



±64,000 - ±191,910 SF
Available Now

LogistiCenter[®] at Speedway II

6050 N. Hollywood Blvd, Las Vegas, NV 89115



CBRE

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 ±64,000 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

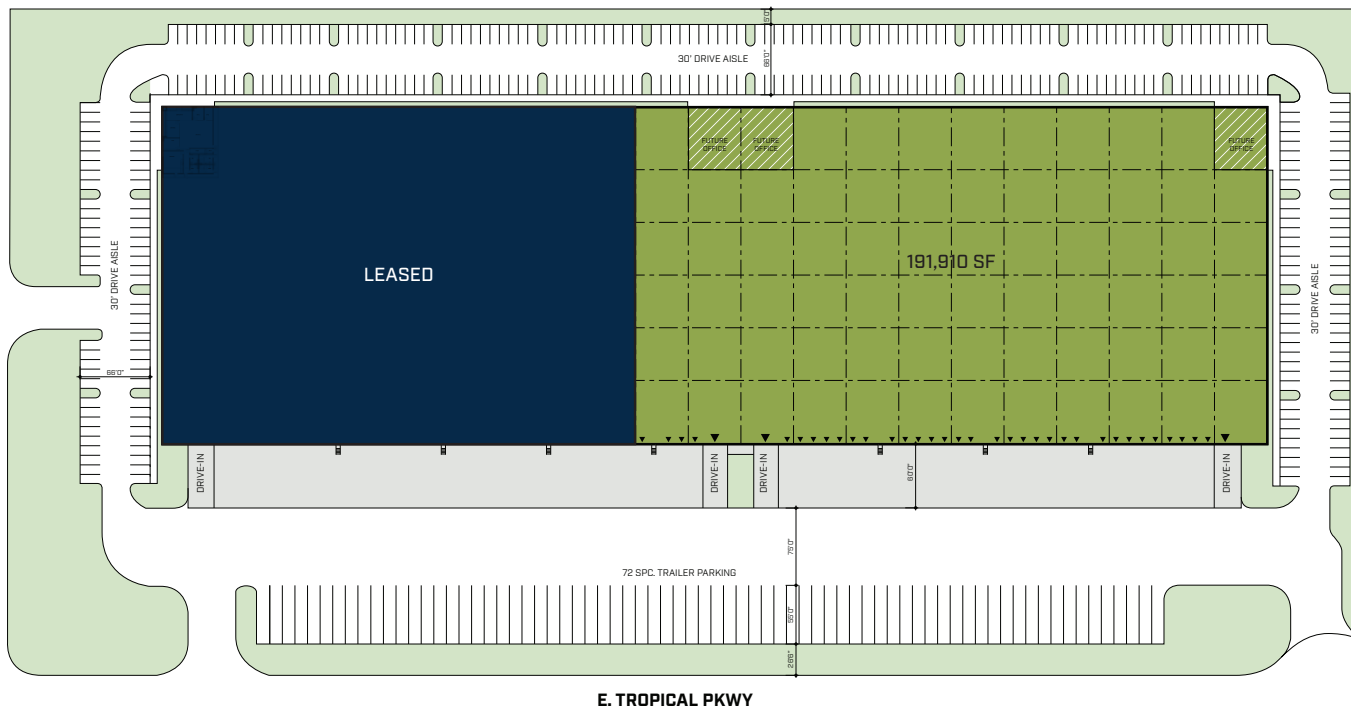


DOWNTOWN
LAS VEGAS

±13.0 MI

Building Specifications

LogistiCenter® at Speedway II



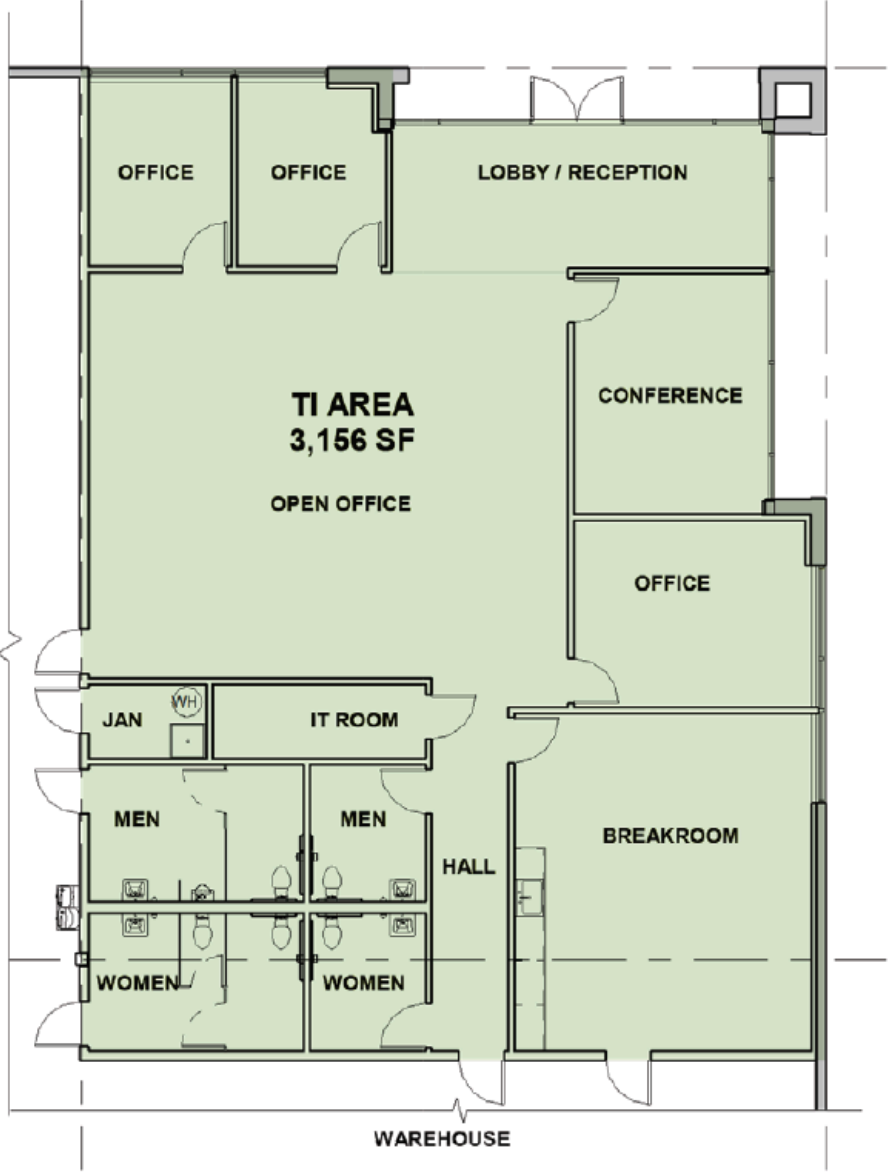
Property Specs

Available SF:	191,910 SF
Divisible To:	64,000 SF
Site Area:	±18 acres
Spec Office:	±3,120 SF
Clear Height:	±36'
Column Spacing:	±50'x50' typ. bay ±50'x60' speed bay
Power:	2,400 A, 277/480 V, 3-Phase
Sprinkler:	ESFR
Dock Doors:	33
Dock Packages:	(10) 35,000lb mechanical pit levelers
Grade Doors:	3
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:	±203
Trailer Parking:	±41

Note: Proposed Spec Office is not complete and can be modified based on customer requirements.

Spec Office Plan - ±3,120 SF

LogistiCenter® at Speedway II



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Location Map

LogistiCenter® at Speedway II



USA

STATE OF NEVADA

TROPICAL PKWY INTERCHANGE

BARK-BOX

PACOR



NORTHGATE DISTRIBUTION CENTER

N LAMB BLVD

U.S. AIR FORCE

E CRAIG RD

TROPICAL PKWY

amazon

amazon

amazon

SEPHORA

FedEx

amazon

N LAS VEGAS BLVD

CROWN TRUCKING

niagara

LOWE'S

amazon

N LAS VEGAS BLVD

N HOLLYWOOD BLVD

LogistiCenter® at Speedway II

±0.8 miles to I-15

U.S. AIR FORCE

Manheim Nevada

LAS VEGAS MOTOR SPEEDWAY
AMERICA'S RACING SHOWPLACE

USA

Sysco

CCSD

RTC Bus Route

LogistiCenter® at Speedway II



LogistiCenter® at Speedway II

Location & Transportation

LogistiCenter® at Speedway II

±0.8 miles to I-15

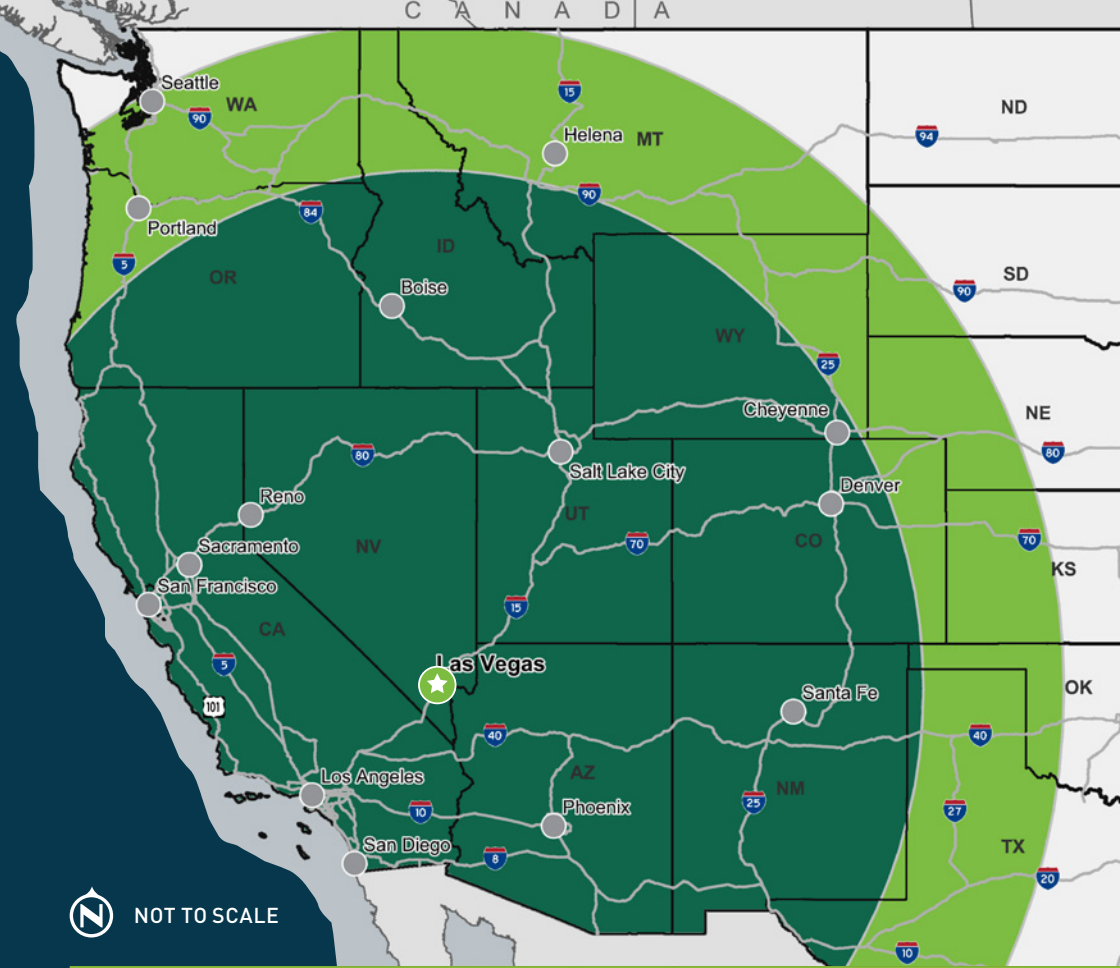
I-215 and I-15 interchange is ±2 miles from subject property

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

DERMODY PROPERTIES

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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