



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

LogistiCenter[®] at Speedway II

6070 N. Hollywood Blvd
Las Vegas, NV 89115



CBRE

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

Project Highlights

LogistiCenter® 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
- I-H Zoning (Industrial-Heavy)

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
- ESFR sprinkler system



Key Distances



±2.5 MI



HARRY REID
INTERNATIONAL
AIRPORT

±19.0 MI



±0.8 MI



±12.4 MI

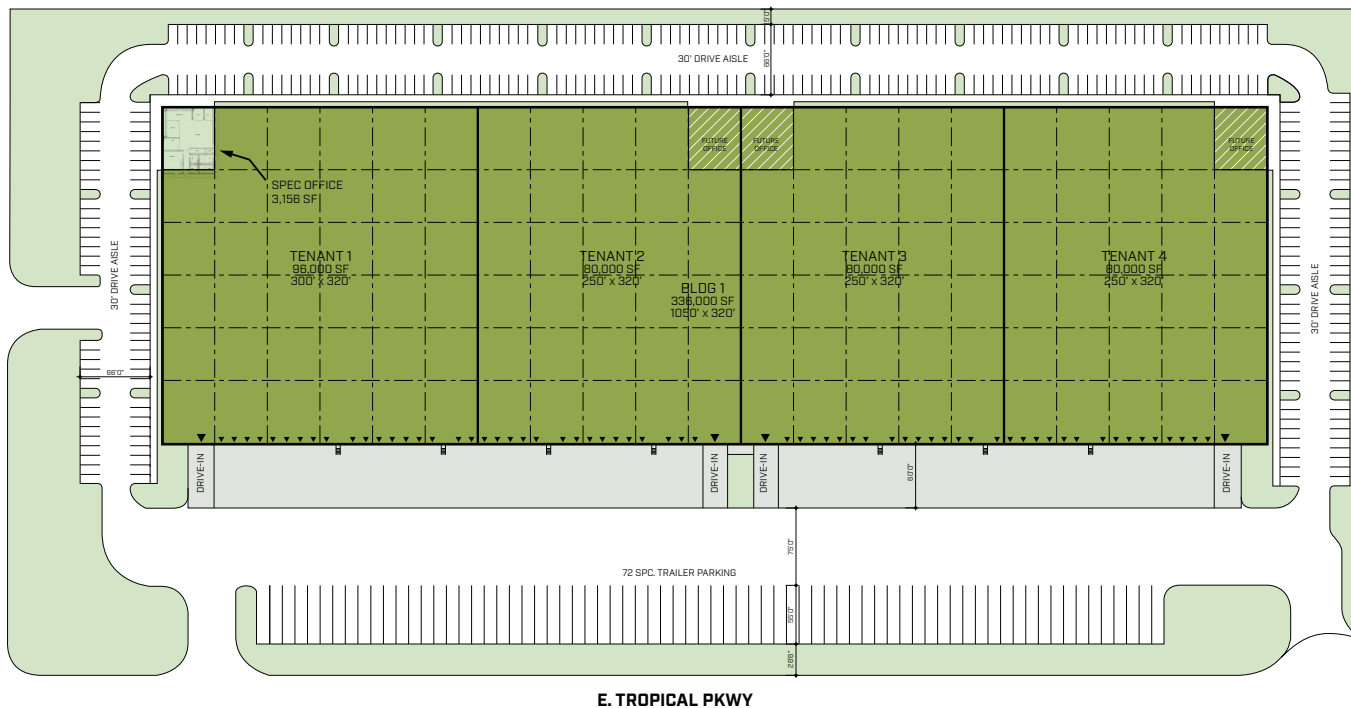


DOWNTOWN
LAS VEGAS

±13.0 MI

Building Specifications

LogistiCenter® at Speedway II



Property Specs

| | |
|--------------------|---|
| Total SF: | 336,000 SF |
| Divisible To: | 80,000 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 |
| Dock Packages: | (20) 35,000lb mechanical pit levelers |
| Grade Doors: | 4 |
| Warehouse Cooling: | Evaporative Coolers |
| Lighting: | LED Motion Sensor |
| Building Depth: | ±320' |
| Floor Slab: | 7" concrete slab |
| Truck Court: | 135', includes 60' concrete dock apron |
| Car Parking: | 356 |
| Trailer Parking: | 72 |

Spec Office Plan - ±3,156 SF

LogistiCenter® at Speedway II



Location Map

LogistiCenter® at Speedway II



USA

STATE OF NEVADA

TROPICAL PKWY INTERCHANGE

BARK-BOX

PACOR

Intermodal

NORTHGATE DISTRIBUTION CENTER

N LAMB BLVD

TROPICAL PKWY

amazon

amazon

amazon

CROWN TRUCKING

SEPHORA

LOWE'S

amazon

FedEx

amazon

N LAS VEGAS BLVD

N HOLLYWOOD BLVD

LogistiCenter® at Speedway II

U.S. AIR FORCE

U.S. AIR FORCE

E CRAIG RD

Manheim Nevada

USA

Sysco

CCSD

LOWE'S

LAS VEGAS MOTOR SPEEDWAY
AMERICA'S RACING SHOWPLACE!

amazon

RTC Bus Route

LogistiCenter® at Speedway II



LogistiCenter® at Speedway II

Location & Transportation

LogistiCenter® at Speedway II

±0.8 miles to I-15

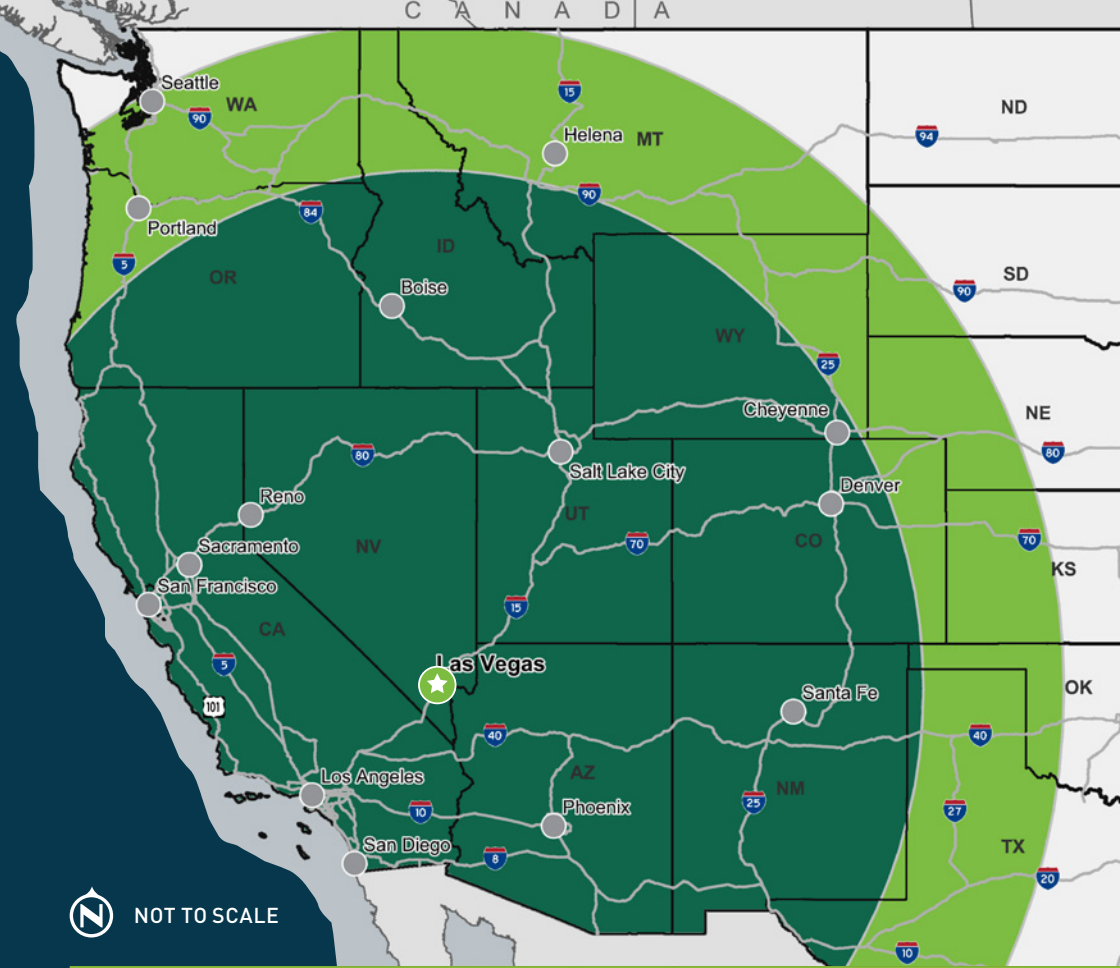
I-215 and I-15 interchange is ±2 miles from subject property

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

LogistiCenter® 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 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.

About the LogistiCenter[®] Brand

LogistiCenter[®] 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[®] 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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