



±78,362 - ±327,842 SF
Q2 2025 Estimated Delivery

LogistiCenterSM at Nellis Blvd.

5005 Cartier Ave.

Las Vegas, NV 89115

**AVISON
YOUNG**



**DERMODY
PROPERTIES**

Dermody.com

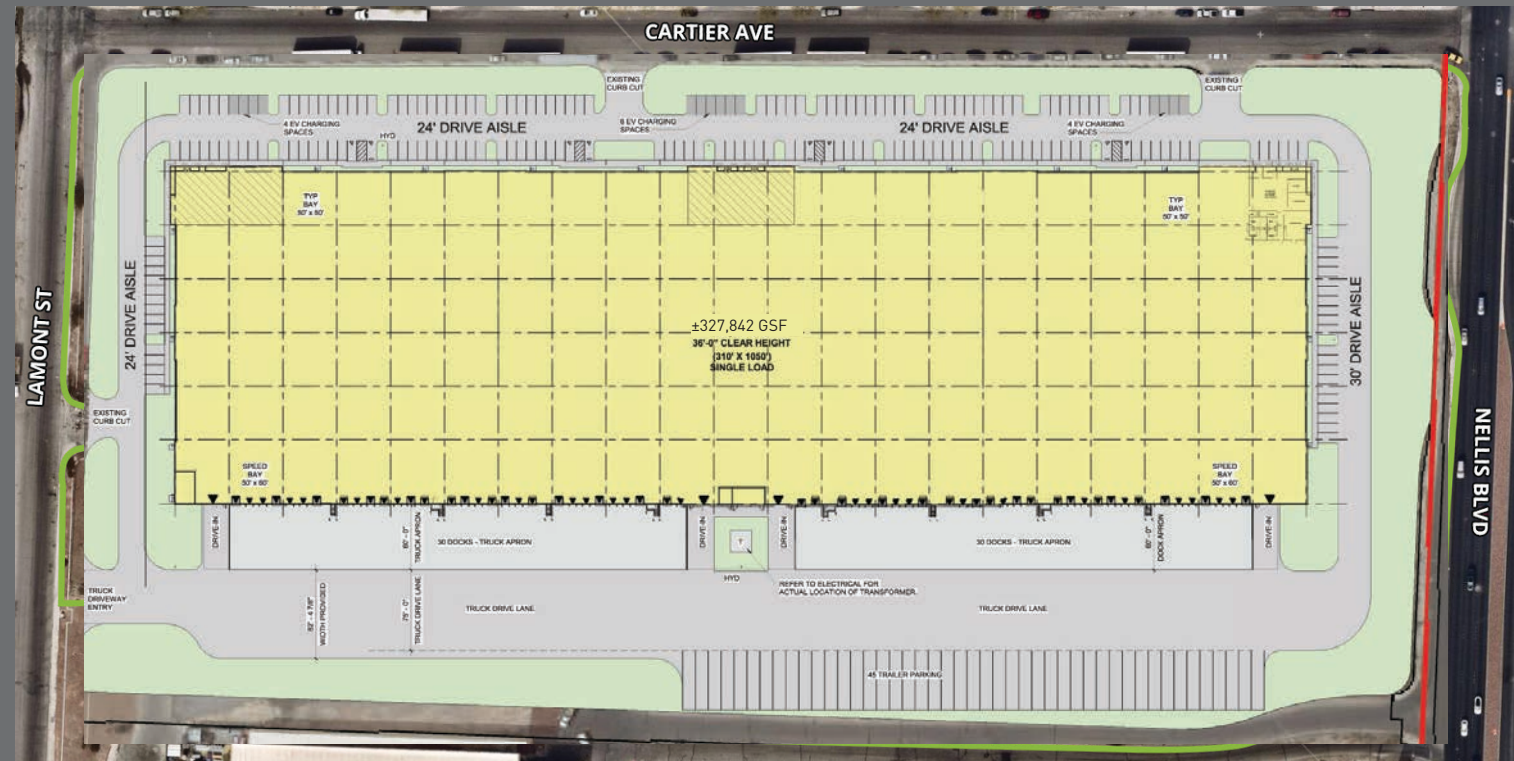
Property Specifications

LogistiCenterSM at Nellis Blvd.

PROPERTY SPECS

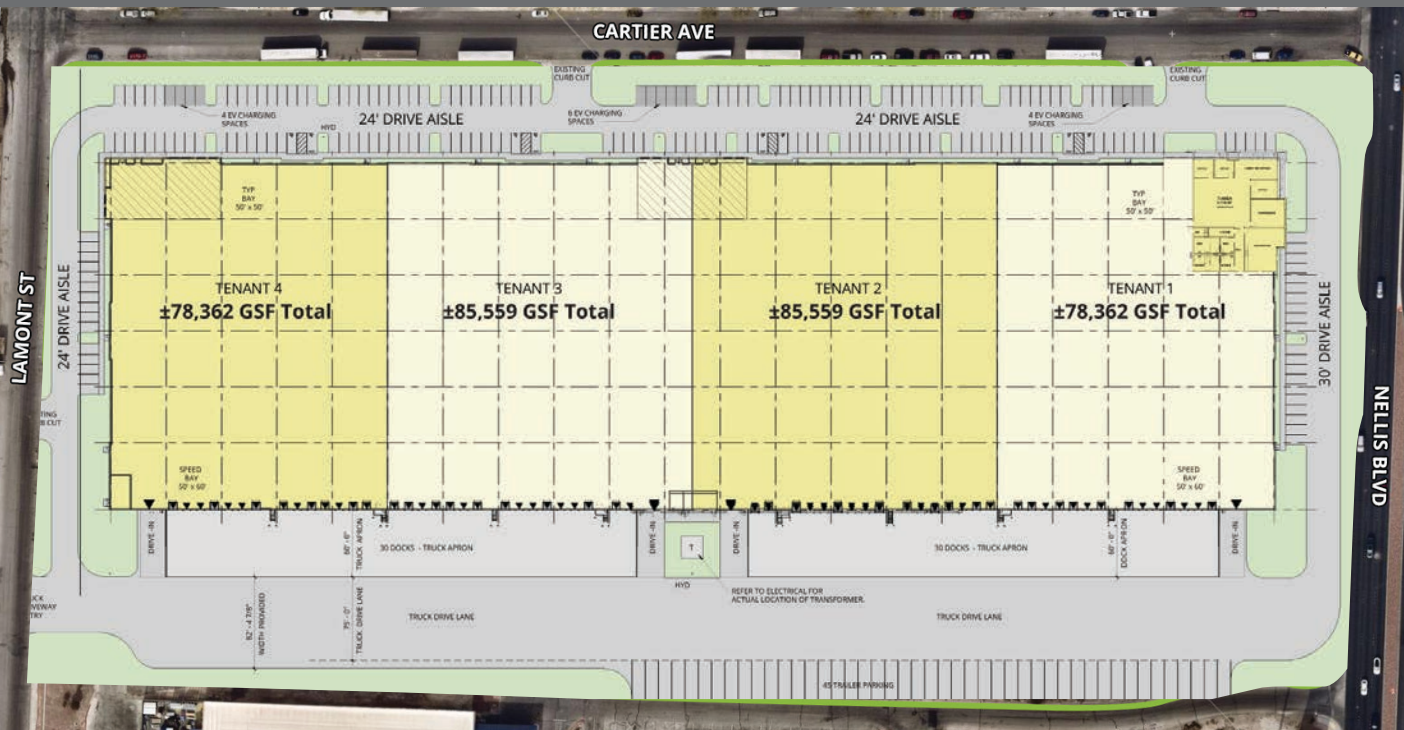
- ±327,842 GSF
- Building Depth: ±310'
- Spec Office of 3,174 SF
- Build-To-Suit Office Offered
- 36' Clear Height
- Column Spacing: 50' x 50'
- Speed Bay: 50' x 60'
- Power: 4,000A, 277/480V, 3-Phase, 4 Wire Switchgear
- ESFR Fire Sprinkler System
- Rear Loading Configuration
- Dock Doors: 60 (9' x 10')
- Dock Levelers: 20
- Grade Level Doors: 4 (12' x 14')
- Auto Parking: 209 Spaces
- Trailer Parking: 45
- Truck Court Depth: 135'
- Truck Apron: 60'

Note: EV charging stations will not be installed at the project initially but can be for future uses. However, conduit has been installed to accommodate those areas outlined.



Demising Plan

LogistiCenterSM at Nellis Blvd.



Note: Divisibility as indicated on the site plan will not be built initially and is only to be used as an example. Alternative divisibility can be configured to accommodate sizes and square footages based on customer requirements.

Note: EV charging stations will not be installed at the project initially but can be for future uses. However, conduit has been installed to accommodate those areas outlined.

TENANT 1

TOTAL SF	78,362 GSF
OFFICE SF (Spec Suite)	3,174 SF
GRADE LEVEL (12' X 14')	1
DOCKS (9' X 10')	14

TENANT 2

TOTAL SF	85,559 GSF
OFFICE SF	BTS
GRADE LEVEL (12' X 14')	1
DOCKS (9' X 10')	16

TENANT 3

TOTAL SF	85,559 GSF
OFFICE SF	BTS
GRADE LEVEL (12' X 14')	1
DOCKS (9' X 10')	16

TENANT 4

TOTAL SF	78,362 GSF
OFFICE SF	BTS
GRADE LEVEL (12' X 14')	1
DOCKS (9' X 10')	14

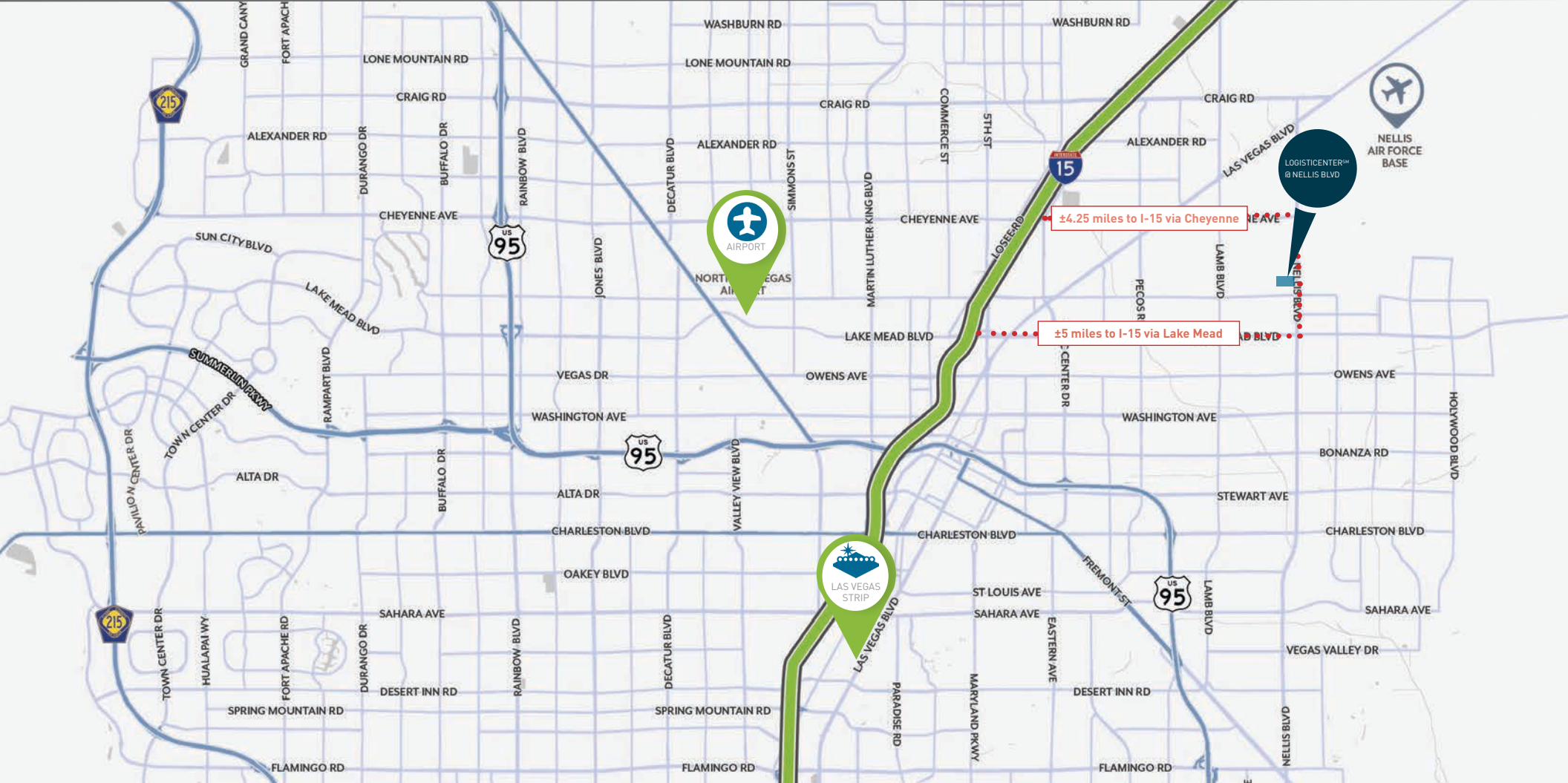
TI Spec Floor Plan

LogistiCenterSM at Nellis Blvd.



OFFICE SPECS

- 3,174 SF
- Reception Area
- Large Open Office
- 3 Private Offices
- Large Conference Room
- Large Breakroom
- IT Room
- Supply/Janitorial Closet
- 2 Men's Restrooms
- 2 Women's Restrooms



Location

The project is situated on M-D zoned 17.37 acres located on the southwest corner of Nellis Blvd. and Cartier Ave., just south of Nellis Air Force Base in the North Las Vegas industrial submarket. The location is approximately 4.25 miles from I-15/Cheyenne Ave interchange and approximately 5 miles from the I-15/Lake Mead Blvd interchange.



The Nevada Advantage

Clark County Economic Statistics

Population (as of 2023)	2.3M
Labor force	1.2M
Median household income	\$70K
Existing home median price	\$365K
New home median price	\$508K
Unemployment rate	5.6%
Harry Reid International Airport passengers	4.6M
Las Vegas visitor volume	3.4M

Industrial Market (Clark County as of Q1 2024)

Existing Inventory (sf)	179 M
Under construction (sf)	16.1 M
Vacancy rate	5.9%
Net absorption	4.4 M
Rent growth	9.7%

Nevada State Taxes

Sales tax: 8.25%
No corporate income tax
No franchise tax
No personal income tax
Nevada corporations may purchase, hold, sell or transfer shares of its own stock.
Nevada corporations may issue stock for capital, services, personal property, or real estate, including leases and options.
No unitary tax
No estate tax
Competitive sales and property tax rates

Nevada State Incentives

In partnership with the Governor's Office of Economic Development and the local jurisdictions within Clark County, the Las Vegas Global Economic Alliance offers a variety of incentives to help qualifying companies locate and expand in the region. Programs include the following:

Sales & Use Tax Abatement: Applies on qualified capital equipment purchases.

Modified Business Tax Abatement: Abatement of 50 percent of the 1.475 percent rate on quarterly wages exceeding \$50,000.

Personal Property Tax Abatement: Abatement of up to 50% over a maximum of 10 years.

Real Property Tax Abatement for Recycling: Abatement of up to 50 percent abatement for qualified recycling businesses.

Data Center Abatement Tax: Abatement of up to 75 percent on personal property tax.

Silver State Works Employee Hiring Incentive: Provides employers up to \$2,000 for hiring state-qualified employee candidates.

Transportation/Logistics/Shipping

Greater Las Vegas is strategically located along Interstate 15 and is within a five-hour drive of 9 percent of the nation's population. It is within a two-hour flight of 25 percent of the nation's population. In fact, the region is less than one day's drive from 60 million consumers and five major United States ports servicing the Pacific Rim.

- You can reach 60 million consumers within a day's drive
- Get easy access to large California markets and nearby ports
- Same-day, round-trip trucking to Los Angeles and Phoenix
- Take advantage of one-day rail routes to Salt Lake City and Los Angeles

Source: <https://www.healthysouthernnevada.org/demographic>
<https://www.lvgea.org/data-portal/regional-overview/Costar>

Distances from major cities in the Western Region:



Source: Las Vegas Global Economic Alliance LVGEA



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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.

If you would like more information on this project, please get in touch.

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