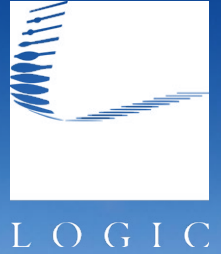


For Sale or Lease

Pioneer Industrial Center



1401 Pioneer Blvd.
Mesquite, NV 89027

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Listing Snapshot



Contact Broker
Sale Price



± 233,950 SF
Available Space



IR-1 (Light Industrial)
Zoning



Contact Broker
Lease Rate



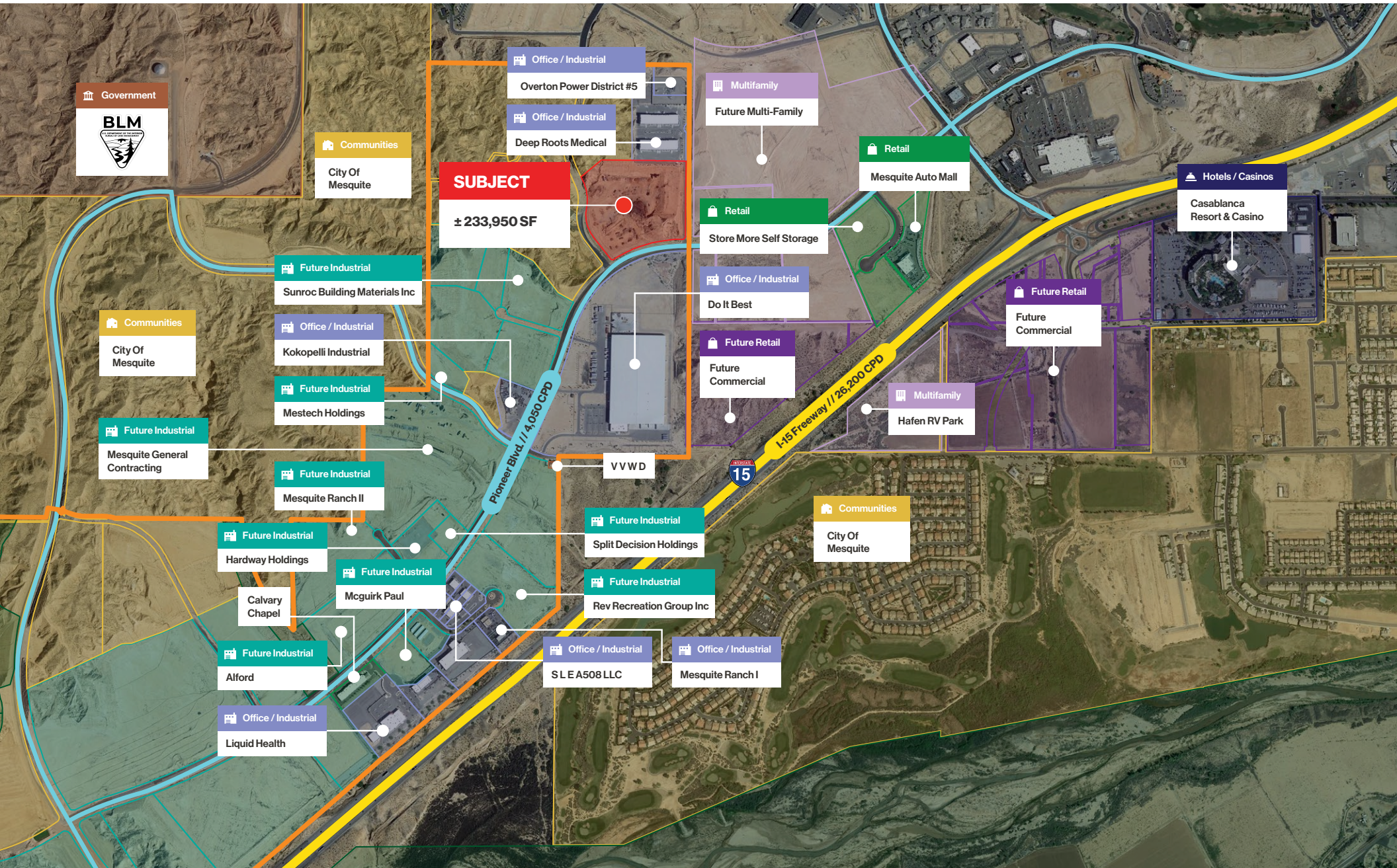
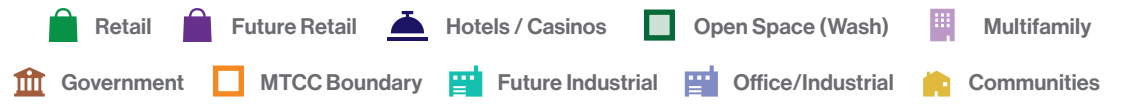
Secured
Truck Court

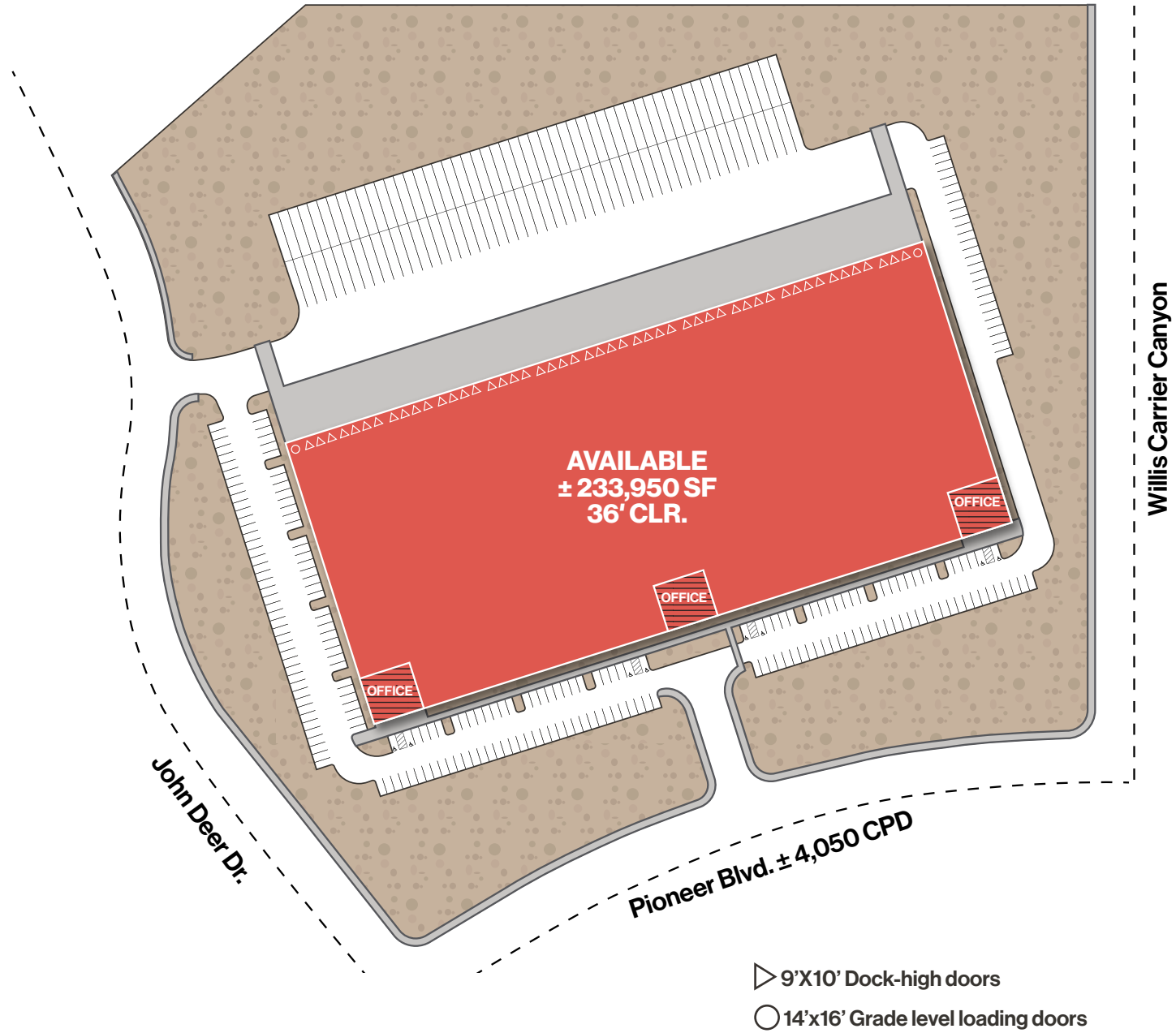
Property Highlights

- 1401 Pioneer Blvd. offers a unique flex opportunity to purchase or lease a ±233,950 SF freestanding, Class A spec industrial facility.
- Positioned at the NWC of Pioneer Blvd. and Willis Carrier Canyon
- ± 233,950 SF freestanding, divisible, Class A industrial facility
- Forty-four (44) 9'x10' dock high doors
- Two (2) 14'x16' grade level doors (with ramps)
- 36' clear height with ESFR sprinklers
- ± 104 trailer stalls with secured lot
- ± 3,000 amps of 277/480V, 3 phase power
- Easy access to I-15, less than ± 3 minute drive



Aerial



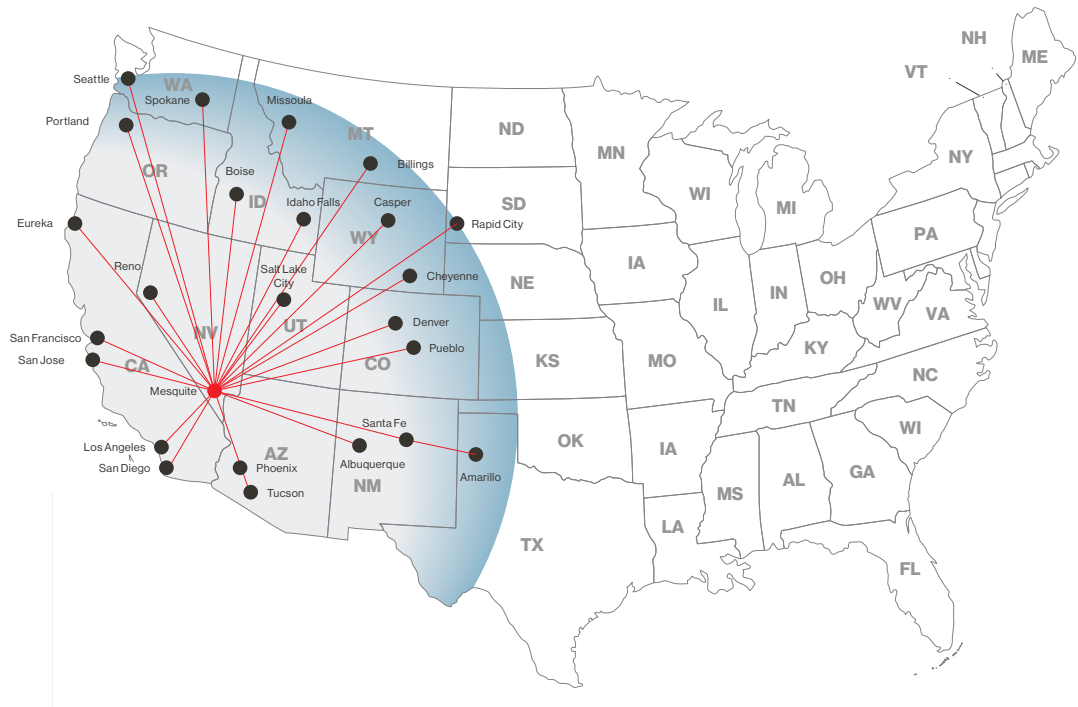


Property Photos



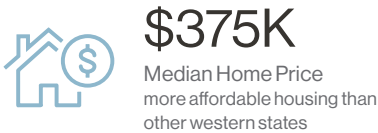
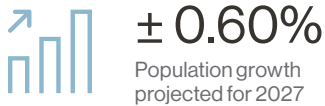
Drive Time from Mesquite, NV

1-Day Truck Service 2-Day Truck Service



Location	Times (Estimated)	Distance (Miles)
Las Vegas, NV	1 hr, 31 min	98
Los Angeles, CA	5 hrs, 13 min	350
Phoenix, AZ	5 hrs, 51 min	384
San Diego, CA	6 hrs, 8 min	441
Salt Lake City, UT	4 hrs, 44 min	340
Reno, NV	7 hrs, 49 min	490
San Francisco, CA	9 hrs, 42 min	648
Sacramento, CA	9 hrs, 37 min	642
Boise, ID	9 hrs, 40 min	677
Santa Fe, NM	10 hrs, 8 min	625
Denver, CO	10 hrs, 2 min	678
Cheyenne, WY	11 hrs, 15 min	753
Helena, MT	11 hrs, 49 min	821
Portland, OR	16 hrs	1,103
Seattle, WA	17 hrs, 3 min	1,167

Business
Friendly Nevada



Nevada Advantages

Tax-Free Haven

- No Corporate Income Tax
- No Corporate Shares Tax
- No Franchise Tax
- No Personal Income Tax
- No Franchise Tax on Income
- No Inheritance or Gift Tax
- No Unitary Tax
- No Estate Tax

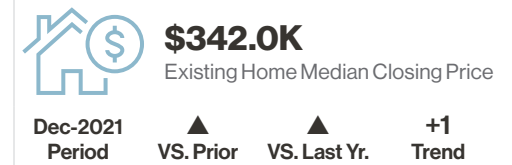
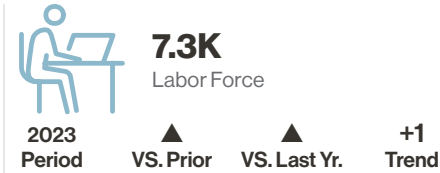
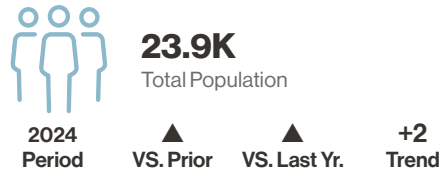
Labor Force

- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries.

Assistance Programs

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement

Regional Overview Mesquite



Mesquite Offers:

- Access to numerous local and state incentives to lower the cost of business
- Low cost of utilities provided by Virgin Valley Water District, Reliance Connects, Southwest Gas Corp., and Overton Power District
- A rich transportation infrastructure that provides:
 - < 1 day's drive accessing over 60MM consumers and major U.S. seaports via I-15
 - UPR and SPR connections within ± 20 miles allow for carrying freight from the Pacific Coast to the Midwest and beyond
 - Access to Harry Reid Intl. Airport that annually serves ± 189MM lbs. of freight and cargo

Indicator	Current Value	Vs. Prior Period	Vs. One Year Ago	Trend	Spark
Population	23.9K	▲	▲	+2	
Labor Force	7.3K	▲	▲	+1	
Employment	6.8K	▲	▲	+1	
Unemployment	427	▼	▼	+1	
Unemployment Rate	5.9%	▼	▼	+1	
Gross Casino Gaming Revenue	\$17.4M	▲	▲	+2	
Daily Auto Traffic - I-15 at NV/AZ Border	27.6K	▼	▲	-3	
Visitor Volume	83.0K	▲	▲	+1	
Consolidated Tax Distribution (Tier 2)	\$635.2K	▼	▼	-2	
Existing Home Average Price Per Square Foot	\$231.1	▼	▼	-2	
Existing Home Closings	34	▼	▲	-2	
Existing Home Median Closing Price	\$342.0K	▲	▲	+1	
New Home Closings	21	▼	▼	-3	
New Home Median Closing Price	\$415.0K	▼	▼	-2	

LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



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The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please reach out to our team.

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