

# APOLLO

AT WDA INNOVATION PARK

 WESLEY D. ADAMS  
INNOVATION  
PARK



**LDA** REALTY

**PROMETHEUS**  
— DEVELOPMENT GROUP —

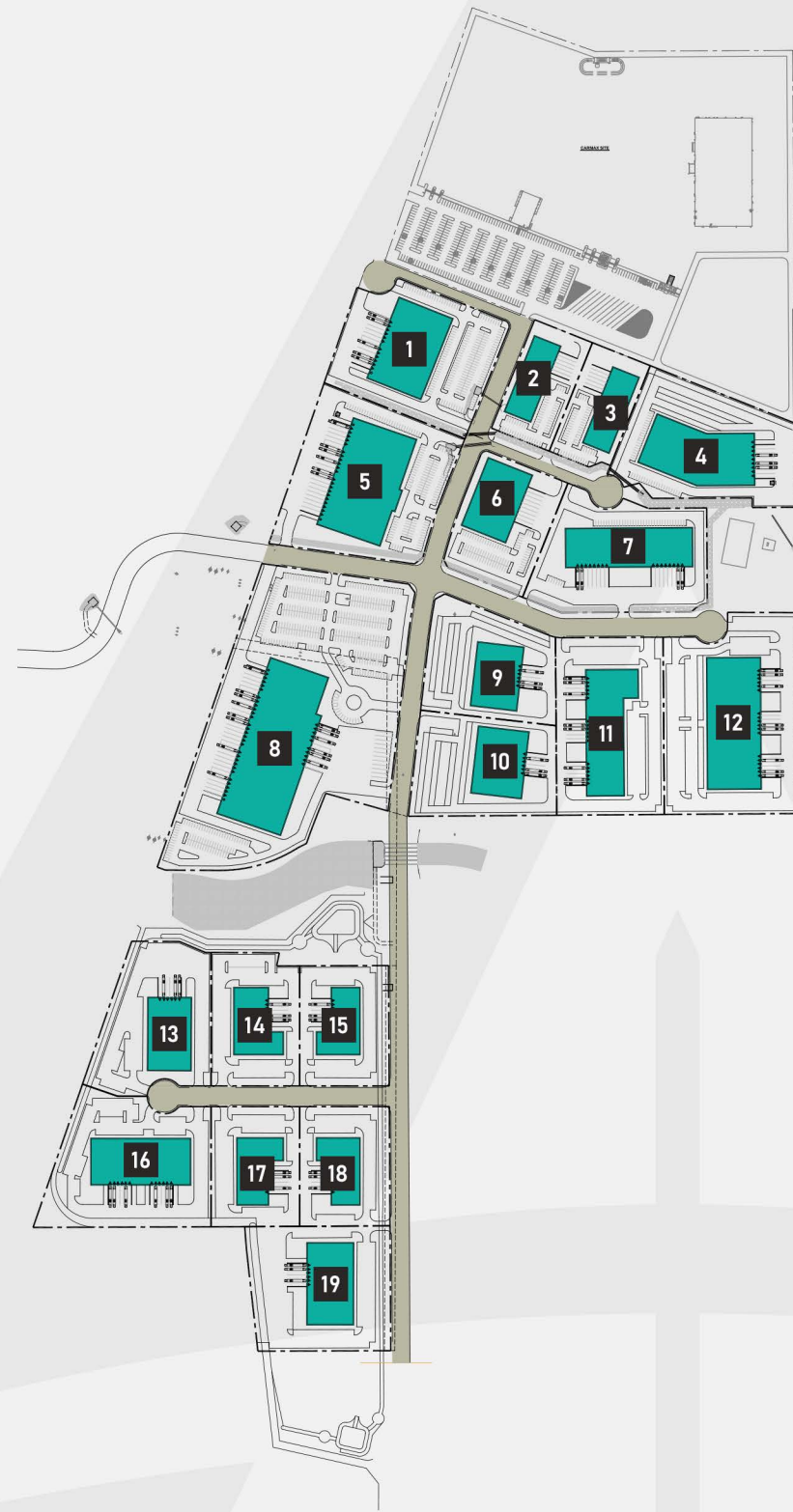


# SITE PLAN

## WAREHOUSE OVERVIEW

### WAREHOUSE LISTING

1	58,000 SF	-	4.85 acres
2	26,000 SF	-	1.91 acres
3	26,000 SF	-	1.87 acres
4	67,000 SF	-	4.77 acres
5	88,000 SF	-	5.95 acres
6	40,000 SF	-	2.90 acres
7	58,000 SF	-	4.72 acres
8	125,000 SF	-	13.32 acres
9	35,000 SF	-	3.54 acres
10	40,000 SF	-	3.66 acres
11	60,000 SF	-	5.00 acres
12	80,000 SF	-	6.59 acres
13	36,000 SF	-	3.98 acres
14	30,000 SF	-	3.03 acres
15	25,000 SF	-	2.81 acres
16	54,000 SF	-	5.19 acres
17	28,000 SF	-	2.79 acres
18	27,000 SF	-	2.82 acres
19	42,000 SF	-	4.56 acres



NOT TO SCALE.





# SITE PLAN

## WAREHOUSES 1-7 (Magnified)

### WAREHOUSE 1

→ 58,000 SF - 4.85 acres

### WAREHOUSE 2

→ 26,000 SF - 1.91 acres

### WAREHOUSE 3

→ 26,000 SF - 1.87 acres

### WAREHOUSE 4

→ 67,000 SF - 4.77 acres

### WAREHOUSE 5

→ 88,000 SF - 5.95 acres

### WAREHOUSE 6

→ 40,000 SF - 2.90 acres

### WAREHOUSE 7

→ 58,000 SF - 4.72 acres



NOT TO SCALE.



# SITE PLAN

## WAREHOUSES 8-12 (Magnified)

### WAREHOUSE 8

→ 125,000 SF - 13.32 acres

### WAREHOUSE 9

→ 35,000 SF - 3.54 acres

### WAREHOUSE 10

→ 40,000 SF - 3.66 acres

### WAREHOUSE 11

→ 60,000 SF - 5.00 acres

### WAREHOUSE 12

→ 80,000 SF - 6.59 acres



NOT TO SCALE.



# SITE PLAN

## WAREHOUSES 13-19 (Magnified)

### WAREHOUSE 13

→ 36,000 SF - 3.98 acres

### WAREHOUSE 14

→ 30,000 SF - 3.03 acres

### WAREHOUSE 15

→ 25,000 SF - 2.81 acres

### WAREHOUSE 16

→ 54,000 SF - 5.19 acres

### WAREHOUSE 17

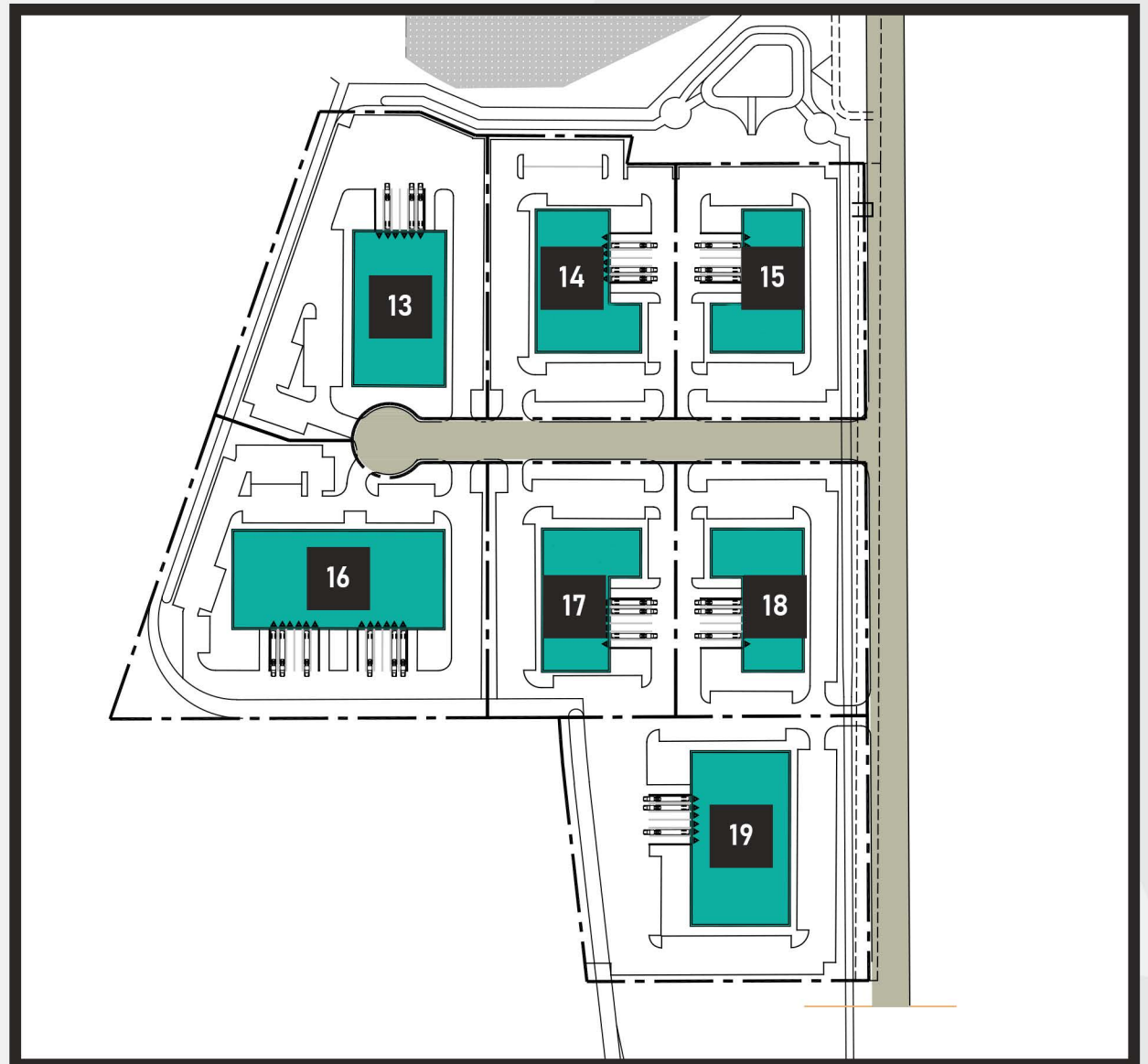
→ 28,000 SF - 2.79 acres

### WAREHOUSE 18

→ 27,000 SF - 2.82 acres

### WAREHOUSE 19

→ 42,000 SF - 4.56 acres



NOT TO SCALE.



# SITE PLAN AERIAL



# **SITE MAP** HIGHLIGHTS

## LOCATION HIGHLIGHTS

- Located within the Wesley D. Adams Innovation Park within the North Las Vegas submarket.
- +/- 6.12 Miles to I-15 Freeway
- North Las Vegas Jurisdiction
- Zoning: M-2

## PROJECT HIGHLIGHTS

- State-of-the-art industrial facility totaling ±922,569 SF
- Cross dock configuration
- Office BTS
- 42' minimum clear height
- ESFR sprinkler systems
- Abundant auto and trailer parking







# TRANSIT ANALYSIS FROM LAS VEGAS, NV

## LOCATION & TRANSPORTATION



I-15 Interchange is  
±6.12 miles from site.



US-95 Interchange is  
±21.45 miles from site.



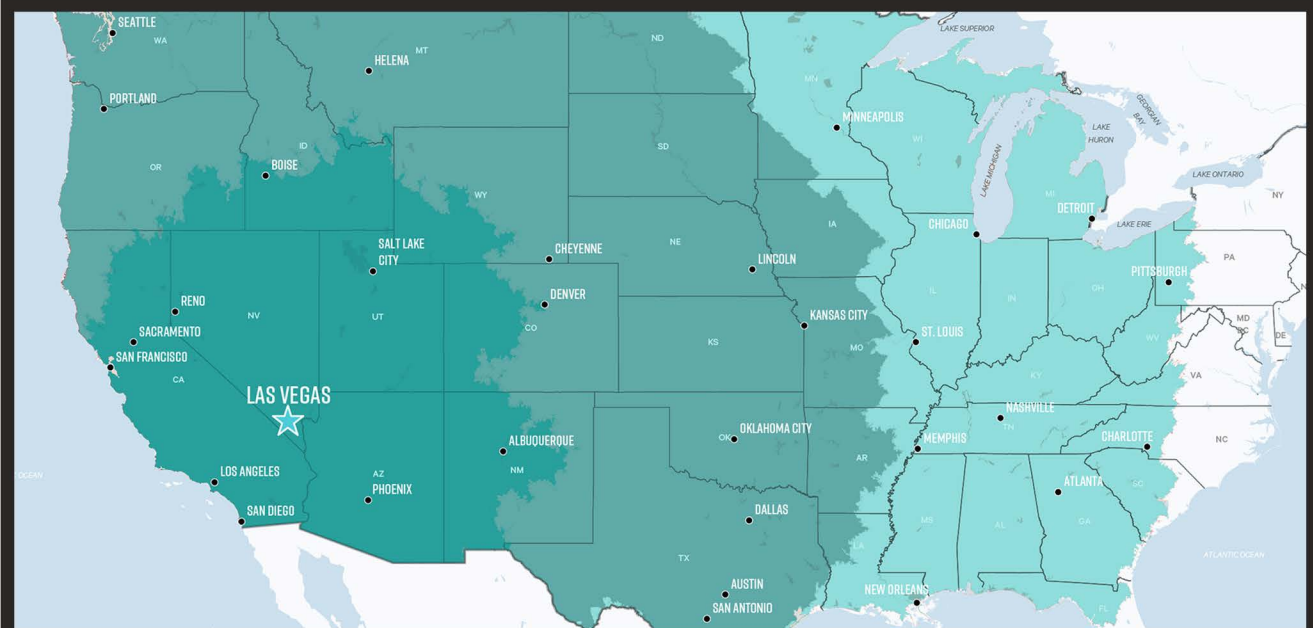
Harry Reid Int'l Airport is  
±30.0 miles from site.



The Las Vegas Strip is  
±24.5 miles from site.

## SHIPPING & MAILING SERVICES

- FedEx Freight:  
15.7 Miles
- FedEx Ship Center:  
20.3 Miles
- FedEx Air Cargo:  
31.7 Miles
- FedEx Ground:  
14.4 Miles
- UPS Freight Service Center:  
16.2 Miles
- UPS Customer Center:  
22.5 Miles
- UPS Air Cargo  
31.7 Miles
- US Post Office:  
21.3 Miles



### ONE DAY TRUCK SERVICE

Location:	Distance / Time:	
Los Angeles	268	5 hrs
Phoenix	397	5 hrs, 54 min
Salt Lake City	436	6 hrs
San Diego	334	6 hrs, 12 min
Reno	464	7 hrs, 24 min
Albuquerque	585	8 hrs, 36 min
Sacramento	598	9 hrs, 48 min
San Francisco	569	10 hrs, 30 min
Boise	686	10 hrs, 36 min
Denver	763	11 hrs, 12 min

### TWO DAY TRUCK SERVICE \*

Location:	Distance / Time:	
Cheyenne	865	12 hrs, 12 min
Helena	919	13 hrs, 18 min
Oklahoma City	1,125	16 hrs
Lincoln	1,247	17 hrs, 48 min
Dallas	1,226	17 hrs, 48 min
Portland	1,036	17 hrs, 54 min
Seattle	1,180	19 hrs, 12 min
San Antonio	1,313	19 hrs, 18 min
Kansas City	1,365	19 hrs, 24 min
Austin	1,336	20 hrs, 6 min

### THREE DAY TRUCK SERVICE

Location:	Distance / Time:	
Memphis	1,589	22 hrs, 48 min
St. Louis	1,620	23 hrs, 18 min
Minneapolis	1,662	23 hrs, 48 min
New Orleans	1,748	25 hrs, 24 min
Chicago	1,768	25 hrs, 36 min
Nashville	1,805	26 hrs, 12 min
Atlanta	2,027	29 hrs, 36 min
Detroit	2,037	29 hrs, 54 min
Pittsburgh	2,212	32 hrs, 48 min
Charlotte	2,225	32 hrs, 48 min

Distance is measured in miles and time is estimated.

\*23.3% OF US POPULATION.



#### 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 Inventory Tax

#### NEVADA LABOR

- Nevada has one of the lowest labor costs in the region.
- The metro Las Vegas area has more than 80,400 workers in the distribution and manufacturing industries.
- Nearly 72,700 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada.
- According to CBRE-EA, within the next 5 years, manufacturing jobs are expected to grow by 9.2% and distribution by 1.9%.
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages.
- Year-to-date employment growth in Southern Nevada is 9.5% compared to the National Average of 5.3%.







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