

FOR LEASE

NORTHGATE DISTRIBUTION CENTER

FROM ±87,007 TO 731,561 SF

BLDG. 2 AVAILABLE BLDG. 9 RECENTLY COMPLETED
BLDG. 5 AVAILABLE BLDG. 4 UNDER CONSTRUCTION - JUNE 2018 DELIVERY



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CBRE

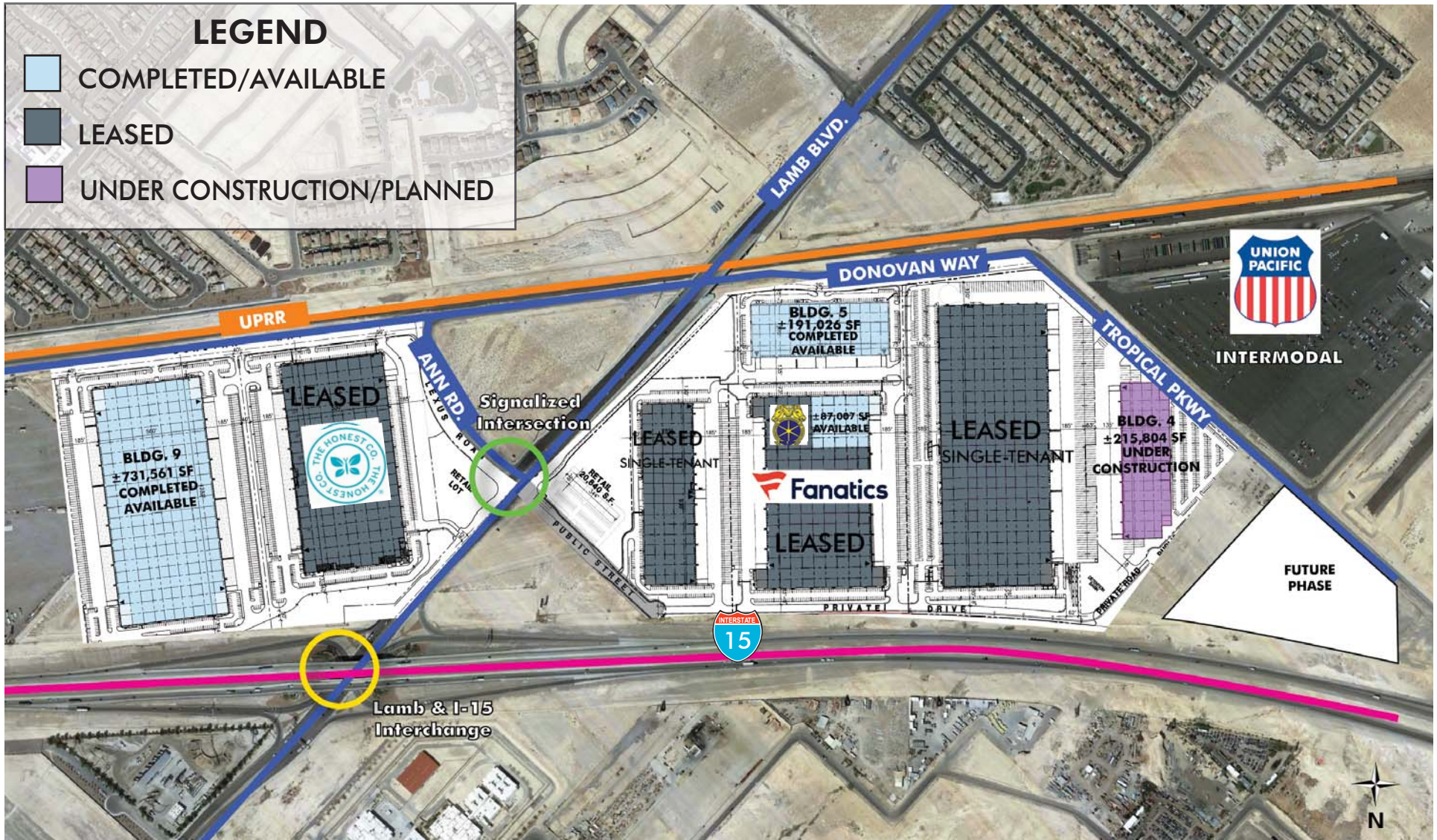
 **VanTrust**
REAL ESTATE LLC

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PROJECT HIGHLIGHTS

LOCATION

- + Immediate access to I-15 via Lamb Blvd. Interchange
- + Building signage with I-15 frontage
- + City of North Las Vegas jurisdiction
- + Monument signage

PROJECT

- + Buildings available from ±87,007 to ±731,561 SF
- + Divisibility to ±50,000 SF
- + Cross dock, front and rear loading configurations
- + Office BTS
- + 32' - 36' minimum clear height
- + Abundant trailer parking
- + ESFR sprinkler system
- + Build to suit options available for future phases



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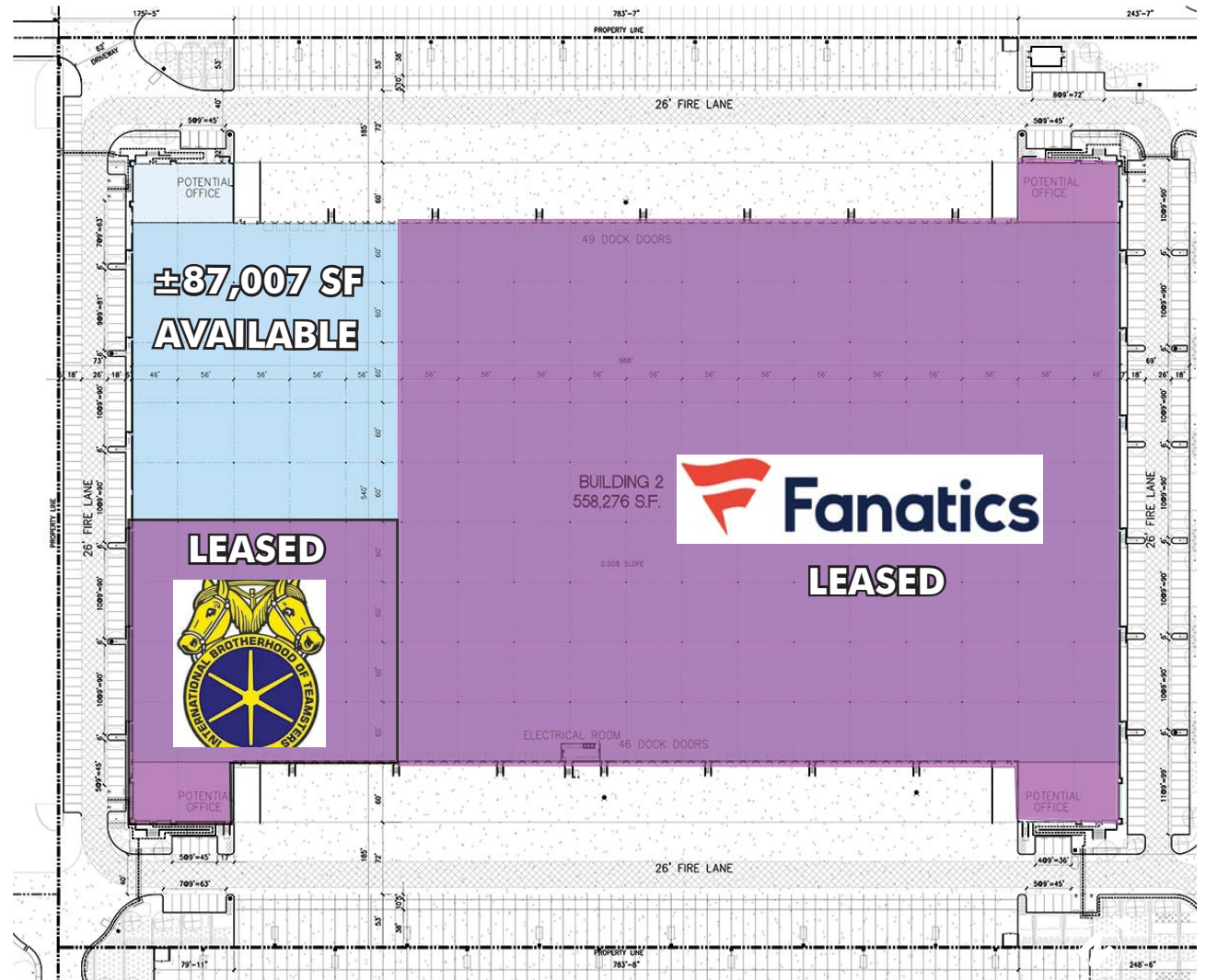
±87,007 - 731,561 SF AVAILABLE



4490 NEXUS WAY
NORTH LAS VEGAS, NV 89115

BUILDING 2 FEATURES

- + ±87,007 SF available for lease
- + Front loaded configuration
- + Office BTS
- + Clear height: 36'
- + ESFR fire sprinklers
- + 2% skylights
- + 9 (9' x 10') dock doors
- + 1 (12' x 14') ramp to grade doors
- + 56' x 60' typical column spacing
- + 277/480v, 3-phase power
- + ±90 car parking stalls
- + 12 trailer parking stalls
- + 7" reinforced concrete slab



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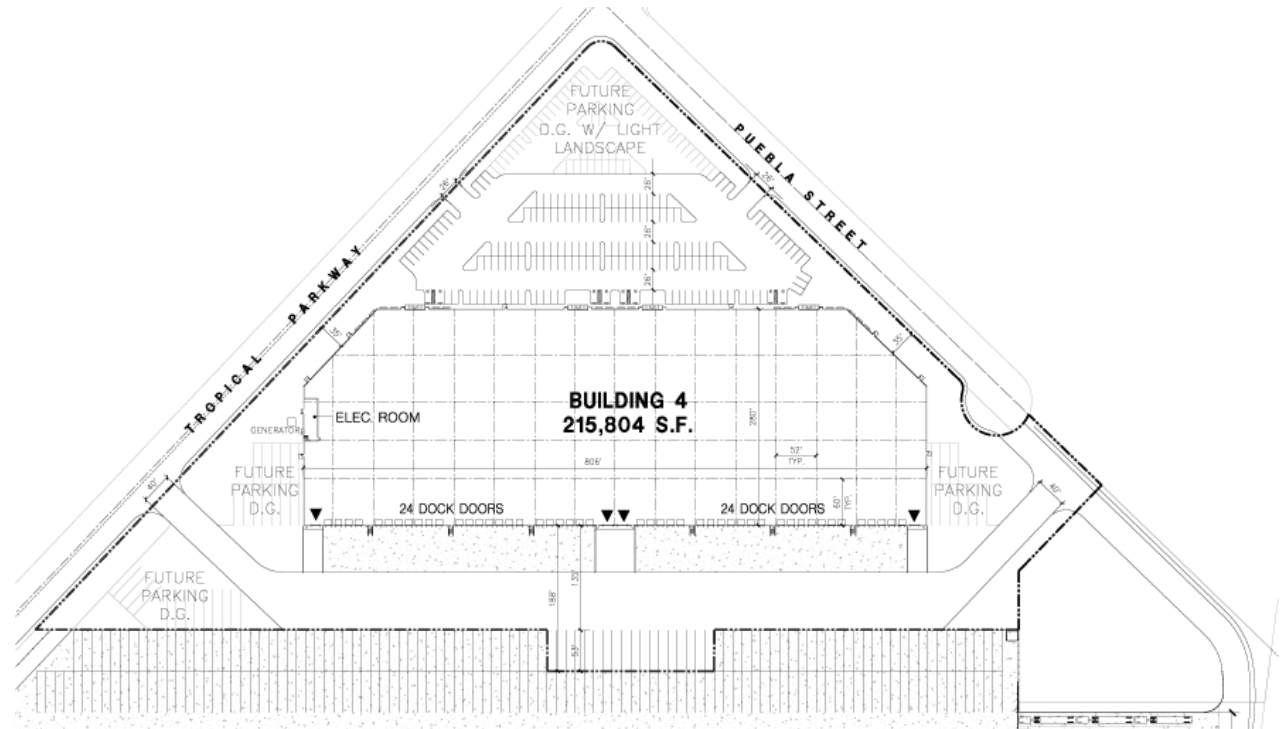
±87,007 - 731,561 SF AVAILABLE



4640 NEXUS WAY NORTH LAS VEGAS, NV 89115

BUILDING 4 FEATURES

- + ±215,804 SF total
- + Divisible to ±50,000 SF
- + Office BTS
- + Clear height: 32'
- + Rear loading configuration
- + ESFR fire sprinklers
- + 2% skylights
- + 48 (9'x10') dock doors
- + 4 (12'x14') ramp to grade doors
- + 52' x 56' typical column spacing
- + 277/480v, 3-phase power
- + 18 trailer parking stalls
- + 173 auto parking stalls
- + 6" reinforced concrete slab
- + Potential to add additional auto and trailer parking stalls
- + June 2018 Delivery



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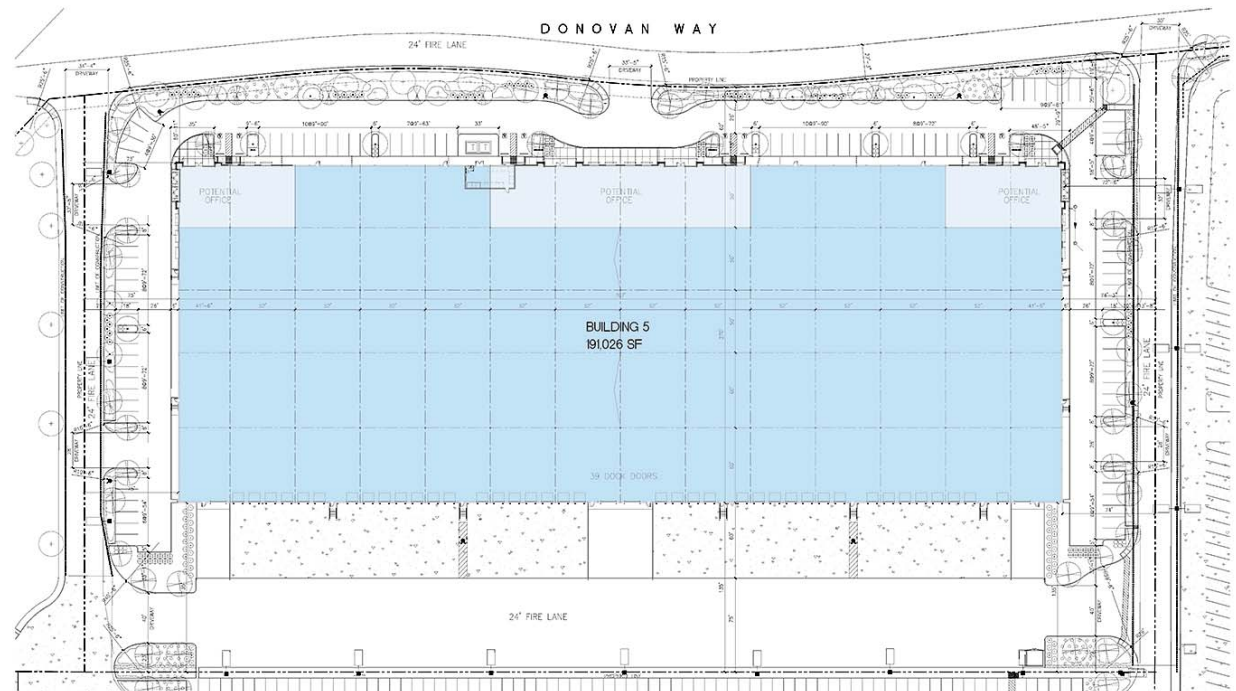
±87,007 - 731,561 SF AVAILABLE



5840 DONOVAN WAY NORTH LAS VEGAS, NV 89115

BUILDING 5 FEATURES

- + ±191,026 SF total
- + Divisible to ±53,353 SF
- + Office BTS
- + Clear height: 32'
- + Rear loading configuration
- + 39 (9' x 10') dock doors
- + 4 (12' x 14') ramp to grade doors
- + 50' x 52' typical column spacing
- + 52' x 60' speed bay
- + ESFR fire sprinklers
- + 277/480v, 3-phase power
- + 6" reinforced concrete floors
- + 2% skylights
- + Building recently completed
- + Ready for Tenant improvements



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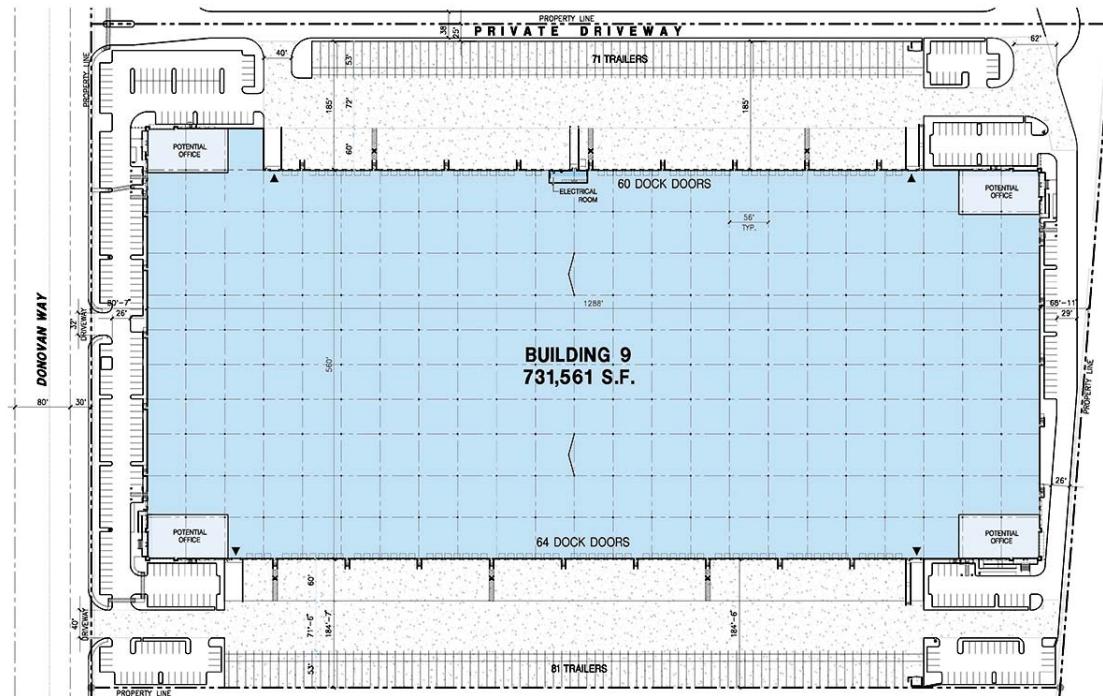
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**5340 DONOVAN WAY
NORTH LAS VEGAS, NV 89115**

BUILDING 9 FEATURES

- + ±731,561 SF total
- + Divisible to ±250,968 SF
- + Office BTS
- + Clear height: 36'
- + ESFR fire sprinklers
- + 2% skylights
- + Cross dock configuration
- + Up to 124 dock doors
- + 4 ramp to grade doors
- + 56' x 60' typical column spacing
- + 277/480v, 3-phase power
- + 152 trailer parking stalls
- + 341 auto parking stalls
- + 7" reinforced concrete slab
- + January 2018 Delivery



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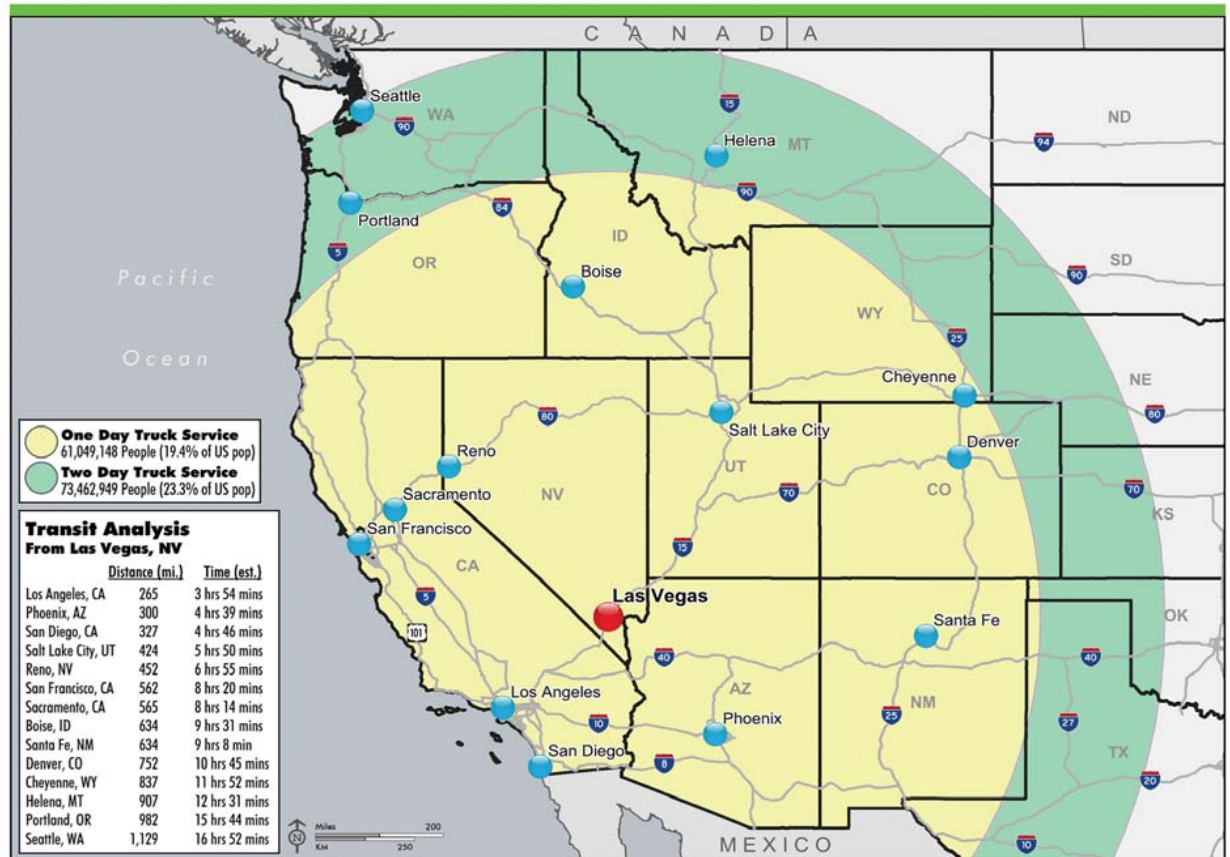
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LOCATION & TRANSPORTATION

- + US-95 and I-15 interchange is ±7 miles from subject property
- + McCarran Airport is ±15 miles from subject property
- + Resort Corridor (Sahara and LV Blvd) is ±11 miles from property
- + Proximity to Distribution Hubs
 - + FedEx Freight - 1 Miles
 - + FedEx Ship Center - 6 Miles
 - + FedEx Air Cargo - 17 Miles
 - + FedEx Ground - 30 Miles
- + UPS Freight Service Center - 2 Miles
- + UPS Customer Center - 8 Miles
- + UPS Air Cargo - 21 Miles
- + US Post Office - 6 Miles

LAS VEGAS TRUCK TRANSIT ANALYSIS



CBRE

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LAS VEGAS BUSINESS FACTS

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
- + The metro Las Vegas area has more than 55,000 workers in the transportation, logistics and manufacturing industries
- + Nearly 65,000 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- + According to CBRE-EA manufacturing jobs are expected to grow by 1.4%, wholesale trade by 3.0%, and transportation and warehousing by 1.8%.
- + All industrial employment sectors in Las Vegas are expected to grow faster than the national averages

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