±64,000 - ±191,910 SF
Available Now

LogistiCenter® at Speedway II

6050 N. Hollywood Blvd, North Las Vegas, NV 89115

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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 1,249,657 employees within a 25-mile radius of the property.
- Clark County Jurisdiction
- I-H Zoning (Industrial-Heavy)

Project

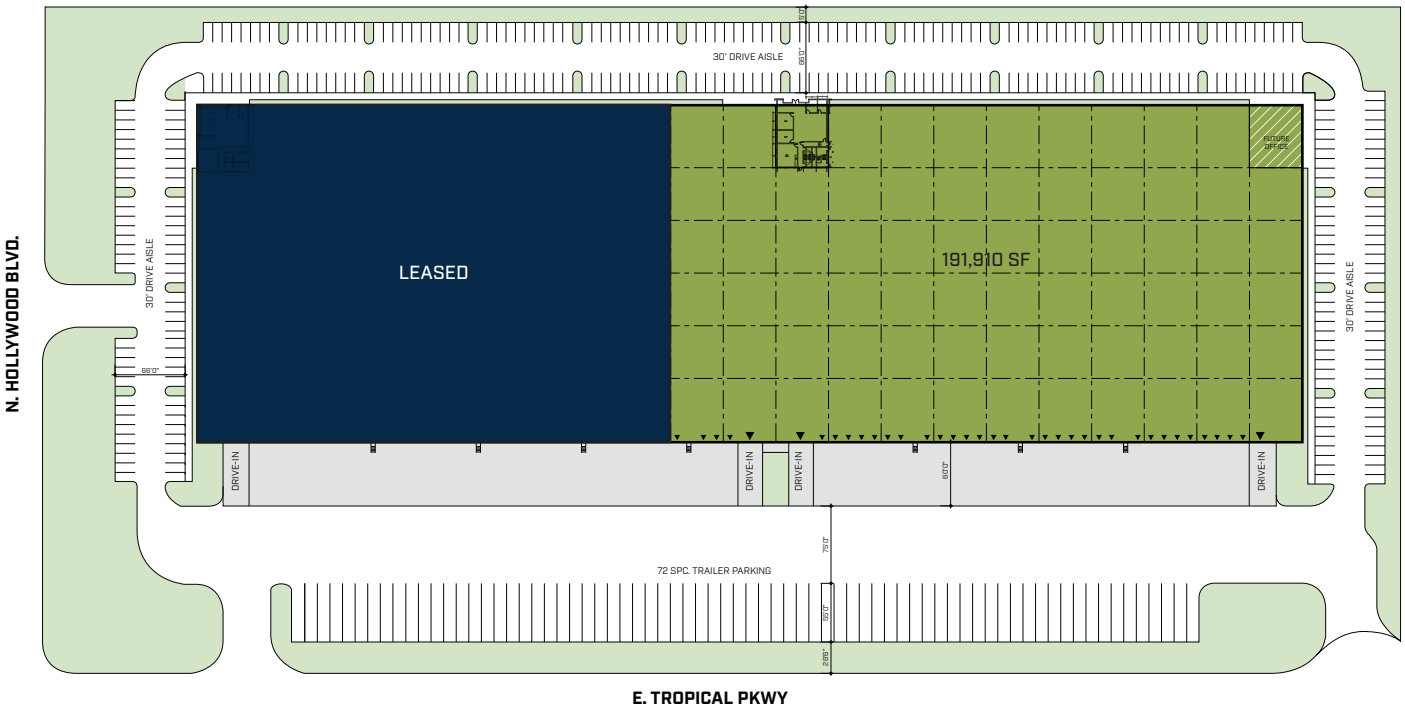
- ±336,000 SF state-of-the-art distribution facility
- Divisible to ±64,000 SF
- Rear loaded configuration
- ±3,156 SF Spec Office
- 36' minimum clear height
- ESFR sprinkler system

Key Distances

INTERSTATE 215	HARRY REID INTERNATIONAL AIRPORT	INTERSTATE 15	INTERSTATE 515	DOWNTOWN LAS VEGAS
±2.5 MI	±19.0 MI	±0.8 MI	±12.4 MI	±13.0 MI

Building Specifications

LogistiCenter® at Speedway II

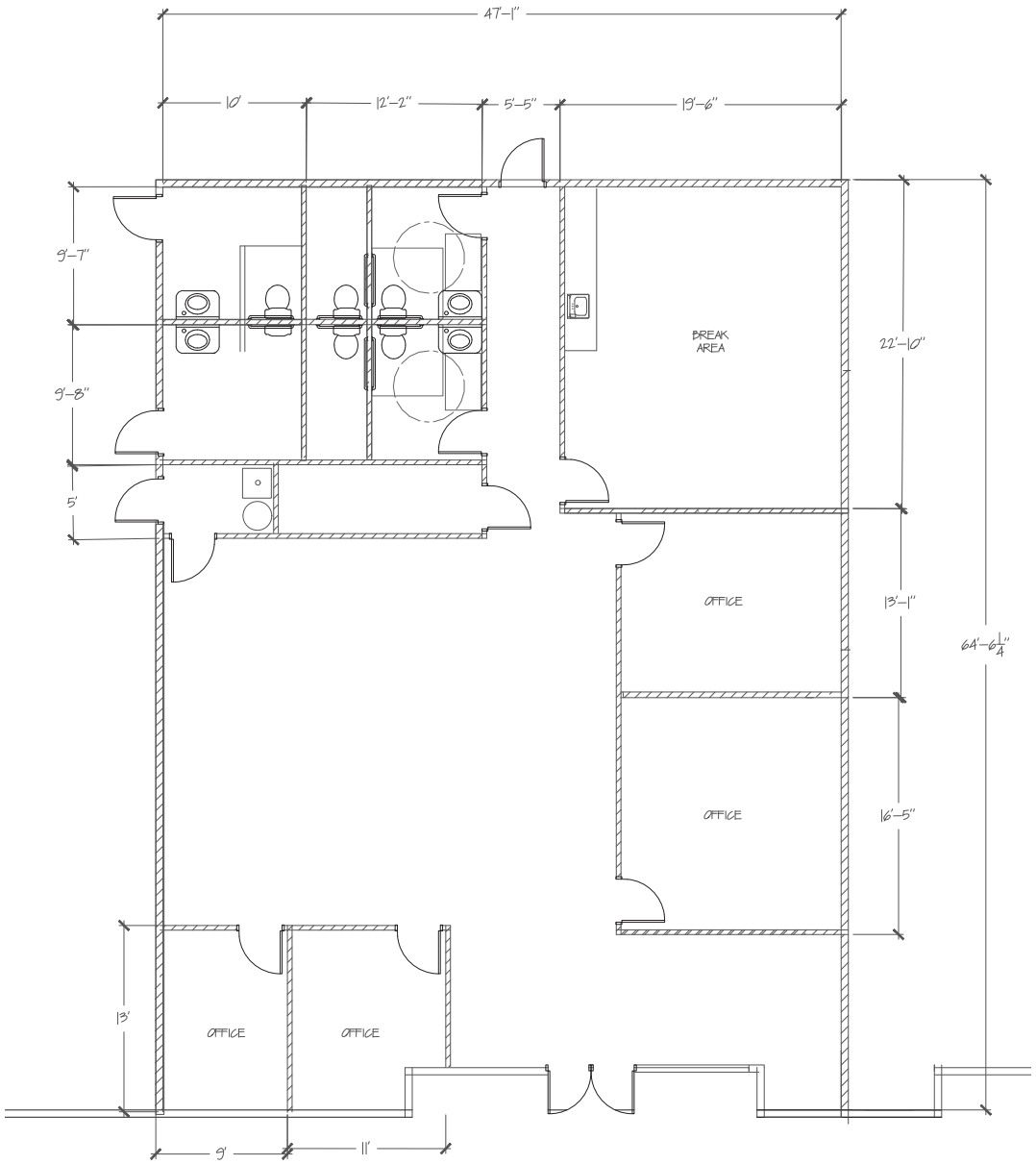


Property Specs

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

Spec Office Plan - ±3,120 SF

LogistiCenter® at Speedway II



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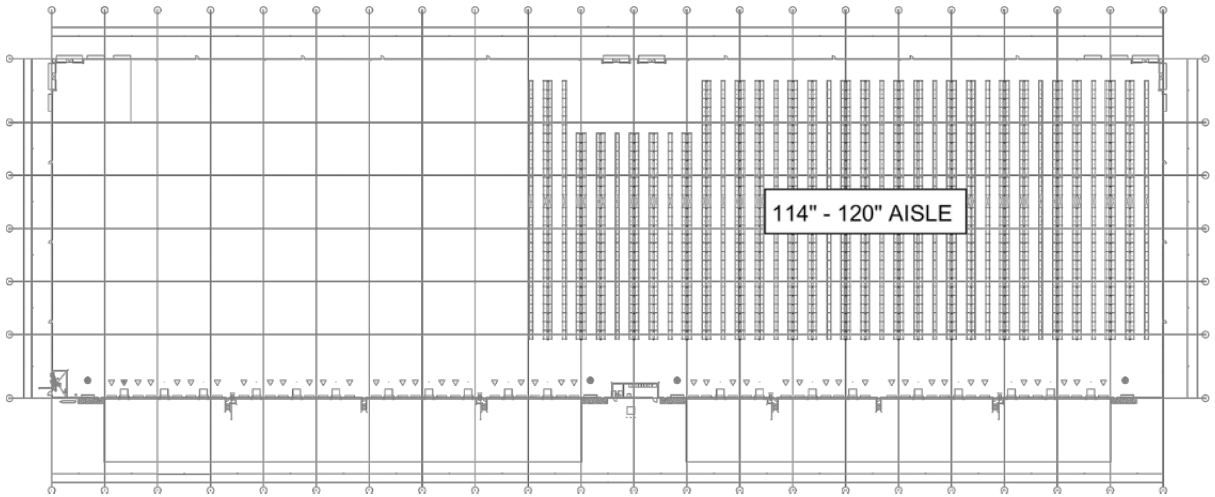
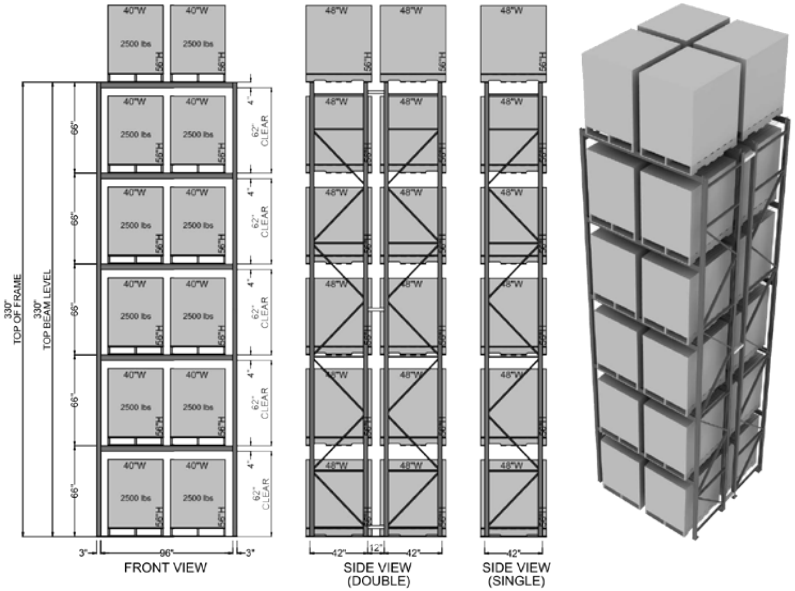
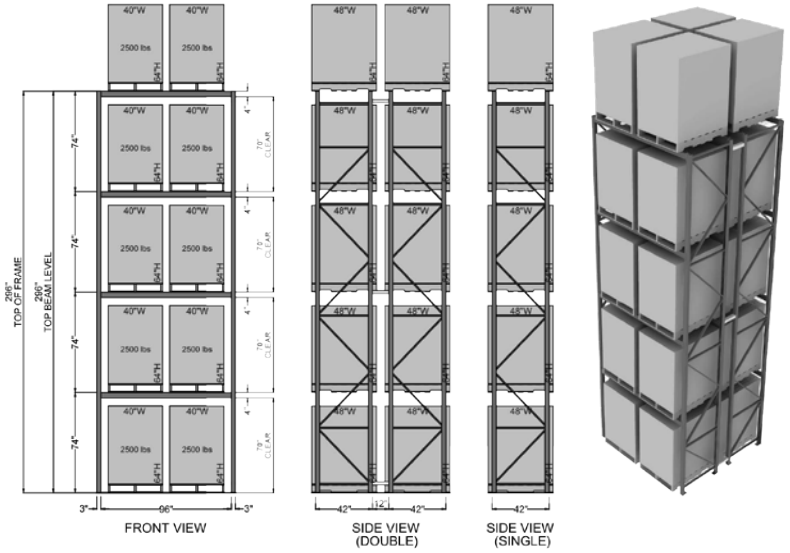
Racking Plan

LogistiCenter® at Speedway II





64" Pallet Height, 36' Clear
16,508 Total Pallet Positions



72" Pallet Height, 32' Clear
19,491 Total Pallet Positions

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INTRALOGISTICS SOLUTIONS

For more information, contact:
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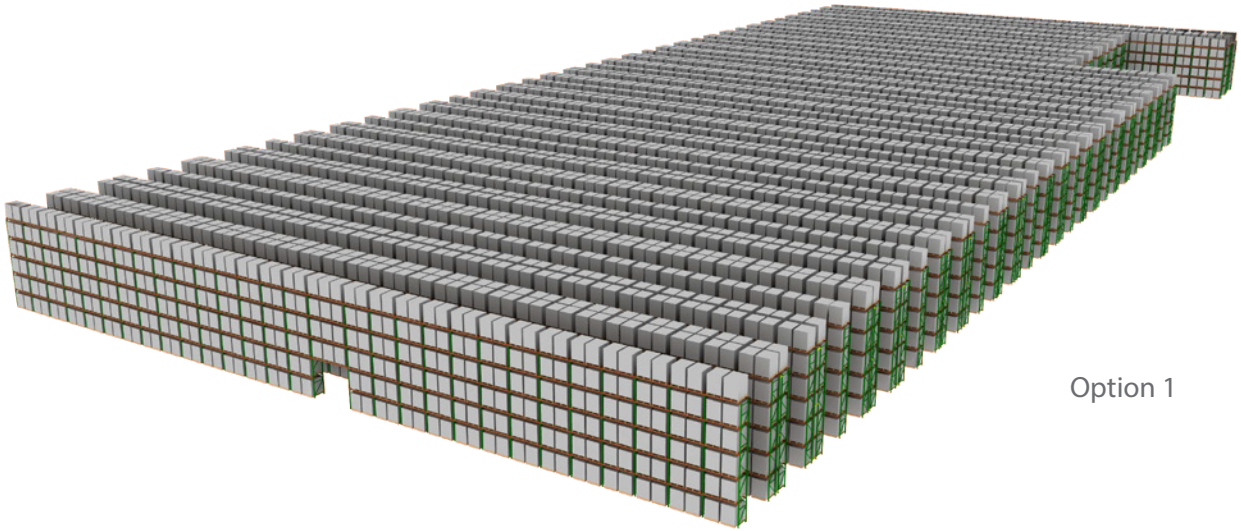
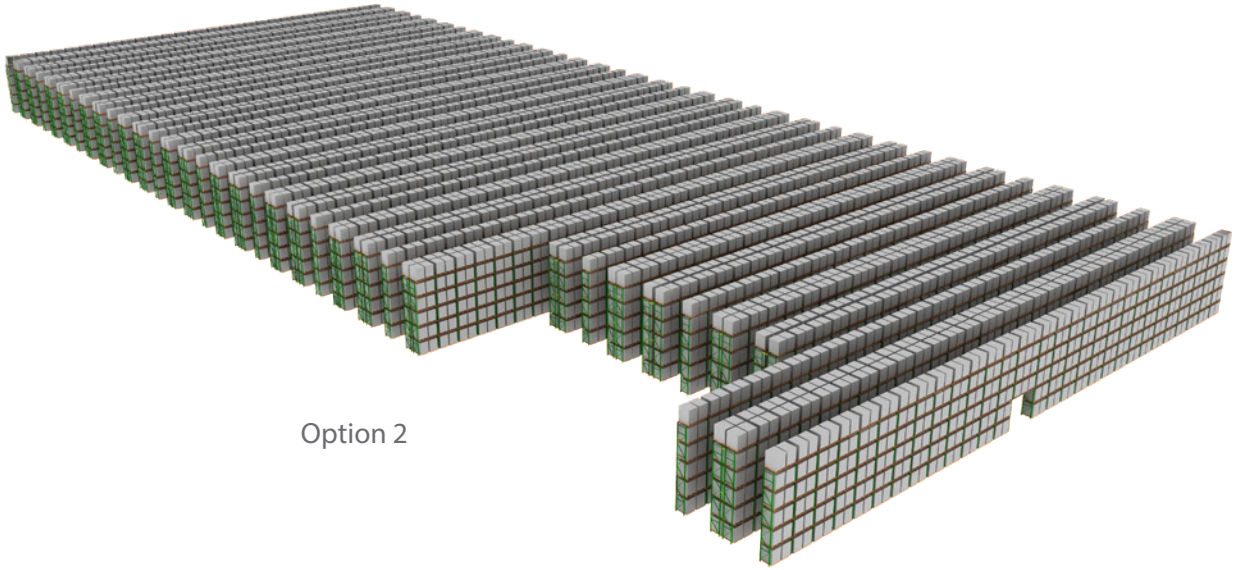
No warranty or representation is made to the accuracy of the Conceptual Racking Plan or Rendering Racking Plan. No liability of any kind is to be imposed on the broker or owner herein, and shall not be held responsible for any decisions made based on such information

Conceptual Racking Plan

LogistiCenter® at Speedway II



Option 1



Option 2

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Location Map

LogistiCenter® at Speedway II

RTC Bus Route

LogistiCenter® at Speedway II

Location & Transportation

LogistiCenter® at Speedway II

±0.8 miles to I-15

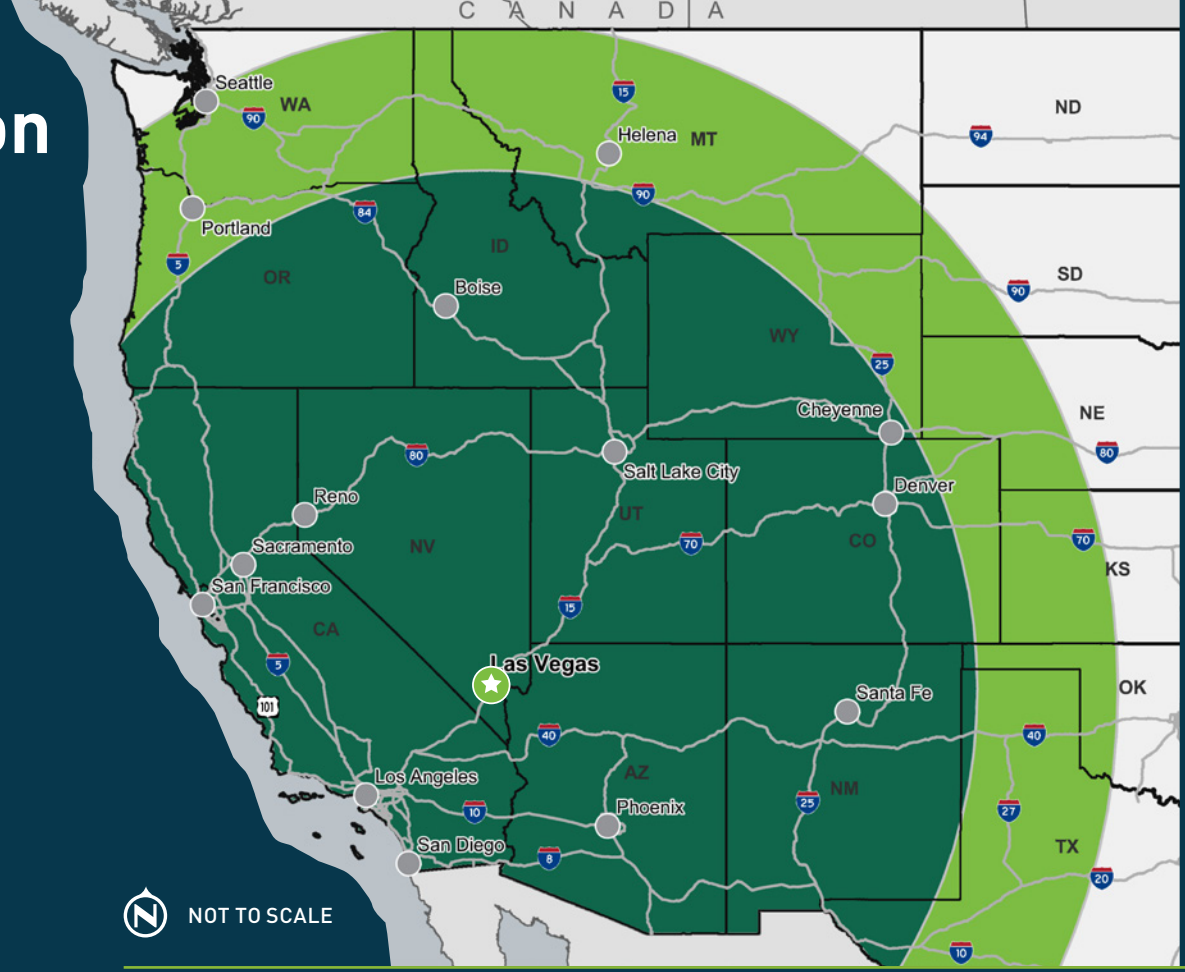
I-215 and I-15 interchange is ±2 miles from subject property

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.)
Los Angeles, CA	265	3 hrs, 54 min
Phoenix, AZ	300	4 hrs, 39 min
San Diego, CA	327	4 hrs, 46 min
Salt Lake City, UT	424	5 hrs, 50 min
Reno, NV	452	6 hrs, 55 min
San Francisco, CA	562	8 hrs, 20 min
Sacramento, CA	565	8 hrs, 14 min

	Distance (mi.)	Time (est.)
Boise, ID	634	9 hrs, 31 min
Santa Fe, NM	634	9 hrs, 8 min
Denver, CO	752	10 hrs, 45 min
Cheyenne, WY	837	11 hrs, 52 min
Helena, MT	907	12 hrs, 31 min
Portland, OR	982	15 hrs, 44 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 177,800 workers in the distribution, transportation, manufacturing, warehousing, and construction industries
- Over 63,700 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 1.2%, transportation and warehousing by 0.9%, and construction by 1.5%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages

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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.

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