



±64,000 - ±336,000 SF Available  
Estimated Delivery of Q4 2024

# LogistiCenter<sup>SM</sup> at 215 North

5005 E. North Belt Road, North Las Vegas, NV 89115



[Dermody.com](https://www.dermody.com)

**CBRE**

# Project Highlights

## LogistiCenter<sup>SM</sup> at 215 North

### 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.
- City of North Las Vegas Jurisdiction.

### Project

- ±336,000 SF state-of-the-art distribution facility
- Divisible to ±64,000 SF
- Rear loaded configuration
- ±3,156 Spec Office
- 36' minimum clear height
- ESFR sprinkler system



### Key Distances



±0.25 MI



±17.5 MI



±1.0 MI



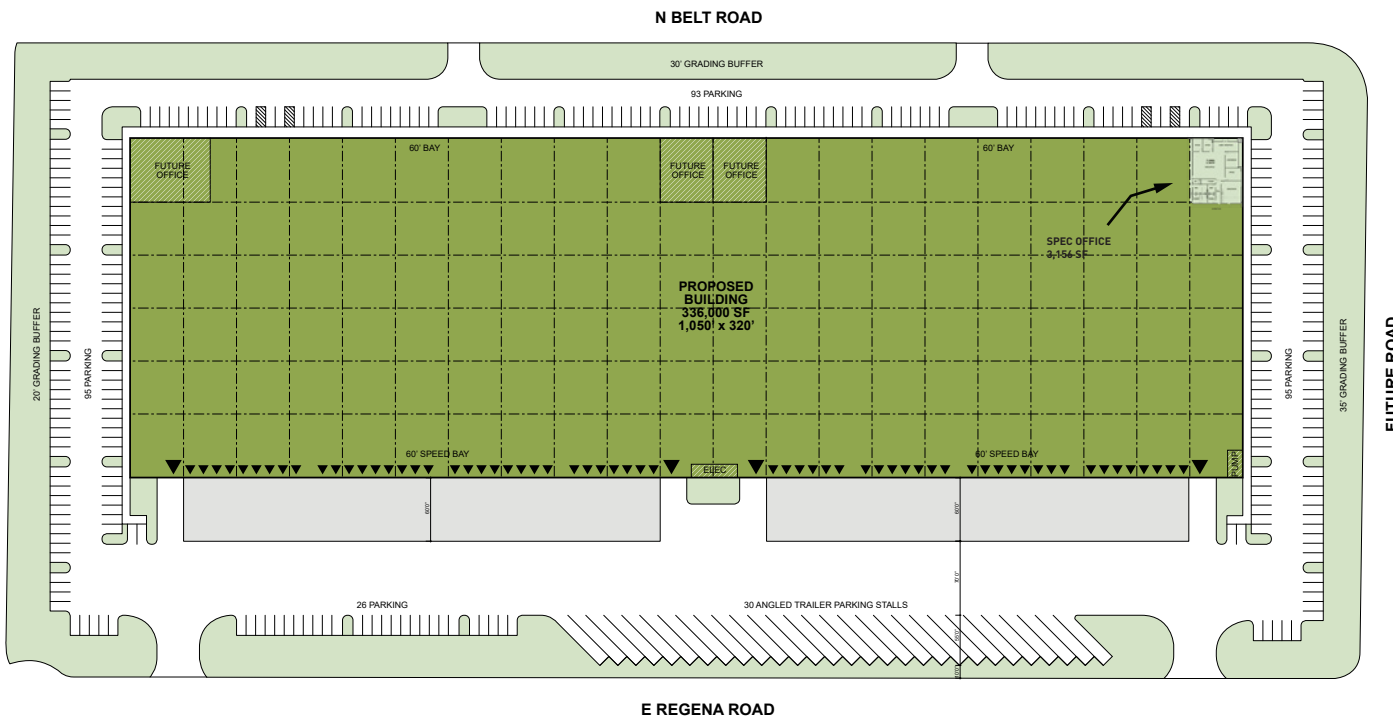
±9.5 MI



DOWNTOWN  
LAS VEGAS  
±10.0 MI

# Building Specifications

LogistiCenter<sup>SM</sup> at 215 North

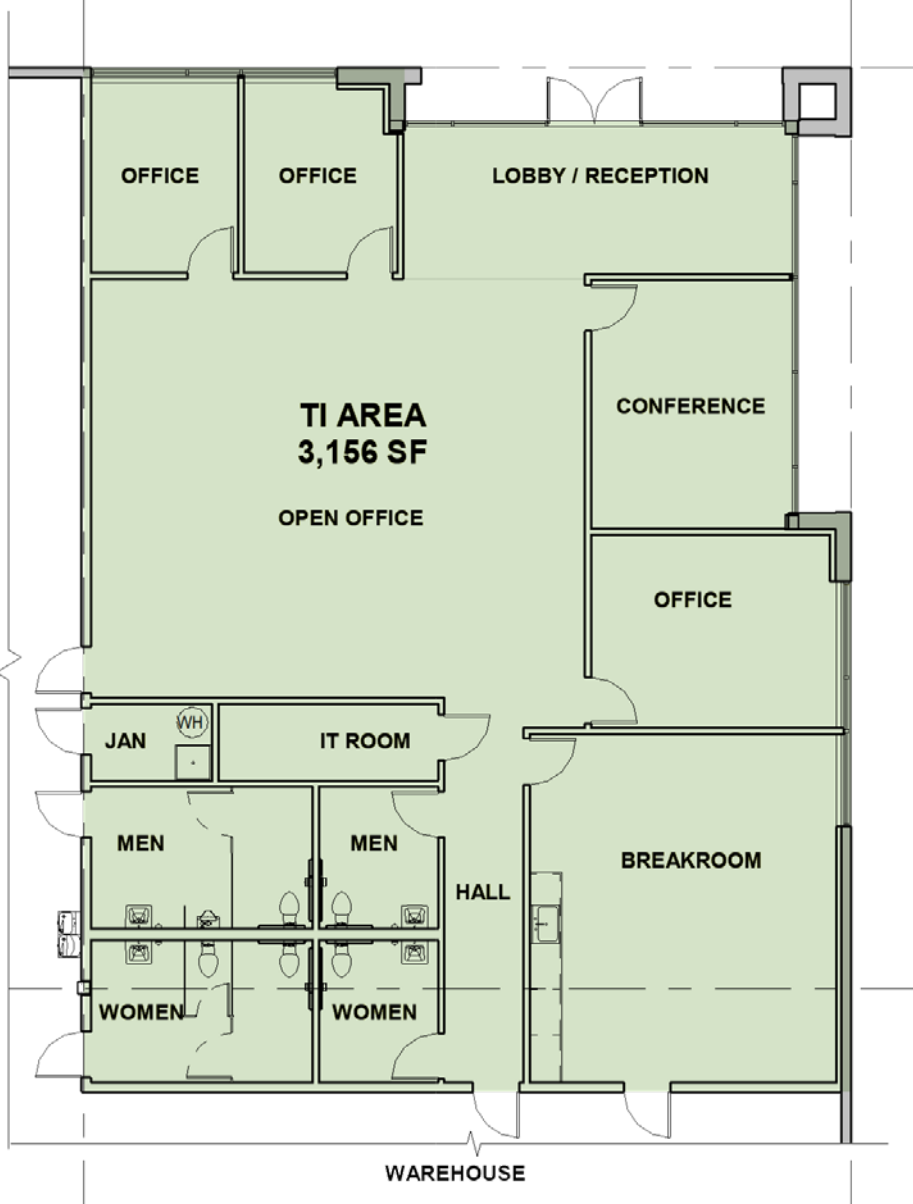


## Property Specs

Total SF:	336,000 SF
Divisible to:	64,000 SF
Site Area:	±17.39 acres
Spec Office:	±3,156 SF
Clear Height:	±36'
Column Spacing:	±50' x 50' typ. bay ±50' x 60' speed bay
Power:	4,000 A, 277/480 V, 3-Phase
Sprinkler:	ESFR
Dock Doors:	62
Dock Packages:	(20) 35,000lb mechanical pit levelers
Grade Doors:	4
Warehouse Cooling:	Evaporative Coolers
Lighting:	LED Motion Sensor
Building Depth	±320'
Floor Slab:	6" concrete slab
Truck Court:	130', includes 60' concrete dock apron
Car Parking:	309
Trailer Parking:	30

# Spec Office Plan - ±3,156 SF

LogistiCenter<sup>SM</sup> at 215 North





# Location Map

LogistiCenter<sup>SM</sup> at 215 North



USA

LogistiCenter<sup>SM</sup> at 215 North

STATE OF NEVADA

Manheim

Nevada



Intermodal

PACOR

BOXABL

BARK-BOX

USA

Sysco



PETRO

SPEEDWAY



LAS VEGAS  
MOTOR SPEEDWAY  
AMERICA'S RACING SHOWPLACE!

N LAMB BLVD

NORTHGATE  
DISTRIBUTION  
CENTER

TROPICAL PKWY  
INTERCHANGE

TROPICAL PKWY

amazon

amazon

CROWN  
TRUCKING

napara

SEPHORA

Lowe's

N HOLLYWOOD BLVD

amazon

N LAS VEGAS BLVD

U.S. AIR FORCE

U.S. AIR FORCE

E CRAIG RD



# RTC Bus Route

LogistiCenter<sup>SM</sup> at 215 North





# Location & Transportation

LogistiCenter<sup>SM</sup> at 215 North

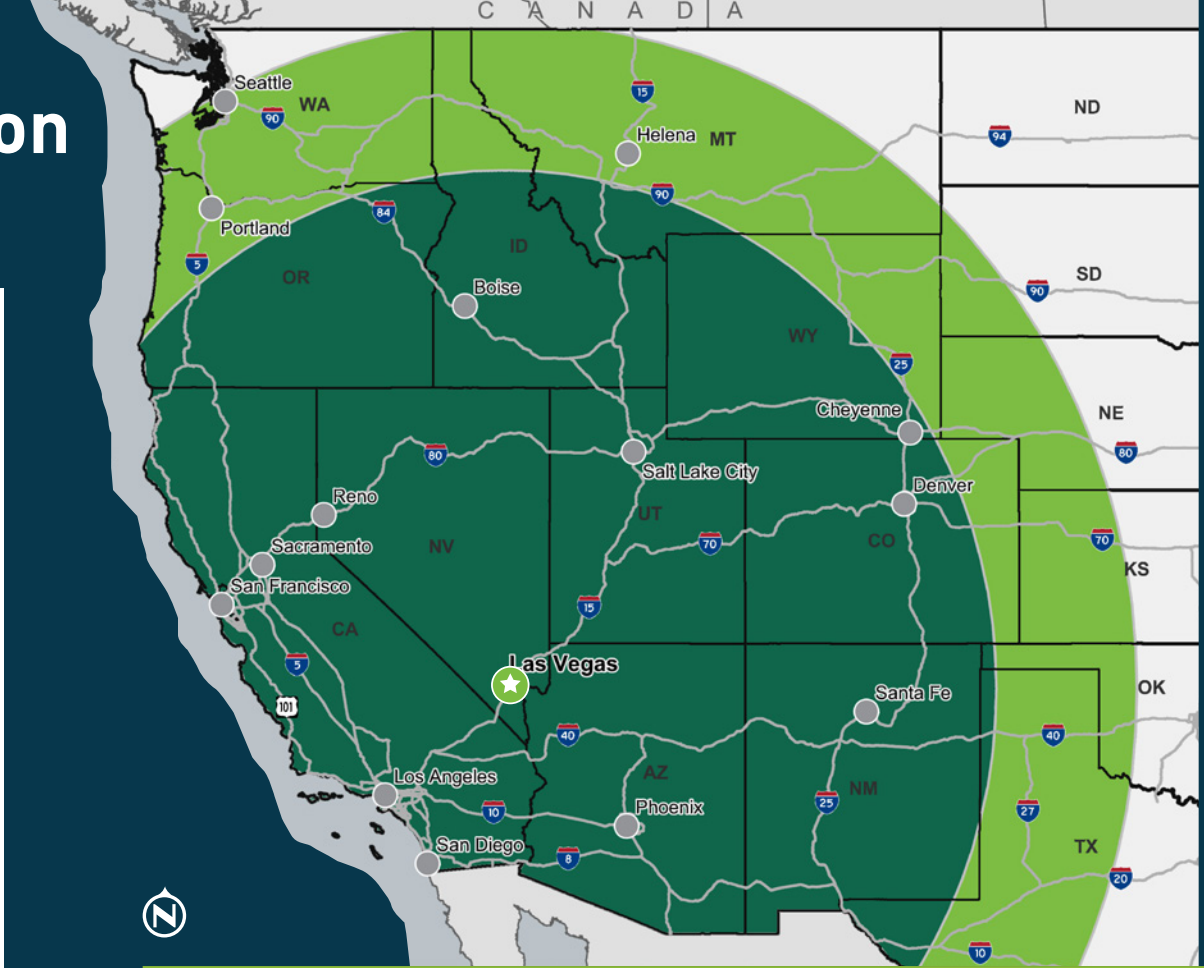
I-215 and I-15 interchange is  $\pm 1$  miles from subject property

Harry Reid International Airport is  $\pm 17.5$  miles from subject property

Resort Corridor (Sahara and LV Blvd) is  $\pm 12$  miles from property

## Proximity to Distribution Hubs

- FedEx Freight - 3.2 Miles
- FedEx Ship Center - 8 Miles
- FedEx Air Cargo - 19 Miles
- FedEx Ground - 2.4 Miles
- UPS Freight Service Center - 3.7 Miles
- UPS Customer Center - 9.9 Miles
- UPS Air Cargo - 19 Miles
- US Post Office - 4.2 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

LogistiCenter<sup>SM</sup> at 215 North



## 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 105,800 workers in the distribution/transportation/warehousing and manufacturing industries
- Over 60,000 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- According to CBRE-EA, over the next 5 years, manufacturing jobs are expected to grow by 1.6% and transportation and warehousing by 0.8%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages
- Year-end 2023 employment growth was 4.1% in Las Vegas and 3.5% in Nevada, both higher than the National Average of 1.9%





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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](http://www.Dermody.com).

### About the LogistiCenter<sup>SM</sup> Brand

LogistiCenter<sup>SM</sup> 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 LogistiCenter<sup>SM</sup> 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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