



±664,300 SF
For Sale or Lease

LogistiCenterSM at Miner's Mesa

8420 N. Terryl B. Adams St, North Las Vegas, NV 89165



Dermody.com

CBRE

Project Highlights

LogistiCenterSM at Miner's Mesa

Location

- Located in North Speedway within the North Las Vegas Submarket which is the epicenter of e-commerce/logistics in the southwest region.
- Access to I-15 freeway via Las Vegas Blvd.
- Neighboring tenants include Air Liquide and Smith's-Kroger.
- Access to a strong labor force of approximately 950,000 employees within a 25-mile radius of the property
- North Las Vegas Jurisdiction

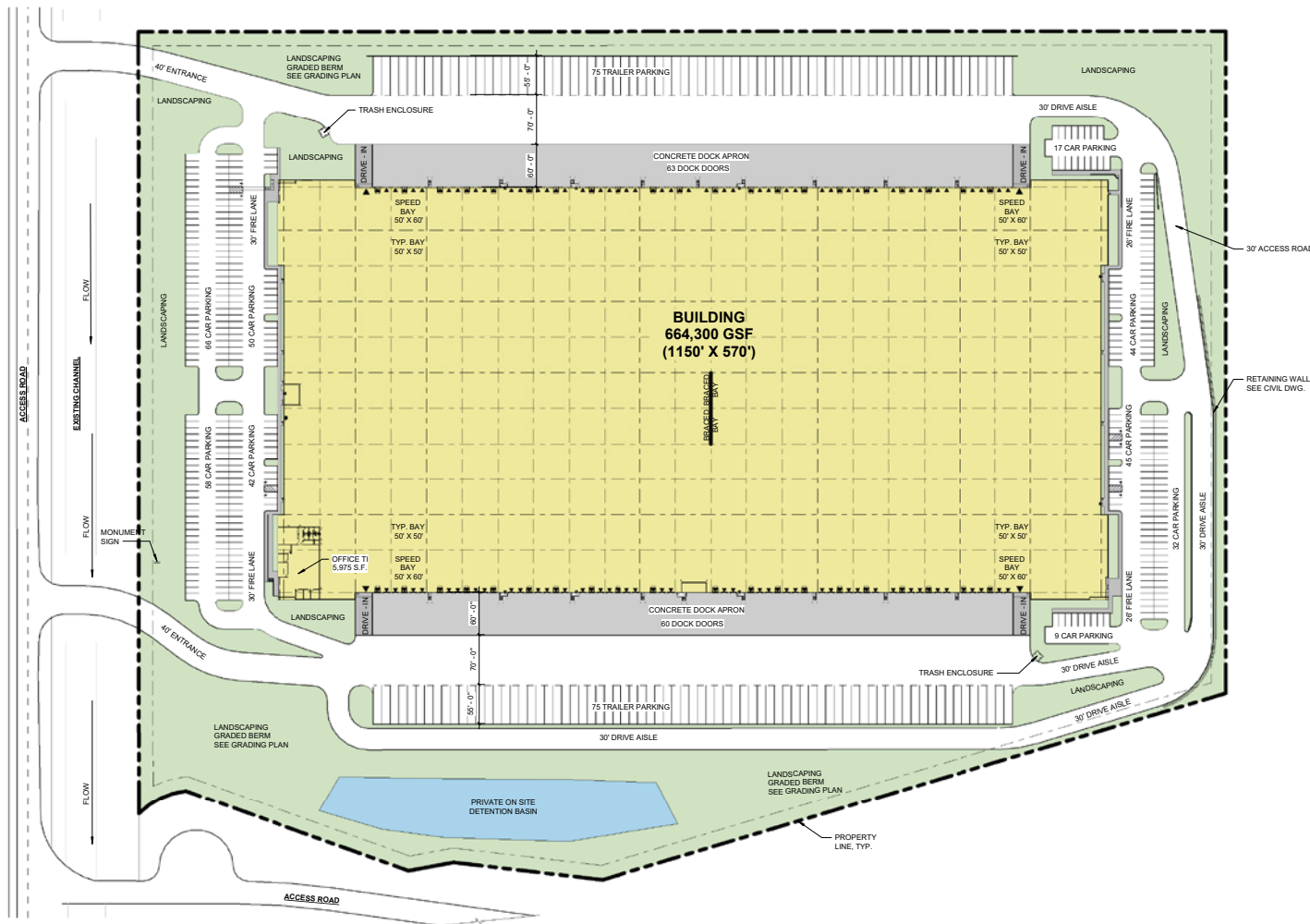
Project

- ±664,300 SF state-of-the-art cross dock distribution facility
- Divisible to ±160,000 SF
- Front-loaded configuration
- ±5,975 SF spec office
- 40' minimum clear height
- ESFR sprinkler system



Building Specifications

LogistiCenterSM at Miner's Mesa

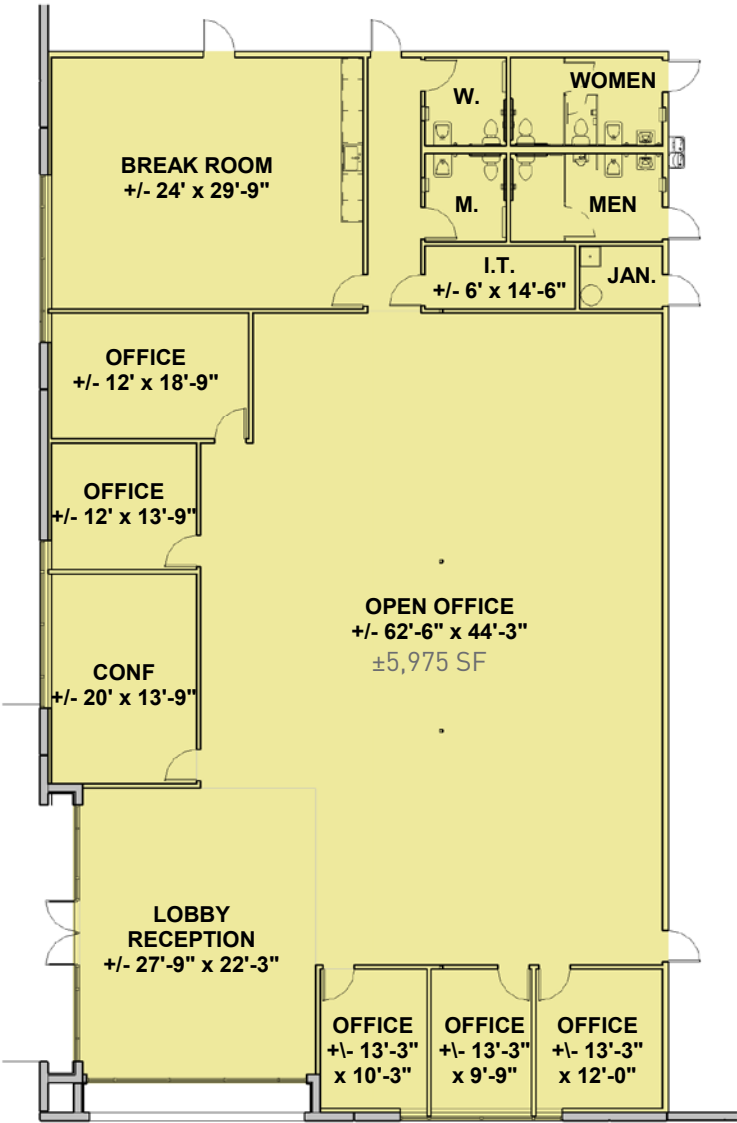


Property Specs

Rentable Area:	±664,300 SF
Site Area:	±38.55 acres
SPEC Office Area:	±5,975 SF
Building Depth:	±570'
Clear Height:	±40'
Column Spacing:	±50' x ±50' Typ. Bay ±50' x ±60' Speed Bay
Sprinklers:	ESFR
Doors:	123 dock-high, 4 drive-in
Dock Packages:	(41) 35,000lb mechanical pit levelers at every 3rd position
Warehouse Cooling:	Evaporative Coolers
Lighting:	LED Motion Sensor
Truck Court:	±185'
Car Parking	363
Trailer Parking:	150
Configuration:	Cross-dock & front loaded configuration

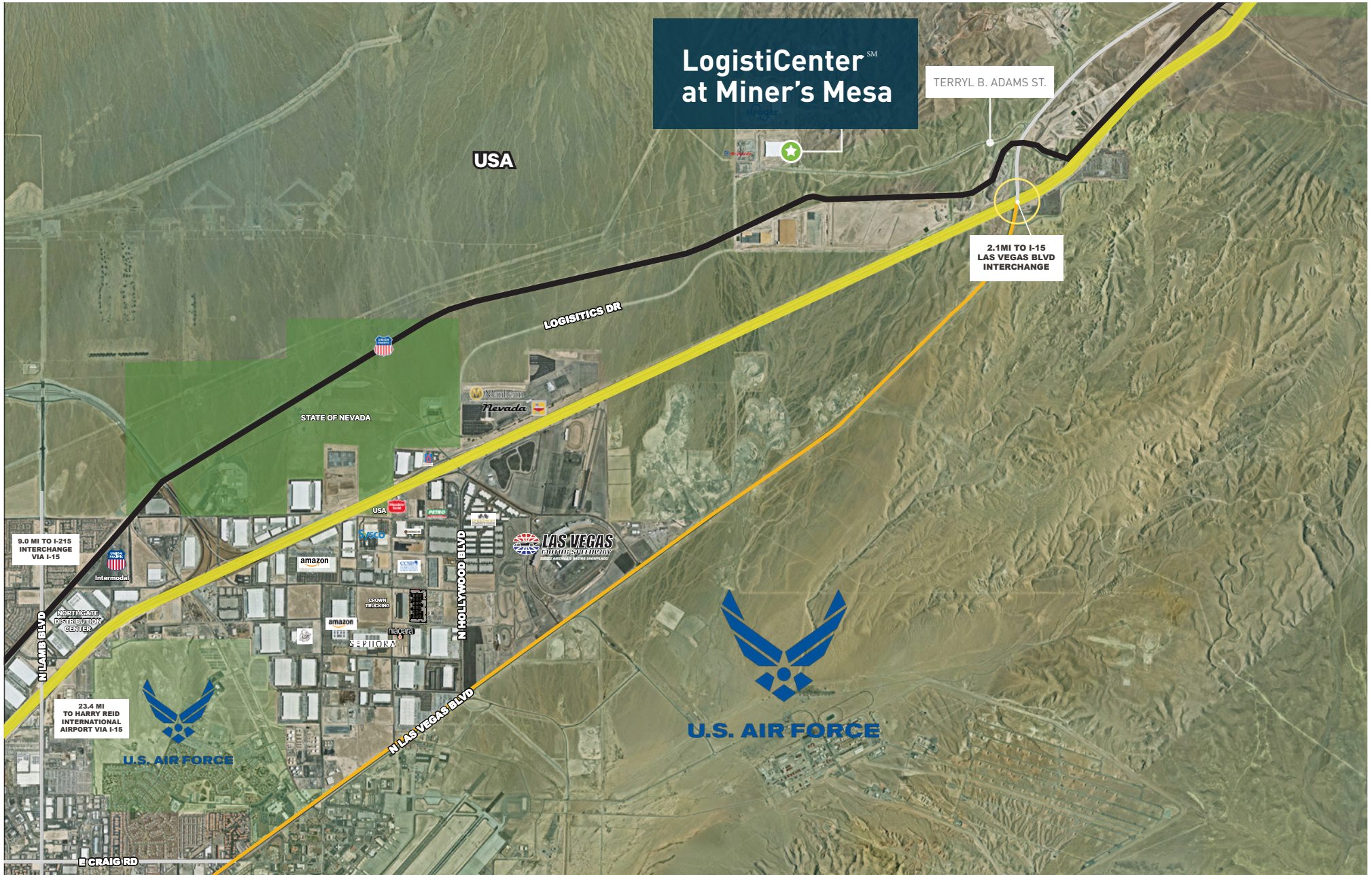
Spec Office Plan - ±5,975 SF

LogistiCenterSM at Miner's Mesa



Location Map

LogistiCenterSM at Miner's Mesa



Miner's Mesa Map

LogisticcenterSM at Miner's Mesa



**LogistiCenterSM
at Miner's Mesa**

TERRYL B. ADAMS ST.

**LAS VEGAS BLVD
INTERCHANGE**



VEGAS BLVD

Building Exterior

LogistiCenterSM at Miner's Mesa



- 123 Dock High Doors
- 4 Drive-in Doors
- 185' Truck Court
- 363 Auto Parking Stalls
- 150 Trailer Parking Stalls
- Cross-dock & front loaded configuration

Location & Transportation

LogistiCenterSM at Miner's Mesa

I-215 interchange is ±9 miles from subject property

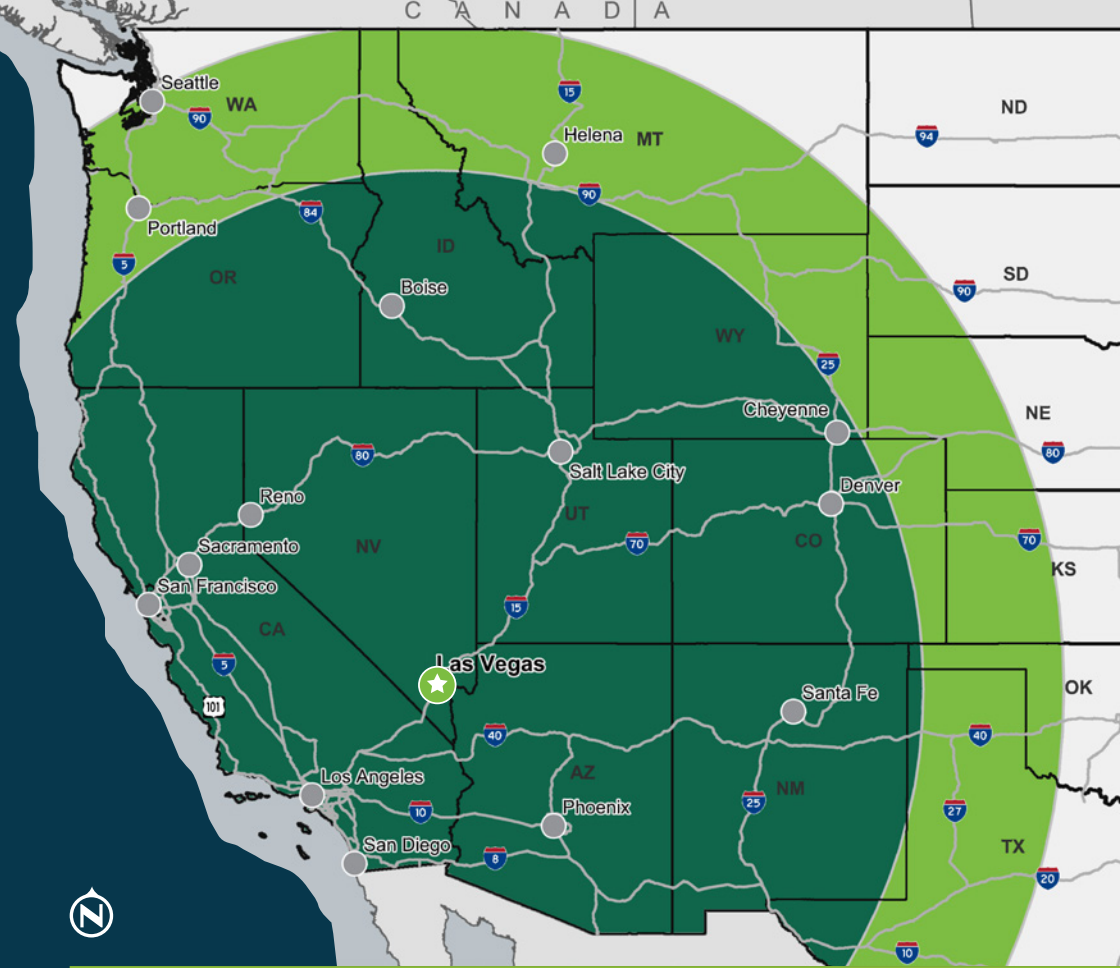
I-15 interchange is ±2.8 miles from subject property

Harry Reid International Airport is ±29 miles from subject property

Resort Corridor (Sahara and LV Blvd) is ±23 miles from property

Proximity to Distribution Hubs

- FedEx Freight - 12 Miles
- FedEx Ship Center - 18 Miles
- FedEx Air Cargo - 15 Miles
- FedEx Ground - 13 Miles
- UPS Freight Service Center - 14 Miles
- UPS Customer Center - 29 Miles
- UPS Air Cargo - 15 Miles
- US Post Office - 16 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 Miner's Mesa



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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North Las Vegas

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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CBRE

Sean Zaher, SIOR
CBRE
Senior Vice President
702 369 4863
sean.zaher@cbre.com

Garrett Toft, SIOR
CBRE
Vice Chairman
702 369 4944
garrett.toft@cbre.com

John Ramous
Dermody Properties
Nevada Partner
775 335 0172
jramous@dermody.com



Dermody.com