

Prologis I-15 Speedway Logistics Center 1

5835 Ann Rd., North Las Vegas, NV 89115



Turn-Key Logistics Center
±525,200 SF for Lease

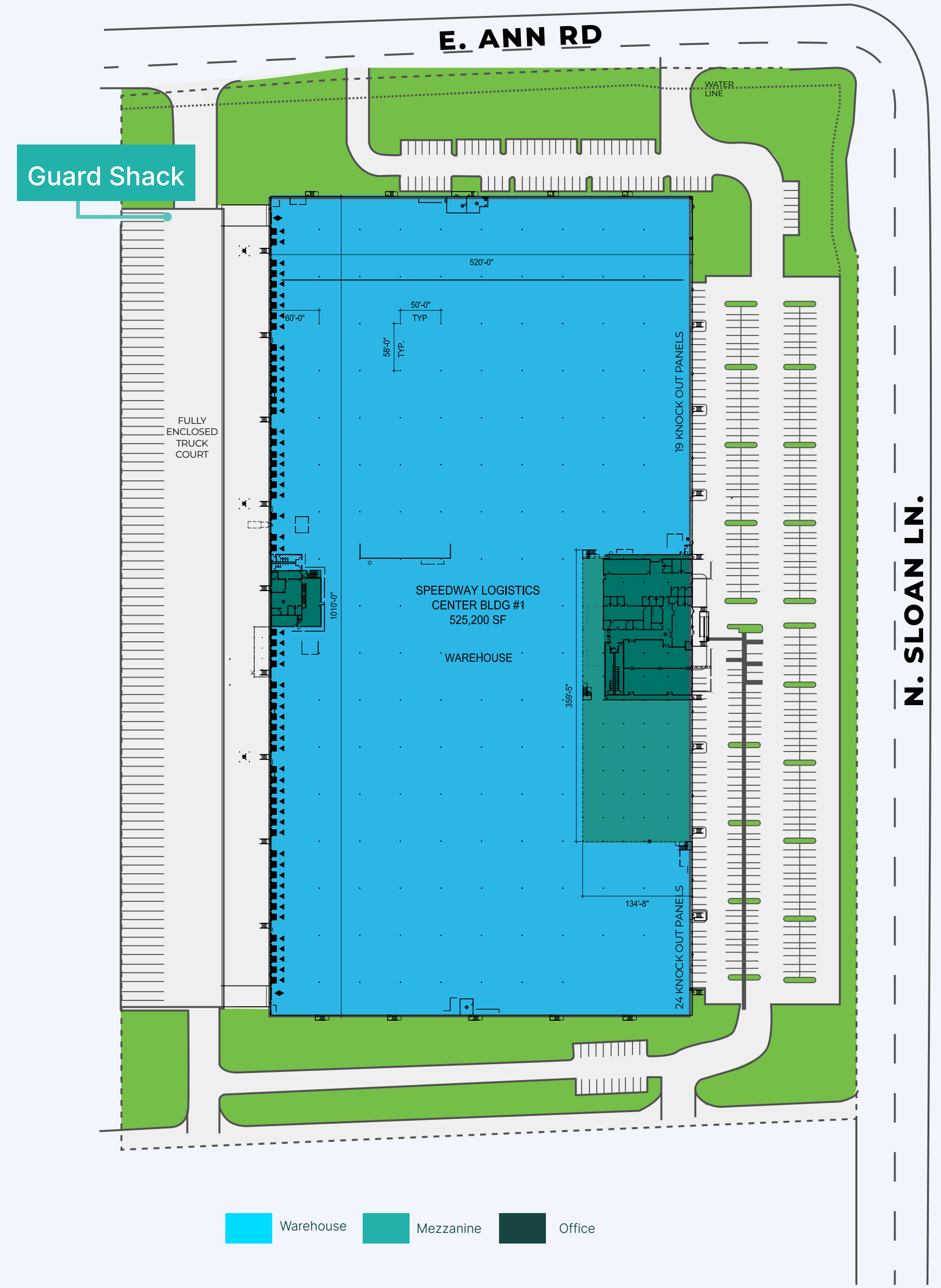




Ready-Made, Already Ahead

Turn-Key Large Logistics Center

-  ±525,200 SF total divisible to ±231,113 SF
-  ±24,319 SF total office space
-  ±50,000 SF of structural mezzanine space (not included in total SF)
-  Rear loading
-  38' clear height
-  58' x 50' column spacing with 60' speedbays
-  185' truck court with wrought iron fencing & guard shack
-  Cross-dock conversion possible
-  500 auto stalls
-  89 trailer parking stalls
-  4000 Amp main switch board
-  1% skylights
-  LED lighting
-  ESFR sprinkler system
-  Air handling system, including HVLC fans
-  35k lb. mechanical dock levelers with seals, swing arm lights & fans on all dock positions



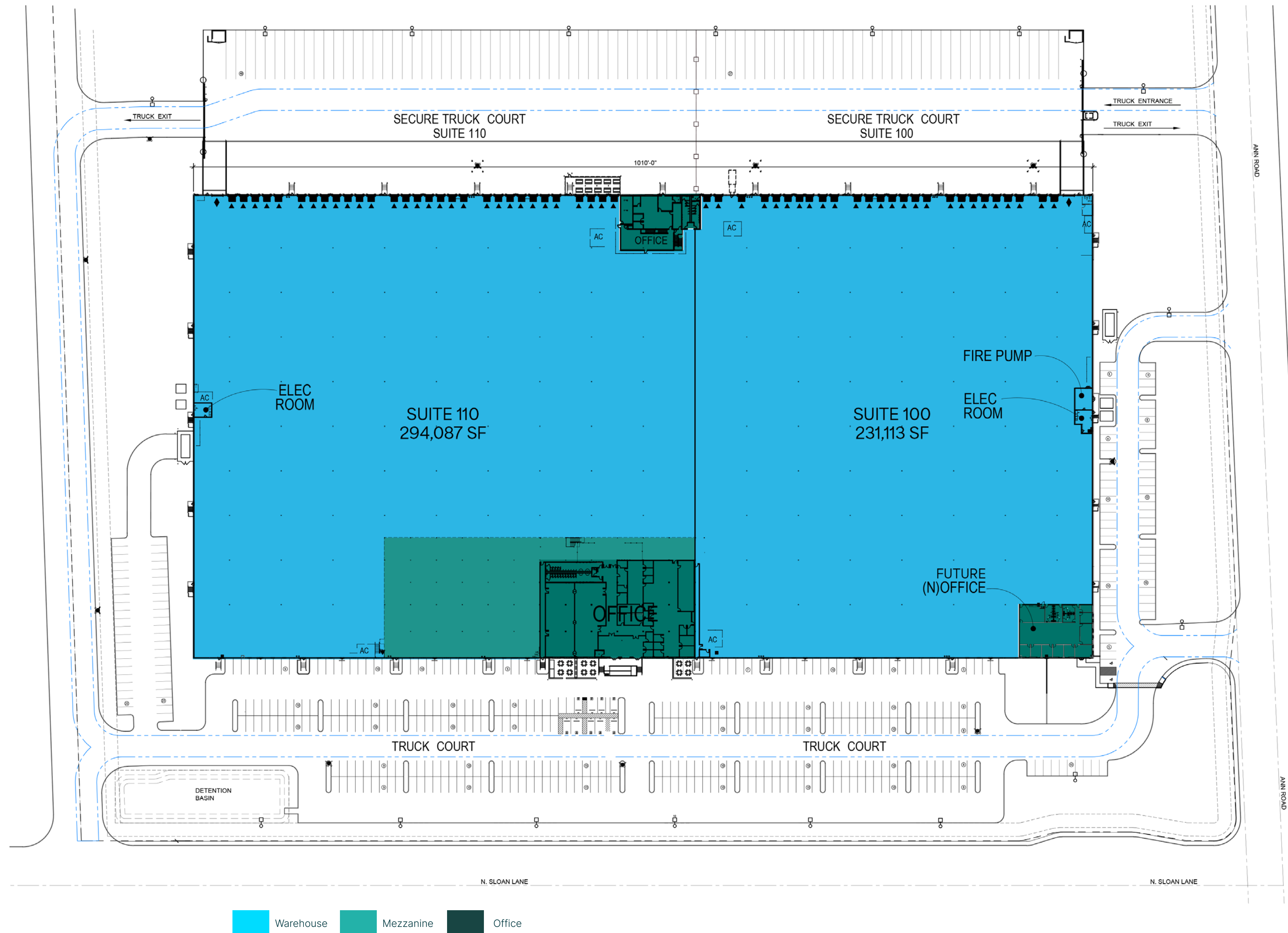
Divisible to ±231,113 SF
or ±294,087 SF

Suite 110

- ±294,087 SF
- ±19,546 SF main office
- ±4,773 SF remote office
- ±50,000 SF mezzanine (not included in total SF)
- 52 trailer stalls
- 1 grade door
- 30 dock doors

Suite 100

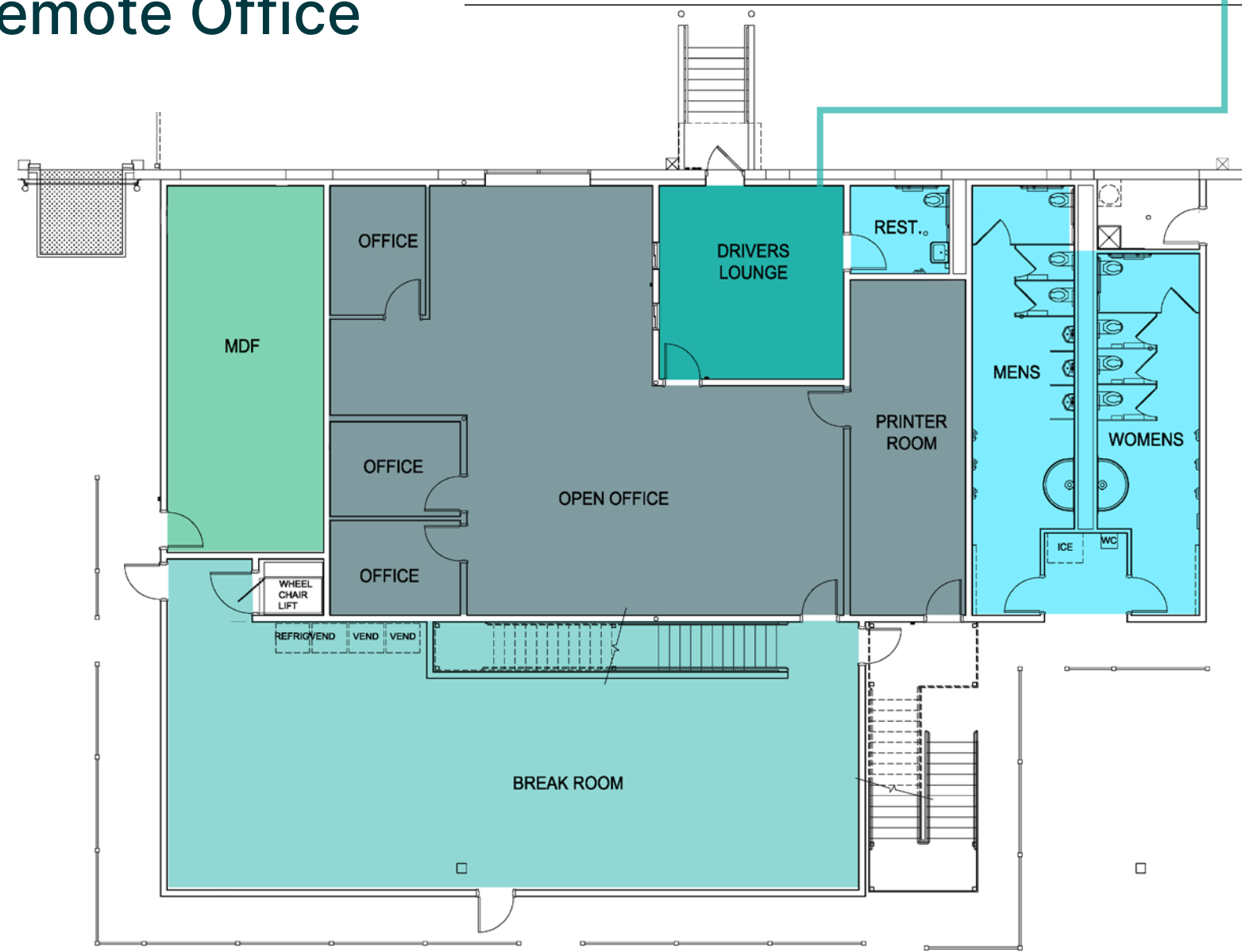
- ±231,113 SF
- ±5,000 SF office
- 37 trailer stalls
- 1 grade door
- 26 dock doors



Existing Office Floor Plans

Dedicated driver's lounge with restroom and separate entrance

Remote Office



Main Office - reconfigurable based on occupier need



Remote Mezzanine

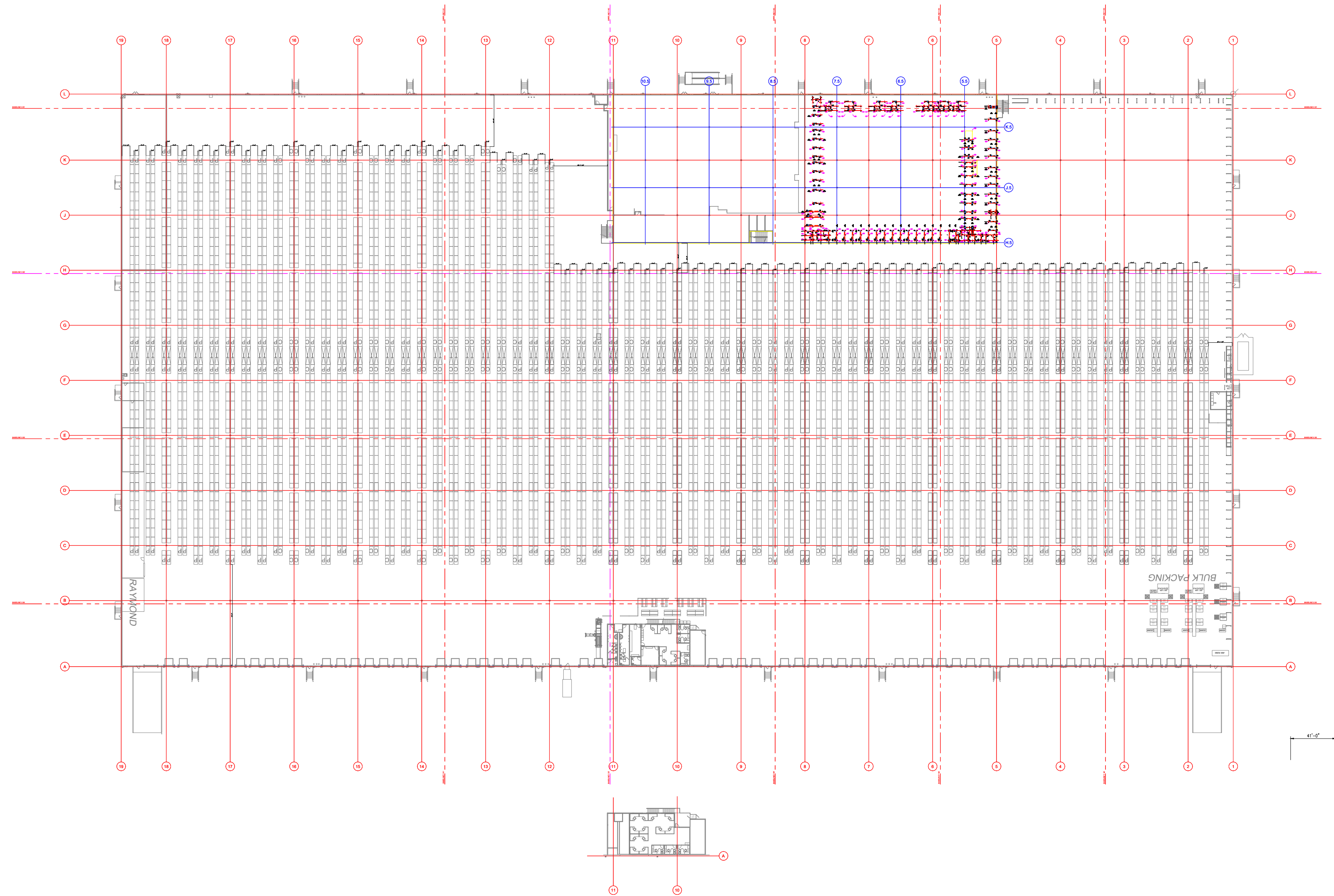
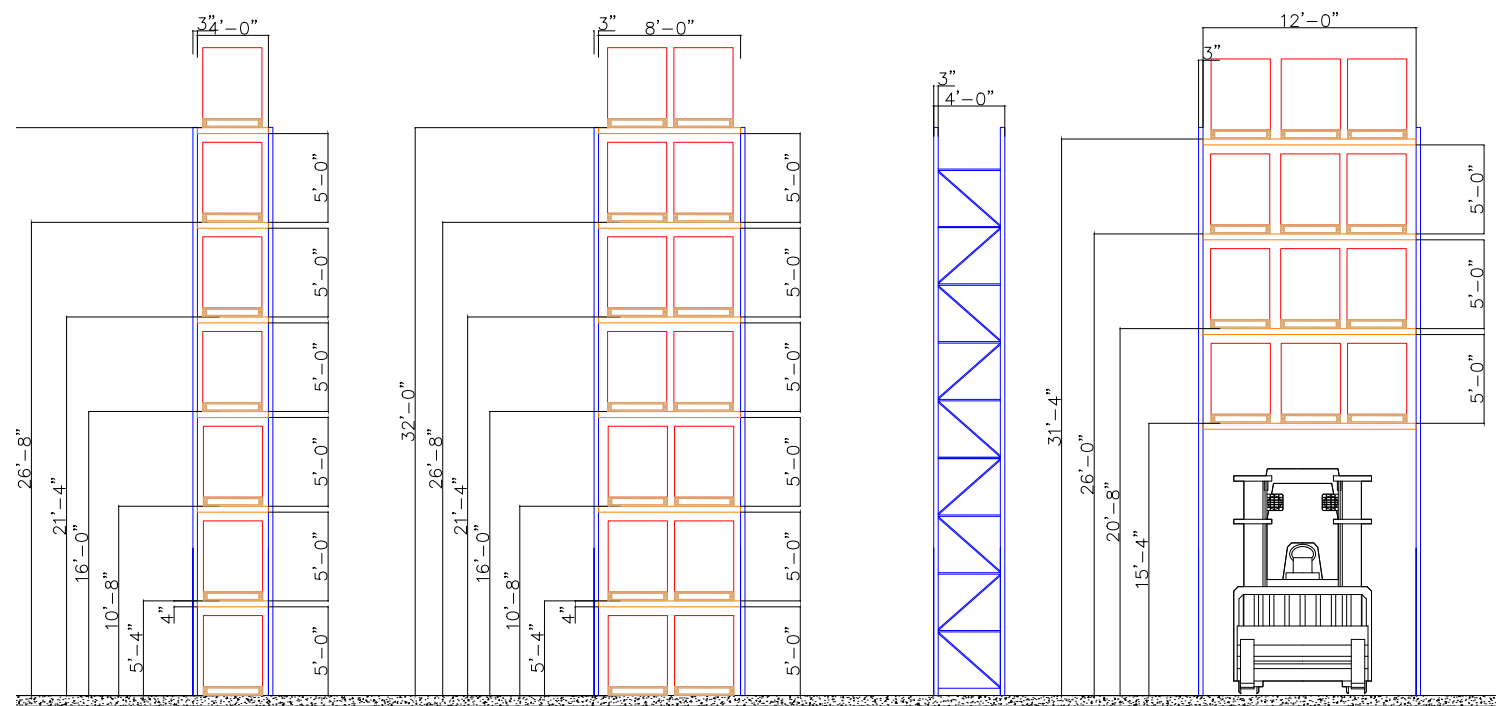


Restroom Break Room Office IT Corridor/Hallway

Proposed Racking Plan

We can provide a custom design that is right for your operation.

Conceptual Rack Layout:
124,916 pallet positions



Driving Your Business, Positioned to Deliver

Fulfill your orders across the West
from this super-regional logistics center.



Perfectly Placed and Ready to Go

- Advantageous logistics hub with big-name neighbors including Amazon, FedEx, and DHL
- Minutes from I-15 and one-day turnaround from national hubs
- Well-maintained facility in turn-key condition
- Advanced and fully-functioning HVAC system
- Secure gate and guard facilities



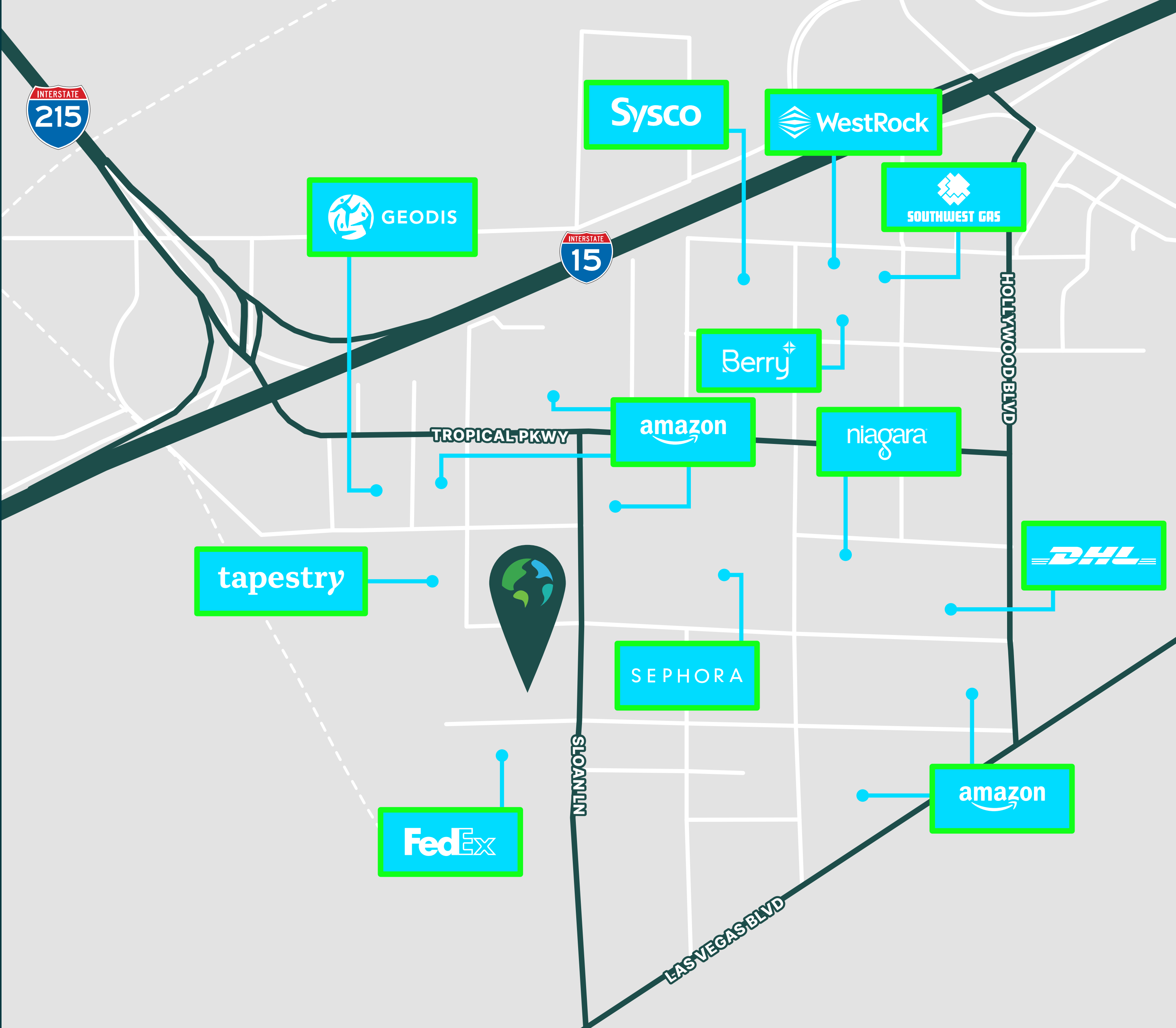
The North Las Vegas Advantage

- Business-friendly Nevada tax climate
- No corporate or personal income tax
- Twice the national average growth in manufacturing, transportation, and warehouse demand
- Robust talent pool and economical labor costs

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.



The North Las Vegas Advantage

Fulfillment Anywhere

Super Regional Reach

- Move fast with smart, low-cost access to major Western markets
- One day turnaround from Los Angeles ports
- 90% of western population centers can be reached in 2 days

Nevada Tax Climate

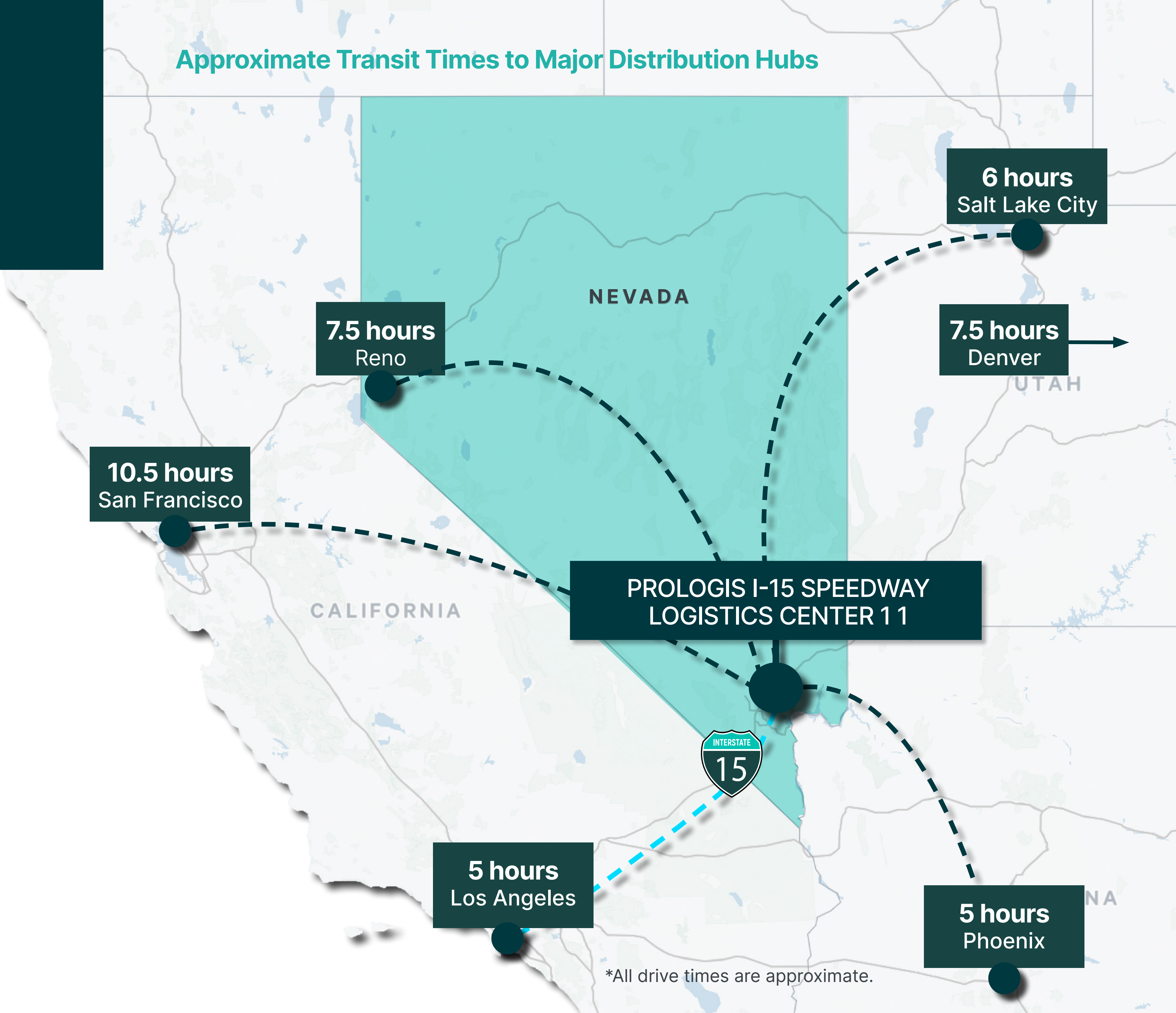
- No income tax (personal and corporate)
- No franchise tax
- No inventory tax
- Foreign Trade Zone

Sited in a Deep Labor Pool

- Over 105,000 local workers with logistics experience
- Growing industrial and manufacturing employment sectors
- State with some of the lowest labor costs in the region

Source: CBRE-EA, U.S. Bureau of Labor Statistics

Approximate Transit Times to Major Distribution Hubs



*All drive times are approximate.

Partner with Prologis

Clear, Simple, Service.

You can count on us as your trusted partner.

Pairing up with Prologis gives you access to an in-house team of property managers, insights from one of the largest global industrial platforms, 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.



Prologis I-15 Speedway Logistics Center 1

5835 Ann Rd., North Las Vegas, NV 89115

CBRE

Garrett Toft, SIOR

Vice Chairman
702 369 4868
Garrett.toft@cbre.com
Lic. BS.0061824

Sean Zaher, SIOR

Executive Vice President
702 369 4863
sean.zaher@cbre.com
Lic. S.0175473

CBRE Las Vegas

8548 Rozita Lee Ave., Ste. 200
Las Vegas, NV 89113
cbre.us/las-vegas

 **PROLOGIS®**

Lisa Brady

VP - Market Officer
lbrady@prologis.com
Lic. B.1002217
1 702 891 9141
3883 Howard Hughes Pkwy., Ste. 850
Las Vegas, NV 89169

Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 1.2 billion square feet owned and under management in 19 countries on four continents.

Data as of September 13, 2024, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

