±78,362 - ±327,842 SF
Available For
Immediate Occupancy

LogistiCenter® at Nellis Blvd.

5005 Cartier Ave. Las Vegas, NV 89115

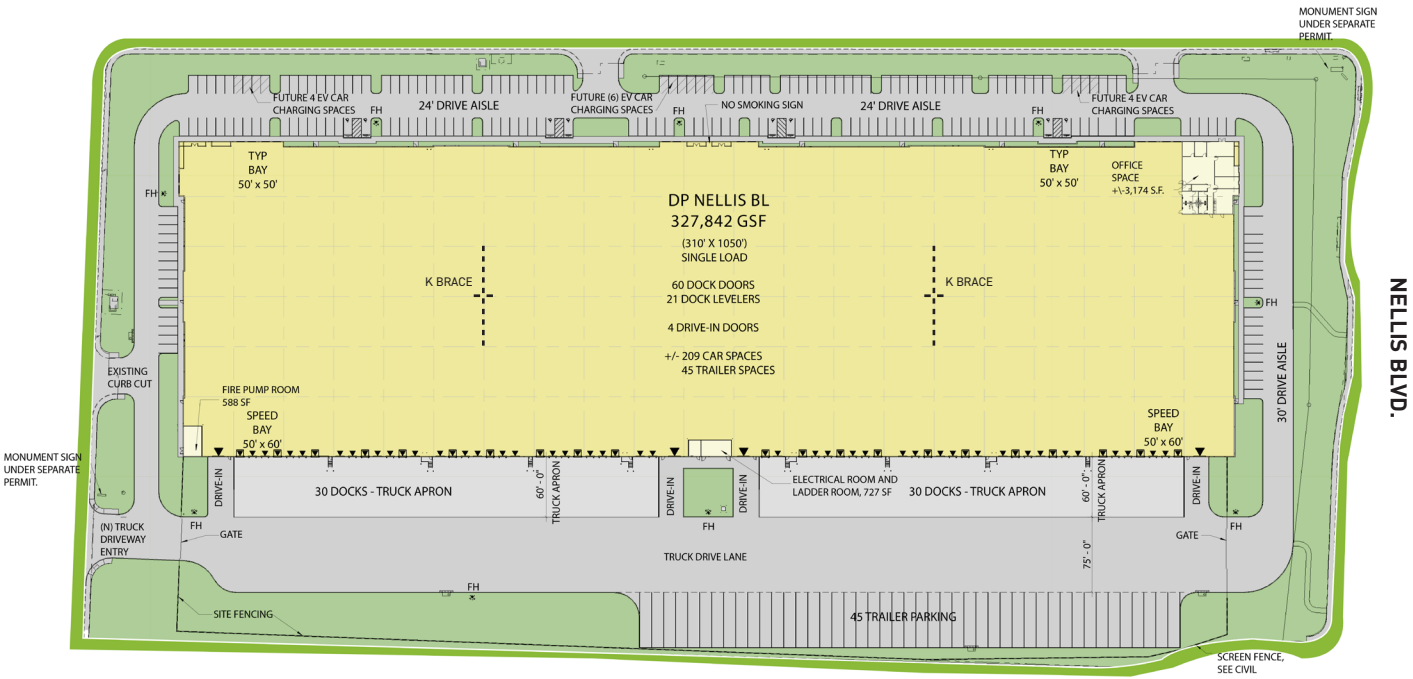
DERMODY

AVISON YOUNG

Dermody.com

Property Specifications

LogistiCenter® at Nellis Blvd.



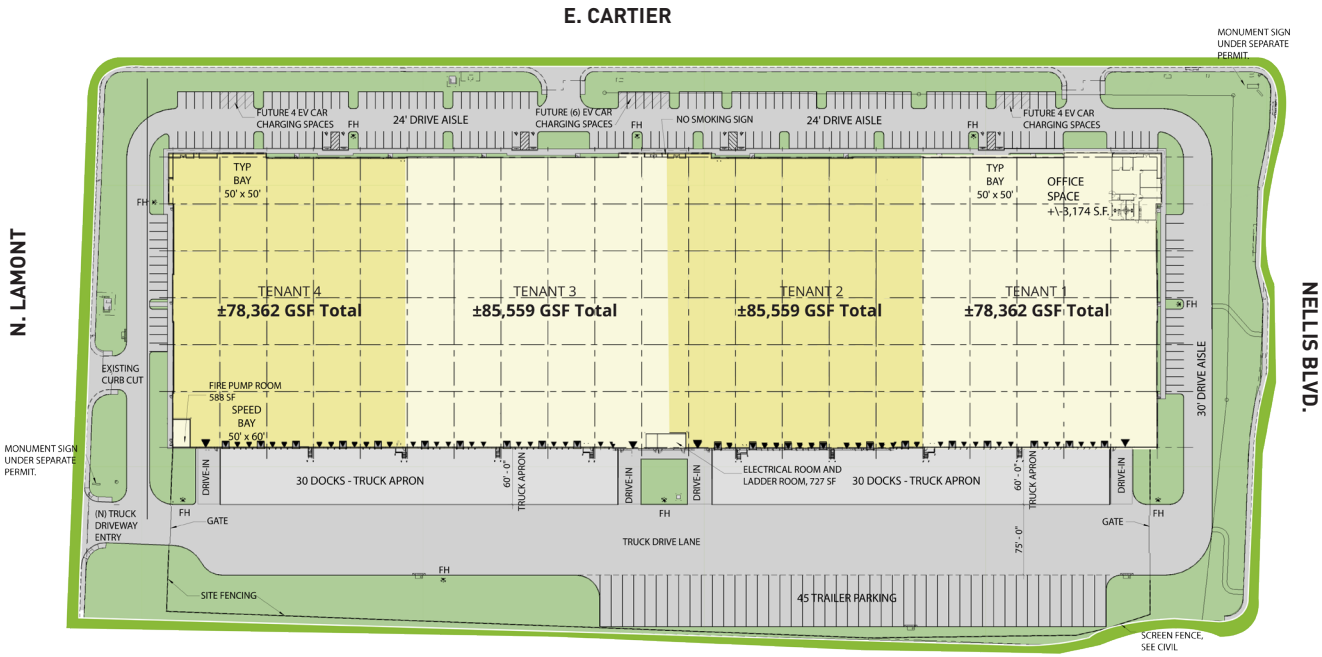
Note: EV charging stations will not be installed at the project initially but can be for future uses. However, conduit has been installed to accommodate those areas outlined.

Property Specs

- Eligible for designation as a Foreign Trade Zone (See page 8 for more details)
- ±327,842 GSF
- Building Depth: ±310'
- Spec Office of 3,174 SF
- Build-To-Suit Office Offered
- 36' Clear Height
- Column Spacing: 50' x 50'
- Speed Bay: 50' x 60'
- Power: 4,000A, 277/480V, 3-Phase, 4 Wire Switchgear
- ESFR Fire Sprinkler System
- Rear Loading Configuration
- Dock Doors: 60 (9' x 10')
- Dock Levelers: 20
- Grade Level Doors: 4 (12' x 14')
- Auto Parking: 209 Spaces
- Trailer Parking: 45
- Truck Court Depth: 135'
- Truck Apron: 60'
- ESFR: 22.4 K Rating
- Wall insulation : R-4.5
- Roof Insulation: R-30
- 7 inch Slab – 4,500 PSI

Demising Plan

LogistiCenter® at Nellis Blvd.



Note: Divisibility as indicated on the site plan will not be built initially and is only to be used as an example. Alternative divisibility can be configured to accommodate sizes and square footages based on customer requirements.

Note: EV charging stations will not be installed at the project initially but can be for future uses. However, conduit has been installed to accommodate those areas outlined.

Tenant 1

Total Sf	78,362 Gsf
Office Sf (Spec Suite)	3,174 Sf
Grade Level (12' X 14')	1
Docks (9' X 10')	14

Tenant 2

Total Sf	85,559 Gsf
Office Sf	BTS
Grade Level (12' X 14')	1
Docks (9' X 10')	16

Tenant 3

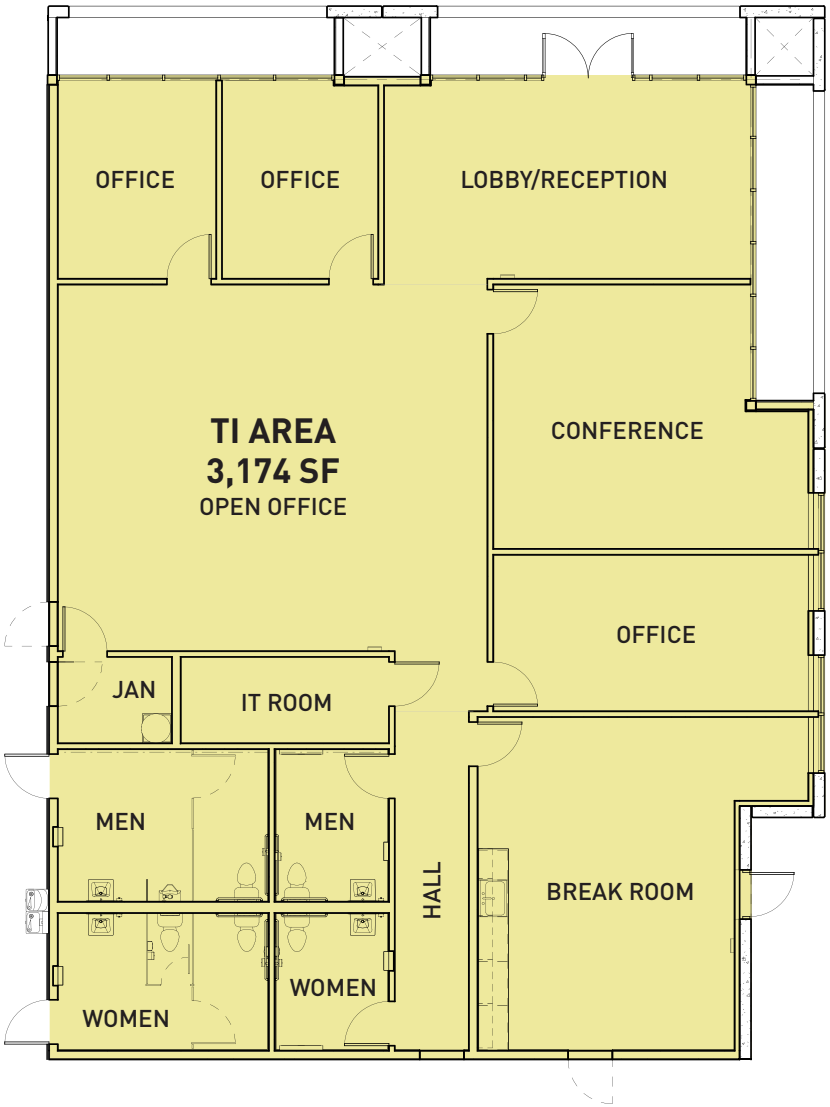
Total Sf	**85,559 Gsf**
Office Sf	BTS
Grade Level (12' X 14')	**1**
Docks (9' X 10')	**16**

Tenant 4

Total Sf	**78,362 Gsf**
Office Sf	BTS
Grade Level (12' X 14')	**1**
Docks (9' X 10')	**14**

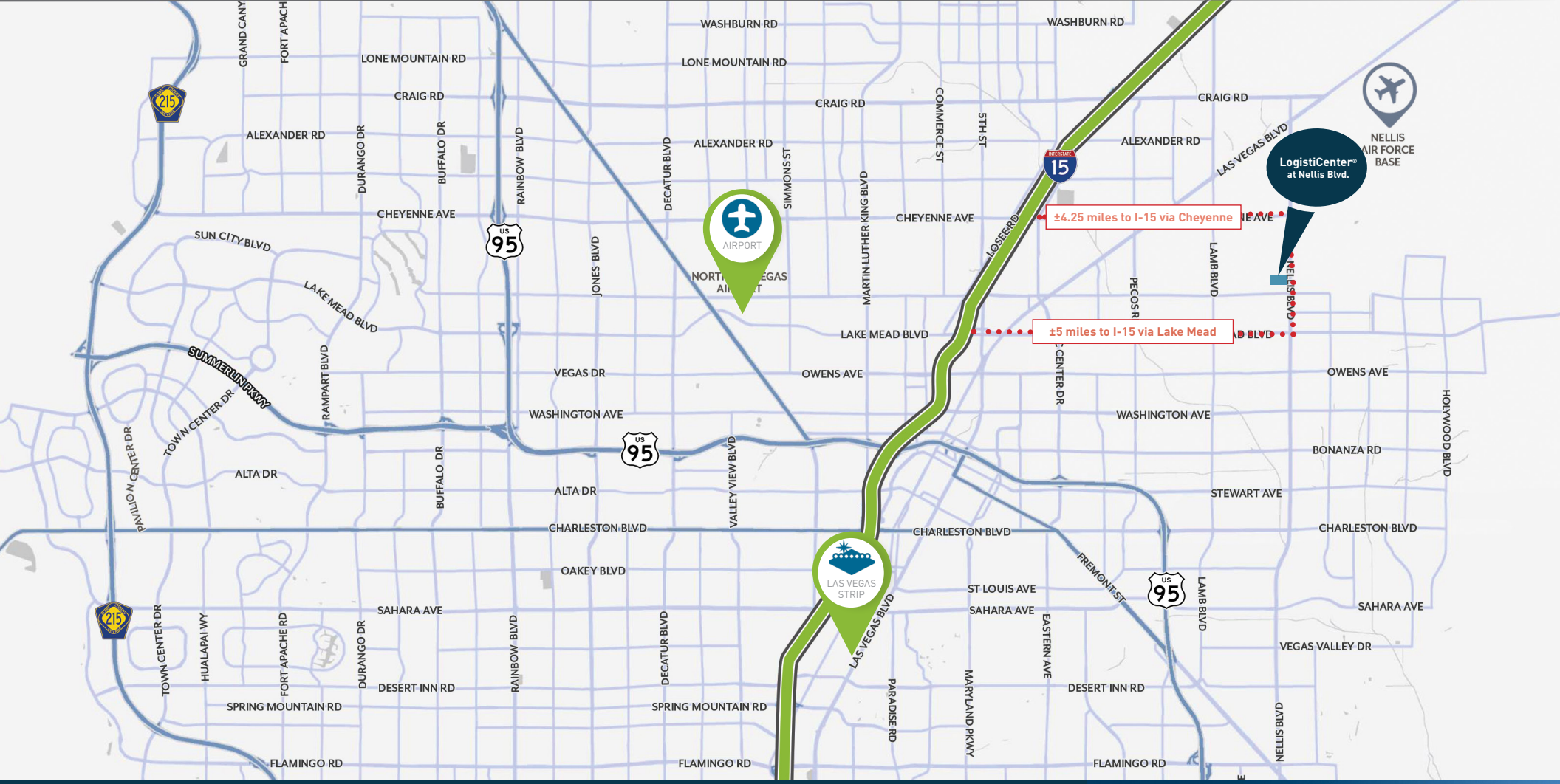
TI Spec Floor Plan

LogistiCenter® at Nellis Blvd.



Office Specs

- 3,174 SF
- Reception Area
- Large Open Office
- 3 Private Offices
- Large Conference Room
- Large Breakroom
- IT Room
- Supply/Janitorial Closet
- 2 Men's Restrooms
- 2 Women's Restrooms
- 2- K Braces at G & P between columns 3-4 and 4-5



Location

North Las Vegas, NV 89115

The project is situated on M-D zoned 17.37 acres located on the soutwest corner of Nellis Blvd. and Cartier Ave., just south of Nellis Air Force Base in the North Las Vegas industrial submarket. The location is approximately 4.25 miles from I-15/Cheyenne Ave interchange and approximately 5 miles from the I-15/ Lake Mead Blvd interchange.

Property Photos - Updated March 2026

The Nevada Advantage

Clark County Economic Statistics

Population (as of 2024 estimated)	2.47M
Labor force	1.24M
Median household income	$73.8K
Existing home median price	$489K
New home median price	$530K
Unemployment rate	5.5%
Harry Reid International Airport passengers	50M
Las Vegas visitor volume	35.4M

Industrial Market (Clark County as of Q4 2024)

Existing Inventory (sf)	186M
Under construction (sf)	4.2M
Vacancy rate	9.2%
Net absorption (sf)	5.13M
Rent growth	3.5%

Nevada State Taxes

Sales tax: 8.375%
No corporate income tax
No franchise tax
No personal income tax
Nevada corporations may purchase, hold, sell or transfer shares of its own stock.
Nevada corporations may issue stock for capital, services, personal property, or real estate, including leases and options.
No unitary tax
No estate tax
Competitive sales and property tax rates

Nevada State Incentives

In partnership with the Governor's Office of Economic Development and the local jurisdictions within Clark County, the Las Vegas Global Economic Alliance offers a variety of incentives to help qualifying companies locate and expand in the region. Programs include the following:

Sales & Use Tax Abatement: **Applies on qualified capital equipment purchases.**

Modified Business Tax Abatement: **Abatement of 50 percent of the 1.475 percent rate on quarterly wages exceeding $50,000.**

Personal Property Tax Abatement: **Abatement of up to 50% over a maximum of 10 years.**

Real Property Tax Abatement for Recycling: **Abatement of up to 50 percent abatement for qualified recycling businesses.**

Data Center Abatement Tax: **Abatement of up to 75 percent on personal property tax.**

Silver State Works Employee Hiring Incentive: **Provides employers up to $2,000 for hiring state-qualified employee candidates. (per hire)**

Transportation/Logistics/Shipping

Greater Las Vegas is strategically located along Interstate 15 and is within a five-hour drive of 9 percent of the nation's population. It is within a two-hour flight of 25 percent of the nation's population. In fact, the region is less than one day's drive from 60 million consumers and five major United States ports servicing the Pacific Rim.

- You can reach 60 million consumers within a day's drive
- Get easy access to large California markets and nearby ports
- Same-day, round-trip trucking to Los Angeles and Phoenix
- Take advantage of one-day rail routes to Salt Lake City and Los Angeles

Sources:
U.S. Census / ACS, U.S. BLS / FRED, Nevada State Demographer, Clark County (Airport Authority), LVCVA, Las Vegas Review-Journal, UNLV CBER.

Distances from major cities in the Western Region:

Source: Las Vegas Global Economic Alliance LVGEA

Foreign Trade Zone (FTZ)

LogistiCenter® at Nellis Blvd.

SUMMARY:

LogistiCenter® at Nellis Blvd. 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 Cusoms 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.

Foreign Trade Zone Program Feasability Questionnaire

CLICK HERE

Or visit: http//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 deployed more than $11 billion of total capital across all platforms nationwide, having acquired and developed approximately 125 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nevada, it has regional offices in Atlanta, Boston, Chicago, Dallas, 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.

About Brokers

Joe Leavitt, Chris Lexis, and James Griffis are Principals and Shareholders at Avison Young, each bringing extensive experience in the commercial real estate industry. Chris Lexis, a native of Las Vegas, focuses on investment properties, land, and industrial leasing, leveraging his deep market knowledge and industry relationships. Joe Leavitt, with over 21 years in the field, specializes in seller representation, capital markets, and industrial leasing. James Griffis represents industrial clients across California and Las Vegas, co-leading the Investment Properties team and handling transactions ranging from $5 million to $200 million. Together, they form a dynamic team dedicated to achieving their clients' objectives in the unique Las Vegas market.

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