

AVAILABLE NOW

\$150.00 for qualified tours. Call for details!

*Deal requirements and conditions apply. Subject to change.

**±664,300 SF
FOR SALE OR LEASE**

LogistiCenter® at Miner's Mesa

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

D | DERMODY

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

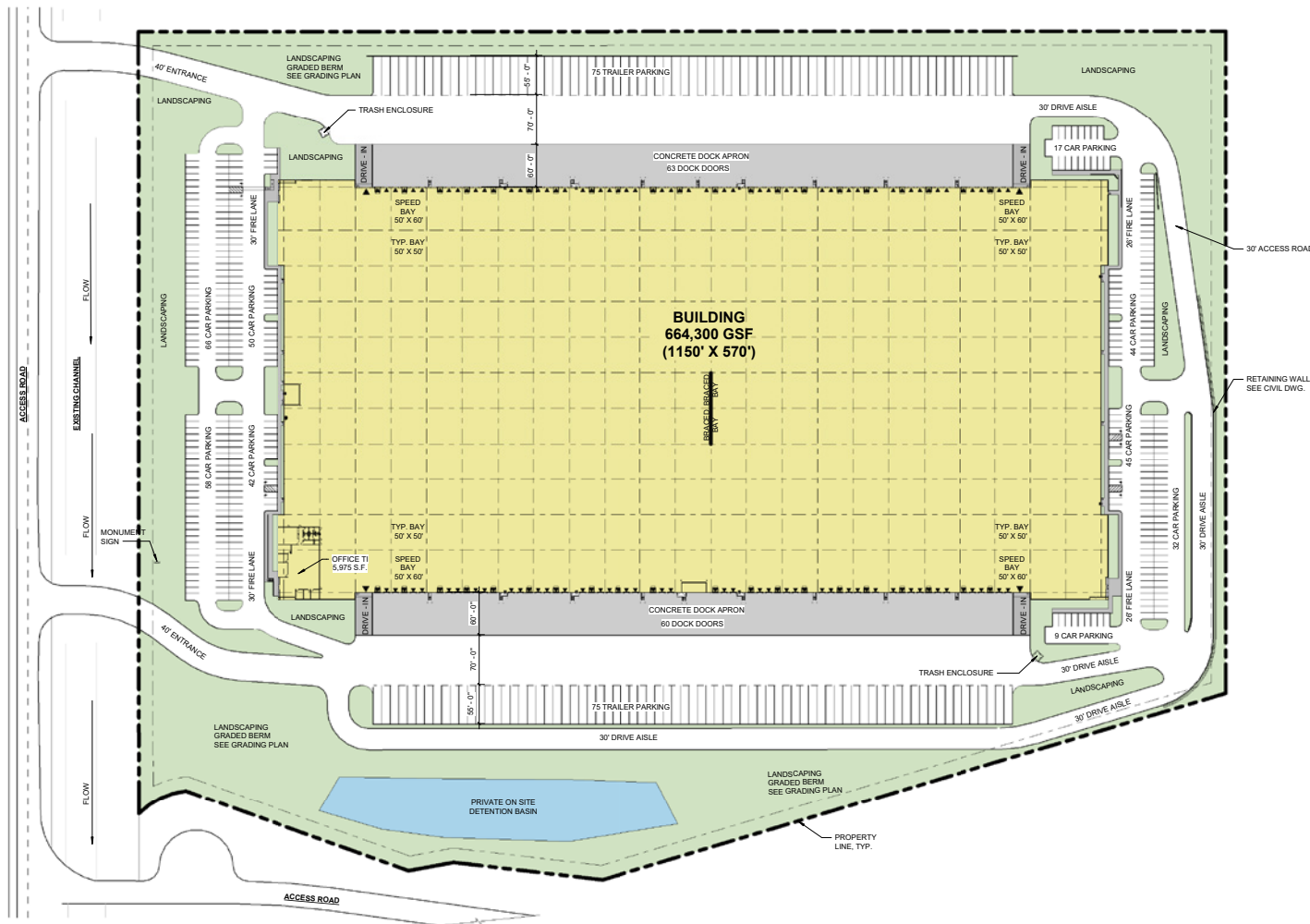
Project

- ±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

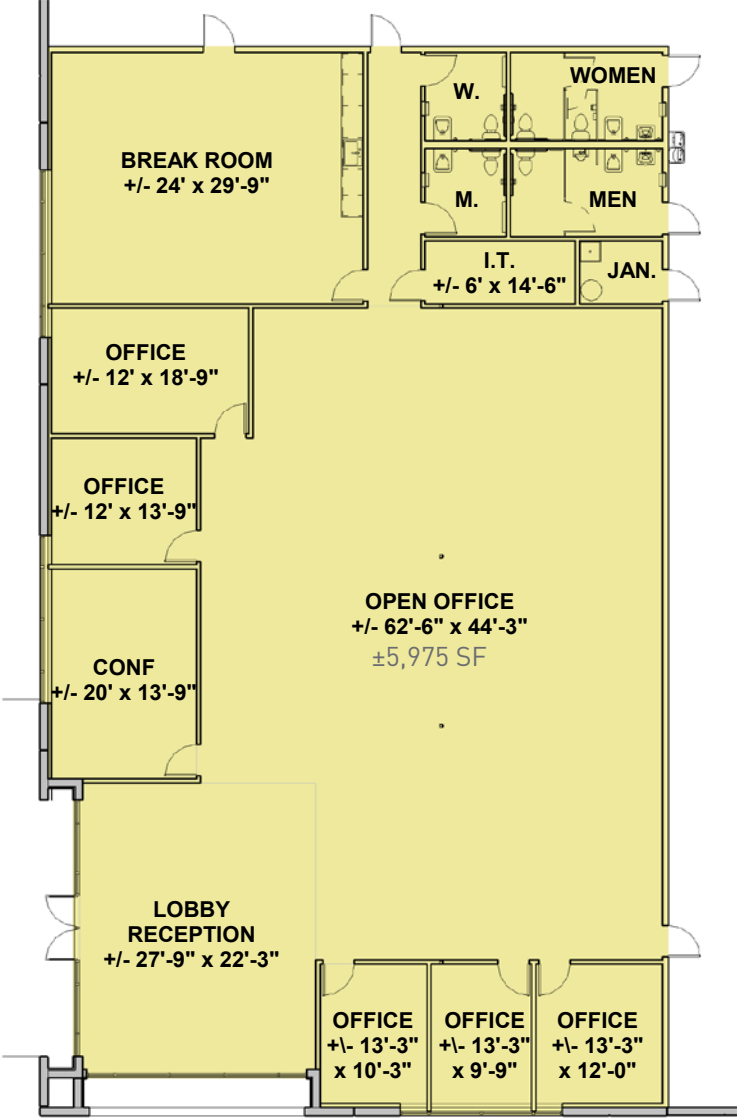


Property Specs

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



Miner's Mesa Map

LogistiCenter® at Miner's Mesa



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LogistiCenter®
at Miner's Mesa

TERRYL B. ADAMS ST.

LAS VEGAS BLVD
INTERCHANGE



VEGAS BLVD

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

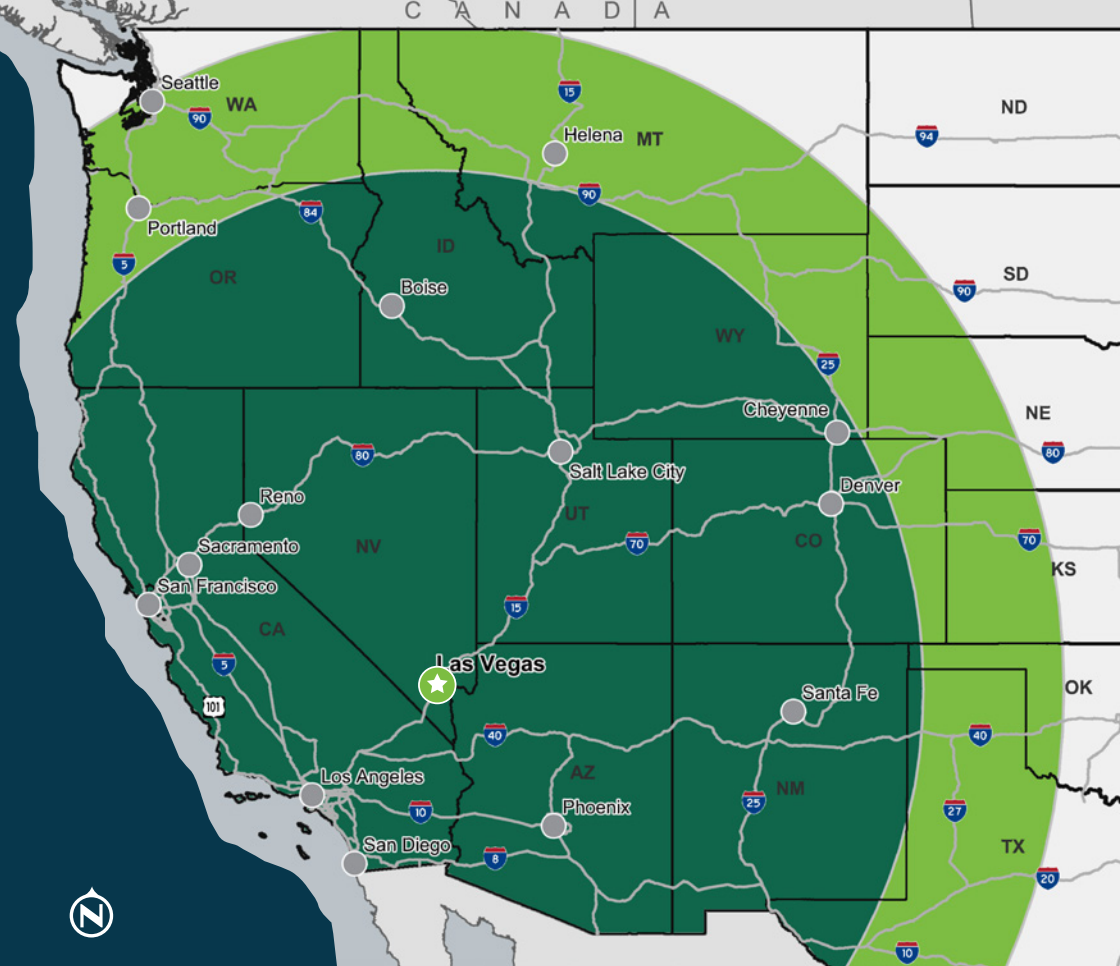
I-15 interchange is ±2.8 miles from subject property

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



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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, 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. 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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