprinkler:	ESFR
Dock Doors:	63
Drive-In Doors:	4
Truck Court:	135', includes 60' concrete dock apron
Building Depth:	±320'
Car Parking:	356
Trailer Parking:	72
Floor Slab:	6" concrete slab

Spec Office Plan - ±3,156 SF

LogistiCenterSM at Speedway II



Location Map

LogistiCenterSM at Speedway II



USA

STATE OF NEVADA

I-15 INTERCHANGE

TROPICAL PKWY INTERCHANGE

UNION PACIFIC
Intermodal

N LAMB BLVD

NORTHGATE
DISTRIBUTION
CENTER

TROPICAL PKWY

amazon

USA

Sysco

CCSD

LAS VEGAS
MOTOR SPEEDWAY
AMERICA'S RACING SHOWPLACE

N HOLLYWOOD BLVD

LogistiCenterSM
at Speedway II

CROWN
TRUCKING

amazon

niagara

SEPHORA

U.S. AIR FORCE

N LAS VEGAS BLVD

U.S. AIR FORCE

E CRAIG RD

Location & Transportation

LogistiCenterSM at Speedway II

±0.8 miles to I-15

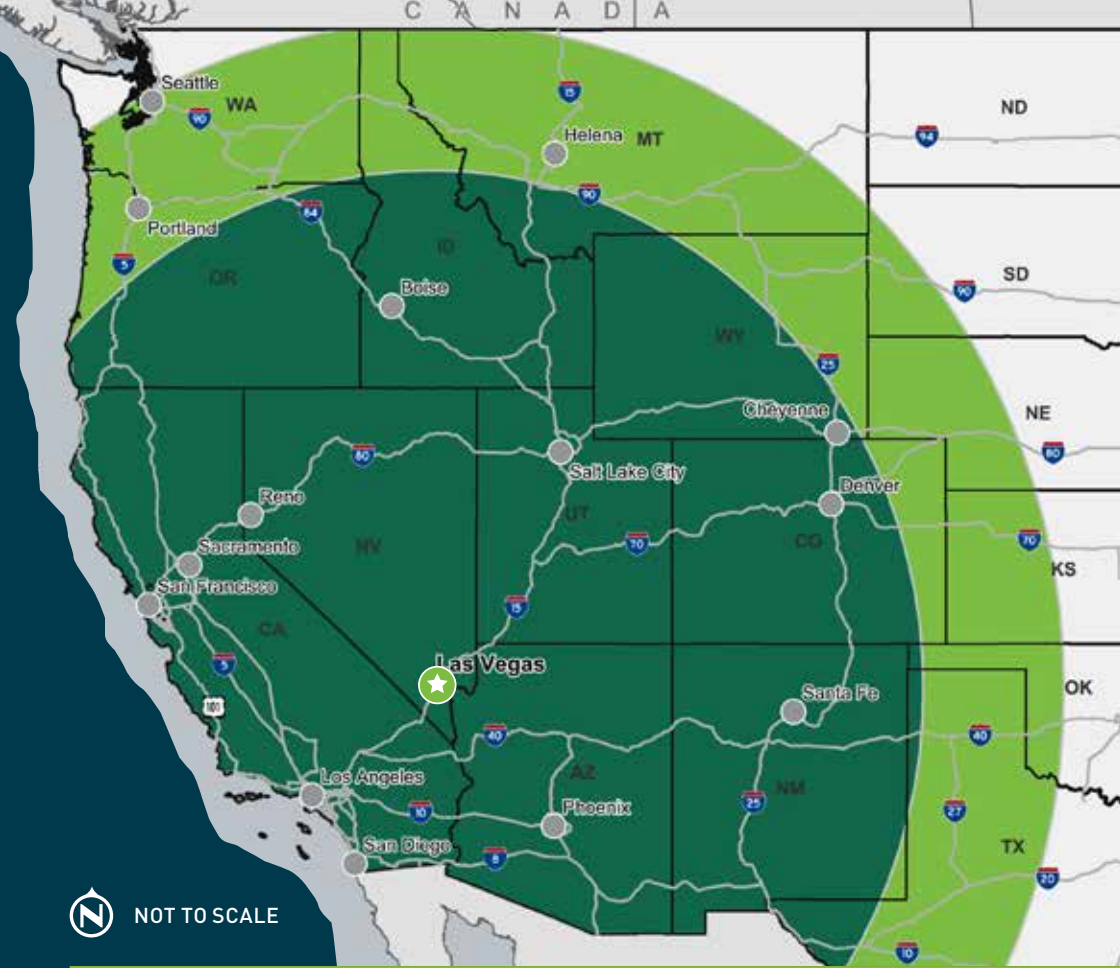
I-215 and I-15 interchange is ±2 miles from subject property

Harry Reid International Airport is ±19 miles from subject property

Resort Corridor (Sahara and LV Blvd) is ±14 miles from property

Proximity to Distribution Hubs

- FedEx Freight - 5 Miles
- FedEx Ship Center - 10 Miles
- FedEx Air Cargo - 21 Miles
- FedEx Ground - 2 Miles
- UPS Freight Service Center - 5 Miles
- UPS Customer Center - 12 Miles
- UPS Air Cargo - 22 Miles
- US Post Office - 7 Miles



One Day Truck Service
 Two Day Truck Service

Transit Analysis From Las Vegas, NV

	Distance (mi.)	Time (est.)		Distance (mi.)	Time (est.)
Los Angeles, CA	265	3 hrs, 54 min	Boise, ID	634	9 hrs, 31 min
Phoenix, AZ	300	4 hrs, 39 min	Santa Fe, NM	634	9 hrs, 8 min
San Diego, CA	327	4 hrs, 46 min	Denver, CO	752	10 hrs, 45 min
Salt Lake City, UT	424	5 hrs, 50 min	Cheyenne, WY	837	11 hrs, 52 min
Reno, NV	452	6 hrs, 55 min	Helena, MT	907	12 hrs, 31 min
San Francisco, CA	562	8 hrs, 20 min	Portland, OR	982	15 hrs, 44 min
Sacramento, CA	565	8 hrs, 14 min	Seattle, WA	1,129	16 hrs, 52 min

Las Vegas Business Facts

LogistiCenterSM at Speedway II



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 Estate Tax

Labor

- 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 100,600 workers in the distribution, transportation, warehousing and manufacturing industries
- Nearly 60,700 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- According to CBRE-EA, over the next five years, manufacturing jobs are expected to grow by 0.8% and transportation and warehousing are expected to grow by 0.6%
- Year-to-date employment growth in Southern Nevada is 4.2% compared to the National Average of 2.9%



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About Dermody Properties

Dermody Properties is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody Properties has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas and New Jersey. For more information, visit www.Dermody.com.

About the LogistiCenterSM Brand

LogistiCenterSM is a national trademark brand, owned and developed by Dermody Properties. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenterSM facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

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