

For Sale or Lease

Pioneer Industrial Center

Ample Power Available!



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

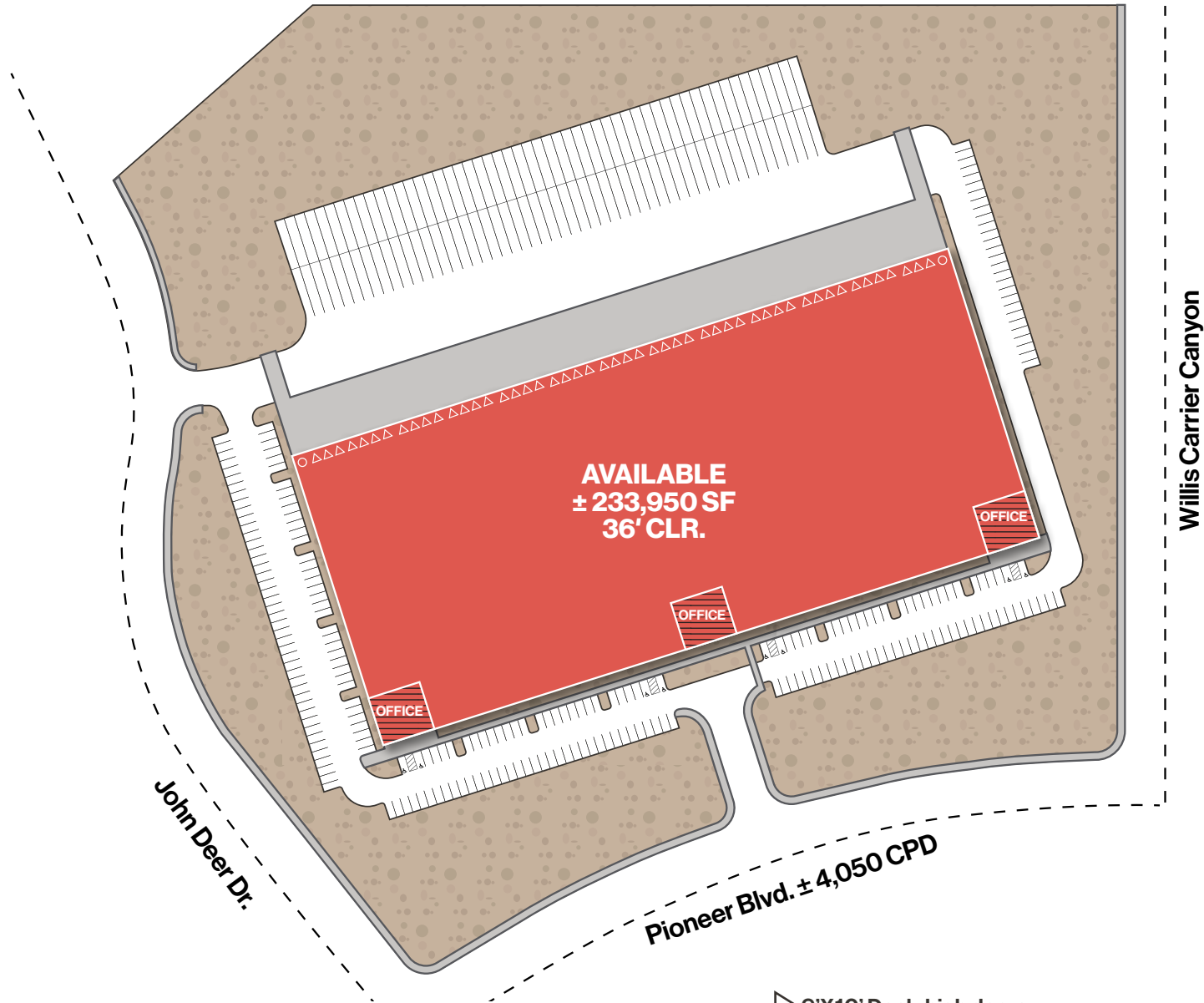


Ample Power
± 6,000 Amps, 277/480V, 3-phase power has been secured with a potential to expand to ± 8,000 Amps.

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
- Situated on ± 19.69 AC
- 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
- Easy access to I-15, less than ± 3 minute drive
- Estimated shell delivery date is ± nine months from lease execution





▷ 9'X10' Dock-high doors

○ 14'x16' Grade level loading doors

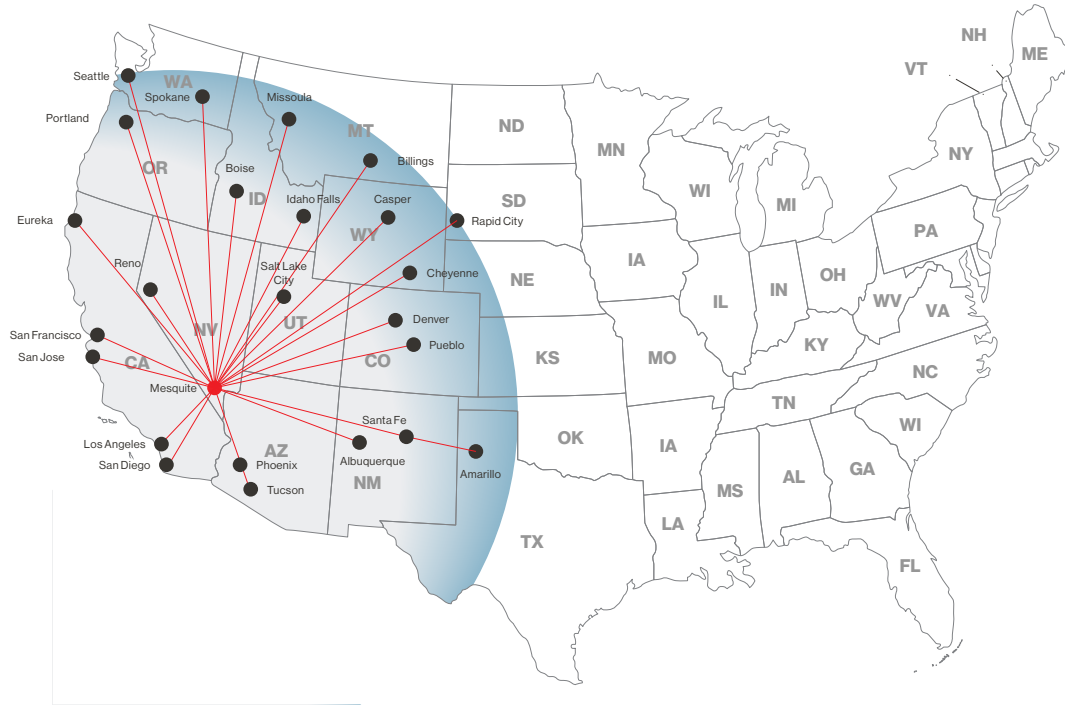


Property Photos



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

 ± 0.60%
Population growth projected for 2027

 3.2 MM
Residents

 \$375K
Median Home Price more affordable housing than other western states

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

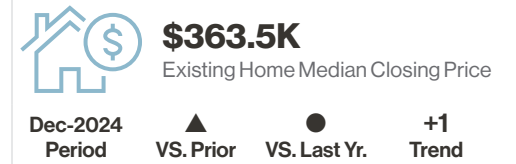
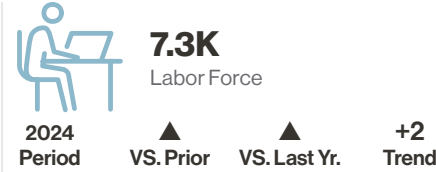
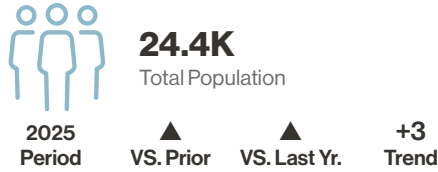
Labor Force

- 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	24.4K	▲	▲	+3	
Labor Force	7.3K	▲	▲	+2	
Employment	6.9K	▲	▲	+2	
Unemployment	416	▼	▼	+2	
Unemployment Rate	5.7%	▼	▼	+2	
Daily Auto Traffic - I-15 at NV/AZ Border	30.8K	▼	▲	-2	
Consolidated Tax Distribution (Tier 2)	\$1.2M	▼	▲	-3	
Existing Home Average Price Per Square Foot	\$247.3	▲	▲	+1	
Existing Home Closings	34	▼	●	-2	
Existing Home Median Closing Price	\$363.5K	▲	●	+1	
New Home Closings	17	▼	▼	+1	
New Home Median Closing Price	\$553.6K	▲	▲	+5	

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For inquiries please reach out to our team.

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