



AVAILABLE NOW



±664,300 SF
FOR SALE OR LEASE

LogistiCenter® at Miner's Mesa

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



CBRE

Dermody.com

Project Highlights

LogistiCenter® 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

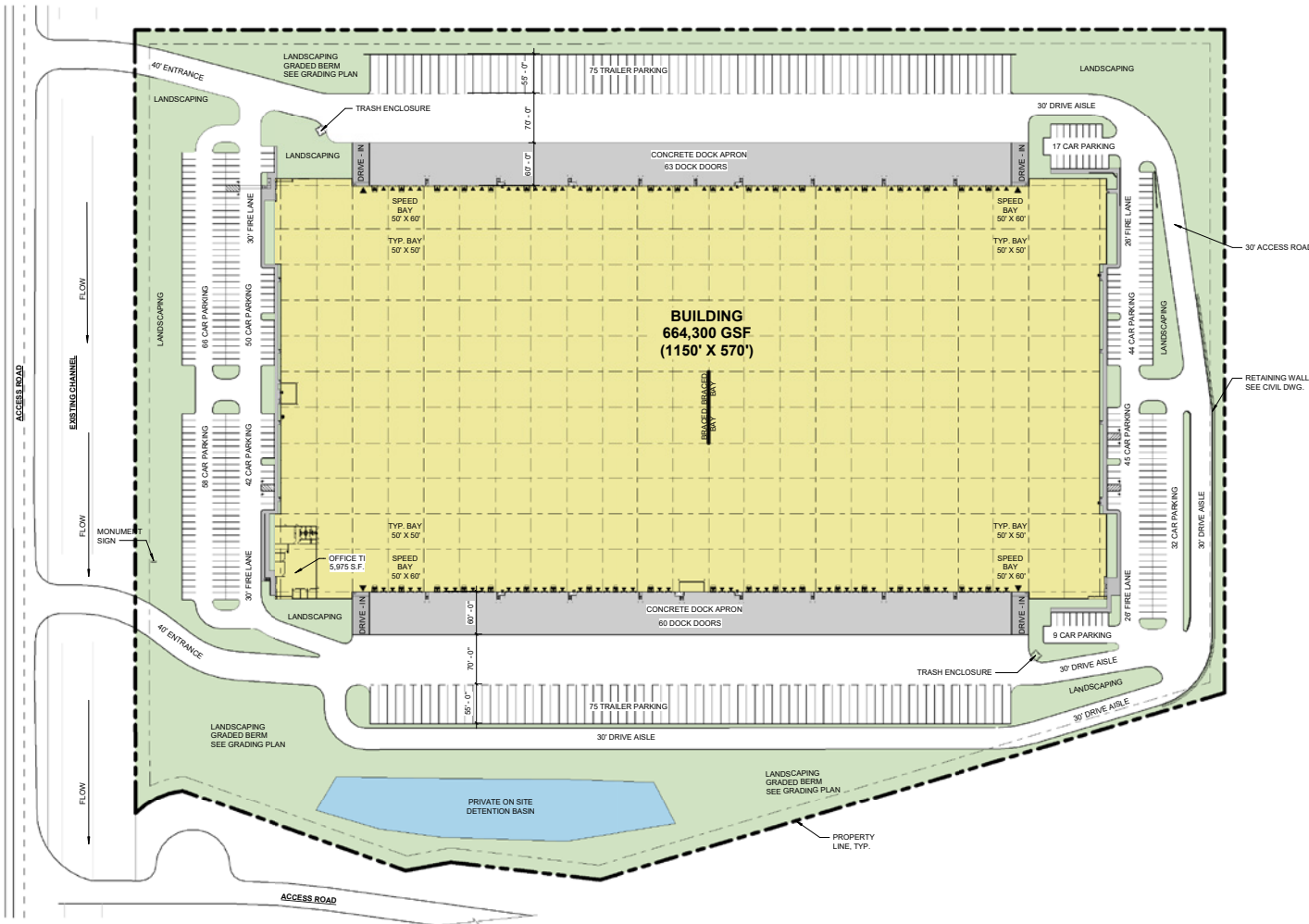
Project

- Eligible for designation as a Foreign Trade Zone (See page 9 for more details)
- ±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

LogistiCenter® at Miner's Mesa

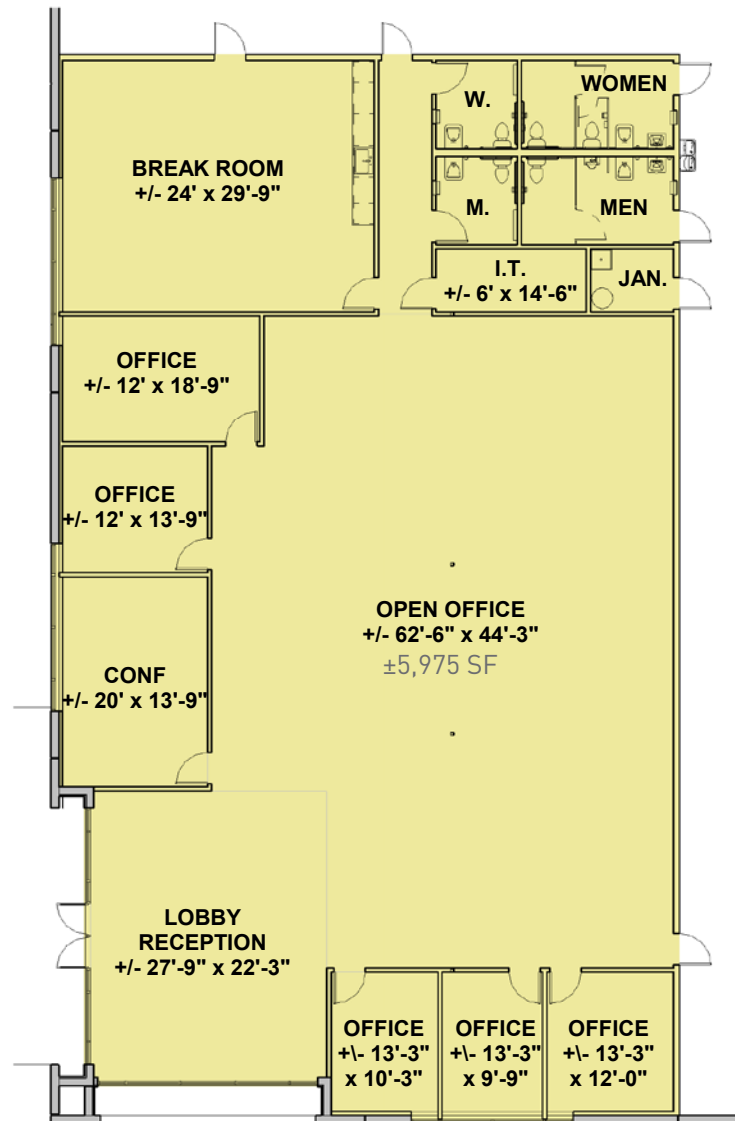


Property Specs

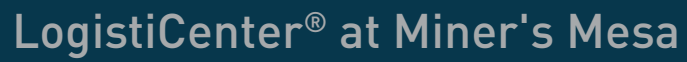
Rentable Area:	±664,300 SF
Site Area:	±38.55 acres
SPEC Office Area:	±5,975 SF
Building Depth:	±570'
Clear Height:	±40'
Column Spacing:	±50' x ±50' Typ. Bay ±50' x ±60' Speed Bay
Sprinklers:	ESFR
Doors:	123 dock-high, 4 drive-in
Dock Packages:	(41) 35,000lb mechanical pit levelers at every 3rd position
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

LogistiCenter® at Miner's Mesa



LogistiCenter® at Miner's Mesa



Miner's Mesa Map

LogistiCenter® at Miner's Mesa



Building Exterior

LogistiCenter® 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

LogistiCenter® at Miner's Mesa

**I-215 interchange is ±9 miles
from subject property**

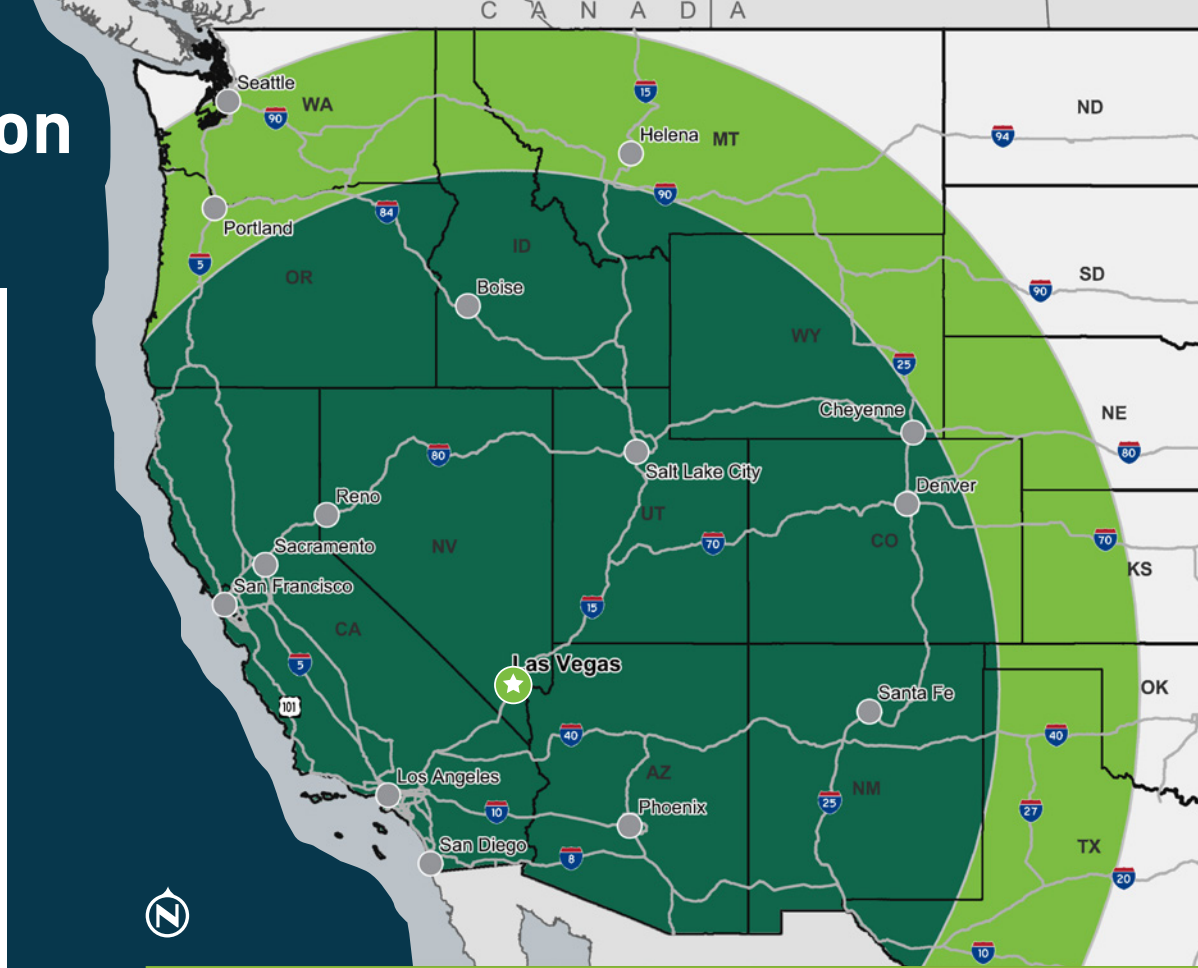
**I-15 interchange is ±2.8 miles
from subject property**

**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

LogistiCenter® 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 198,300 workers in the distribution, transportation, manufacturing, warehousing, and construction industries
- Over 61,800 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 1.3%, transportation and warehousing by 0.8%, and construction by 1.9%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages

Foreign Trade Zone (FTZ)

LogistiCenter® at Miner's Mesa

SUMMARY:

LogistiCenter® at Miner's Mesa is eligible for designation as a Foreign Trade Zone (FTZ), offering businesses significant logistical and tax benefits. This designation can help streamline operations, reduce customs duties, and improve overall supply chain efficiency.

A Foreign Trade Zone (FTZ) is a secure, access-restricted, Customs & Border Protection privileged area in or near a U.S. port of entry where merchandise both foreign and domestic may be admitted, stored, exhibited, manipulated, temporarily removed, manufactured, or destroyed duty-free. Duties, certain user fees and taxes are only assessed on products that are transferred out of the FTZ and into the United States for consumption purposes. Products that are transferred out of the FTZ and exported abroad are exempt from any duty, user fees or taxes.

BENEFITS:

- 1. Duty Deferral** - Duties are only paid when imported merchandise is entered into the U.S. Customs Territory.
- 2. Duty Elimination** - There are no duties paid on merchandise that is exported from an FTZ, transferred to another zone, or destroyed. This eliminates the need to manage costly and time-consuming Duty Drawback programs.
- 3. Weekly Entry** - Customs allow for a weekly entry processing, which benefits importers because the Merchandise Processing Fees are capped at \$538.40 on a weekly basis, versus per shipment basis.
- 4. Manipulation** - All manipulations are authorized and completed without physical Customs supervision. Goods are allowed to enter an FTZ and have the following manipulations: clean, repair, fix, improve in value, amend, exhibit, pick & pack, and many other functions.
- 5. Inverted Tariff** - In FTZ manufacturing, the imported goods can have higher duty rates than the finished product entering the US commerce. The FTZ Board may allow the manufacturer to apply the lower finished product duty rate to the foreign inputs.

Note: Inverted tariff benefits may be precluded by restrictions on certain imported goods; either case specific or implemented in trade measures.

Foreign Trade Zone Program Feasibility Questionnaire

[CLICK HERE](https://ftzconsultants.com/foreign-trade-zone-program-feasibility-questionnaire/)

Or visit: <https://ftzconsultants.com/foreign-trade-zone-program-feasibility-questionnaire/>



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About Dermody

Dermody 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 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, Nevada, it has regional offices in Atlanta, Chicago, Dallas, Indianapolis, New Jersey, Northern California, Phoenix, Seattle and Southern California. For more information, visit www.Dermody.com.

About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody. 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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