



Prologis Speedway North Distribution Center

6052 E. North Belt Road
North Las Vegas, NV 89165

Prime Location and Accessibility
±181,910 SF Remaining
(Divisible to ±73,980 SF)



Prime Location and Accessibility

- Access to I-15 and 215 via Tropical Pkwy
- Well-positioned for regional and last-mile distribution



Ideal for Tenant Demand

- 181,910 SF with demising options
- 40' clear height-unique for size range
- Cross-dock design-rare in this market
- 3,096 SF spec office or BTS office
- 100% HVAC Climate Controlled - HVAC in warehouse designed to cool to mid 80's temp



Strong Market Positioning

- 5th Fastest Growing City in the Nation
- Home to a wide array of distribution, manufacturing & logistics, information technology and aerospace & defense companies
- Large local pool of experienced industrial professionals



Parking and Efficiency

- 171 auto parking stalls
- 48 trailer stalls
- Fenced / secured gated truck courts

Limited space, limitless potential

Prime Location and Accessibility

Only $\pm 181,910$ SF Remaining
(Divisible to $\pm 73,980$ SF)

Facility

$\pm 181,910$ SF remaining (divisible to $\pm 73,980$ SF)

100% HVAC Climate Controlled- HVAC in warehouse designed to cool to mid 80's temp

40' clear height

Typical column spacing 56' x 60'

Cross-dock configuration

3,096 SF spec office or BTS office

19 dock high doors (9' x 10')

2 drive-in doors (12' x 14')

Dock Equipment – Six (6) positions w/ Mech. 40K lb. capacity levelers, dock locks & stop/go lights. All positions w/ seals

ESFR fire sprinkler system with K-25.2 sprinkler heads

LED Lighting in Warehouse

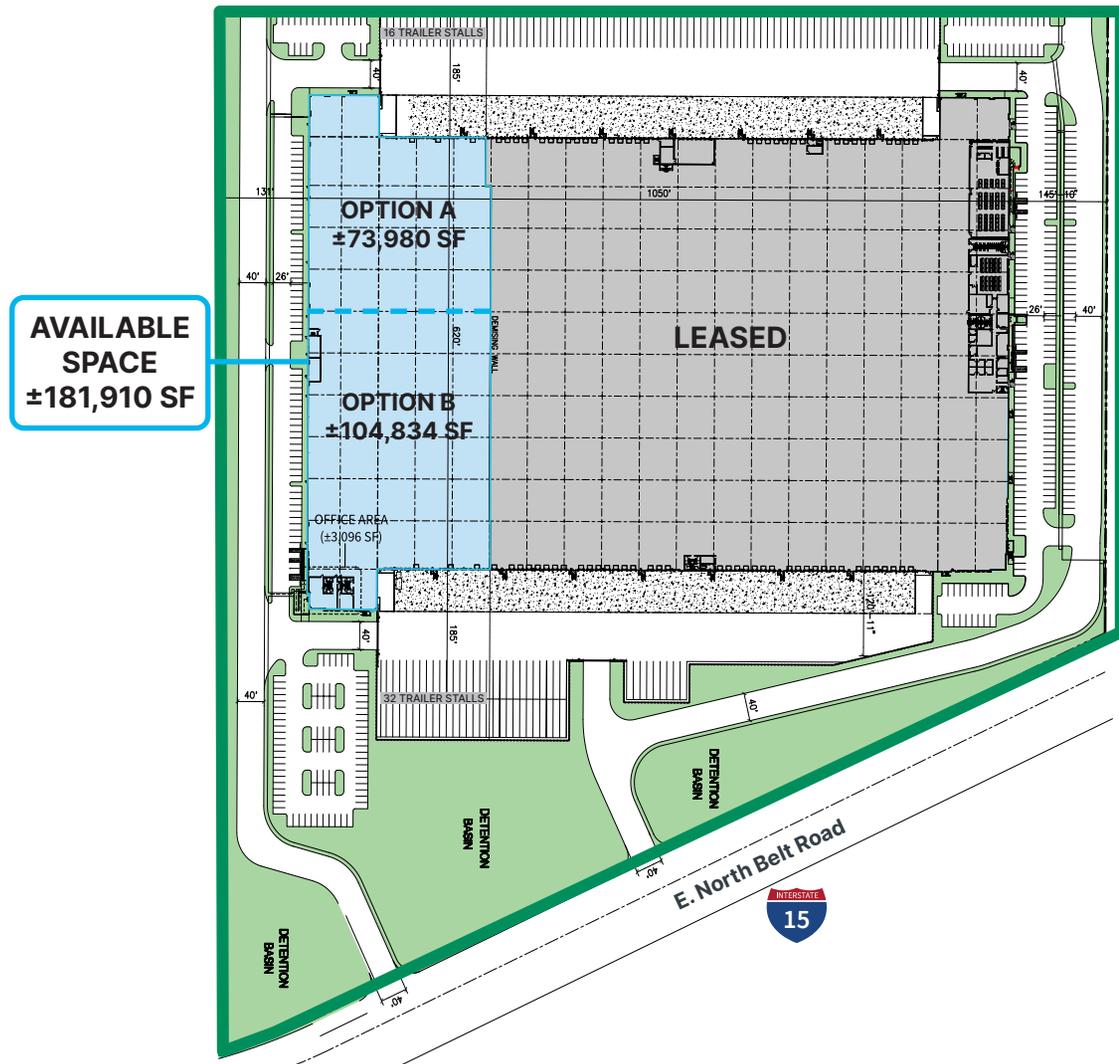
171 auto parking stalls & 48 trailer stalls

Epoxy Joint Filler – All joints throughout suite filled

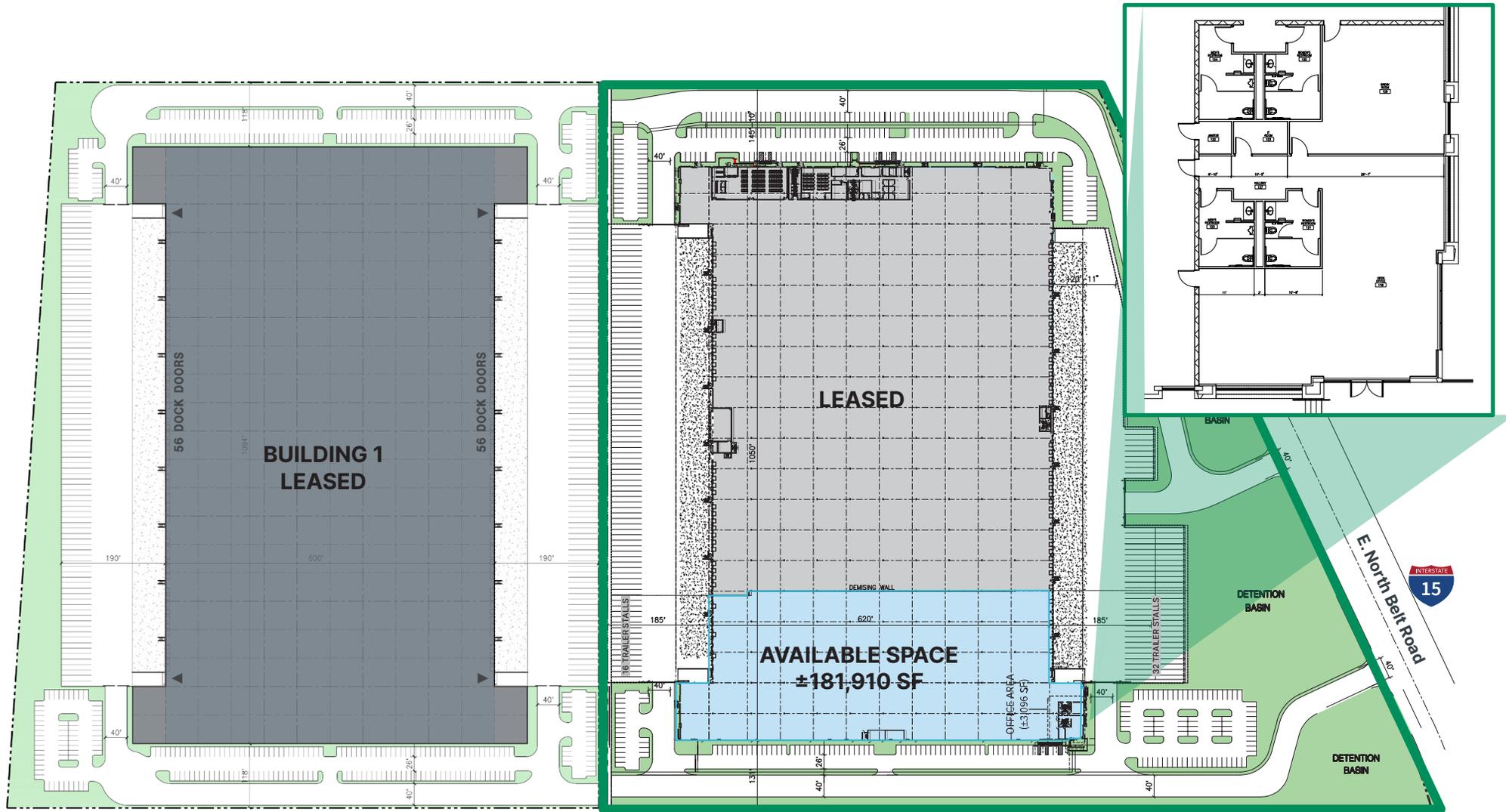
1,200 amps, 277/480V, 3-phase power
(2,000 amp switchgear)

Fenced / secured gated truck courts

Building 2



Full park site plan



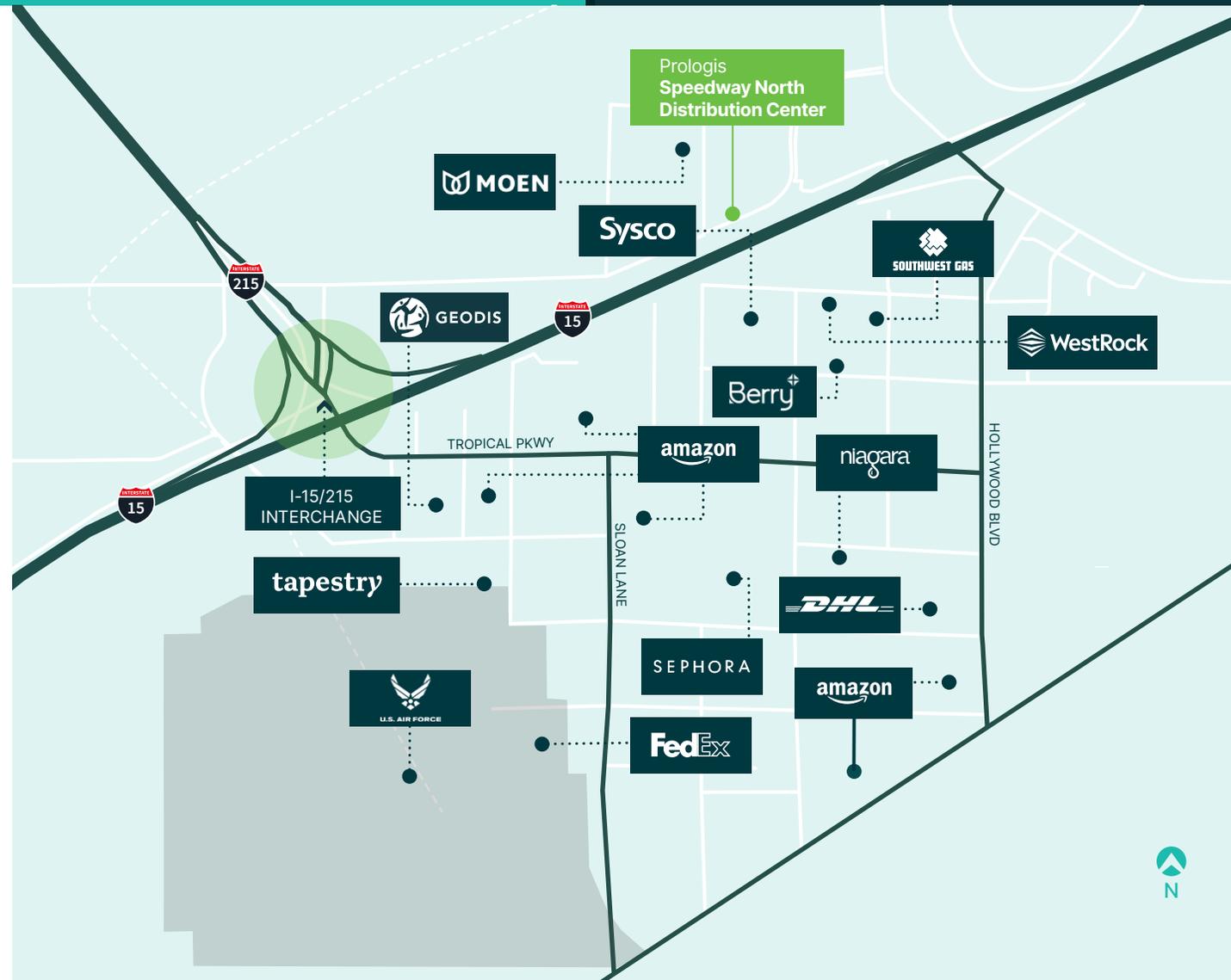
In good company

Driving your business forward

Some of the biggest names in logistics and distribution choose North Las Vegas. Amazon, FedEx, DHL and Sysco Foods are already serving customers across the West from this part of the valley.

Favorable Business Environment

- Attractive tax incentives
- No personal or corporate income tax
- Supportive regulatory framework
- No franchise tax or inventory tax
- Foreign Trade Zone designations
- Robust workforce availability
- Large local pool of experience industrial professionals
- The Las Vegas metro area employs over 121,723 workers in the logistics and manufacturing industries
- Employment in Southern Nevada is expected to grow 2.5 times the national average
- Nevada labor costs are among the lowest in the Southwest region



Partner with Prologis.

Clear. Simple. Service.

You can count on us as your trusted partner. Working with Prologis gives you access to an in-house team of property managers, turnkey warehouse solutions from Prologis Essentials, and leading sustainability expertise. Providing responsive local support 24/7, we work hard every day to help you stay ahead of what's next.

**At Prologis,
we deliver on our promises so
you can deliver on yours.**



Keeping you ahead of what's next.

Prologis Essentials

Prologis Essentials is the all-in-one way to help build resilience, innovation and growth into your business. Combining the right location with the right operations, energy + sustainability, mobility, and workforce solutions will help you transform today's logistics challenges into opportunities.

[LEARN MORE](#)



Operations

Turnkey warehouse solutions to get you operational quickly and keep your product moving efficiently.

- Move in + setup
- Racking systems
- Forklifts and material handling equipment
- Automation solutions



Mobility workforce

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On-demand power
- Hydrogen fueling
- Workplace charging



Energy + sustainability

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators



Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Community workforce initiative (CWI)
- Talent staffing and retention programs
- Training and certification

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Rob Lujan, SIOR, CCIM
Executive Managing Director
rob.lujan@jll.com
+1 702 522 5002
Lic. S.0051018

Jason Simon, SIOR
Executive Managing Director
jason.simon@jll.com
+1 702 522 5001
Lic. S.0045593

Danny Leanos
Senior Associate
danny.leanos@jll.com
+1 702 522 5008
Lic. S.0191773

Brayden Stockbauer
Associate
brayden.stockbauer@jll.com
+1 702 522 5114
Lic. S.0203930



Lisa Brady
lbrady@prologis.com
+1 702 891 9141
3883 Howard Hughes Pkwy
Suite 850
Las Vegas, NV 89169

Mathias Hughes
mhughes@prologis.com
+1 775 829 3035
5520 Kietzke Lane
Suite 230
Reno, NV 89511

Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately one billion square feet owned and under management in 20 countries on four continents.

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