



APEX RIDGE

LOGISTICS PARK

STATE-OF-THE-ART
LOGISTICS PARK
TOTALING $\pm 1,358,005$ SF

9150 N. TERRY B. ADAMS ST.,
NORTH LAS VEGAS, NV 89165



CBRE

PROPERTY OVERVIEW



LOCATION HIGHLIGHTS

- Located within the Apex/North Las Vegas submarket which is the epicenter of e-commerce/logistics within the southwest region
- Property provides quick access to the I-15 freeway via Las Vegas Blvd.
- Corporate neighbors include: Smith's-Kroger, Air Liquide, DHL, Crocs
- Zoned M-2 within the North Las Vegas jurisdiction.

PROJECT HIGHLIGHTS

- [2] buildings totaling ±1,358,005 SF
- Building 1: ±755,628 SF
- Building 2: ±602,377 SF
- Cross-dock configuration
- Build-to-suit opportunity available
- Natural gas available at site for manufacturing
- 20 MVA of available power
- LEED Certified
- FM Global Standards

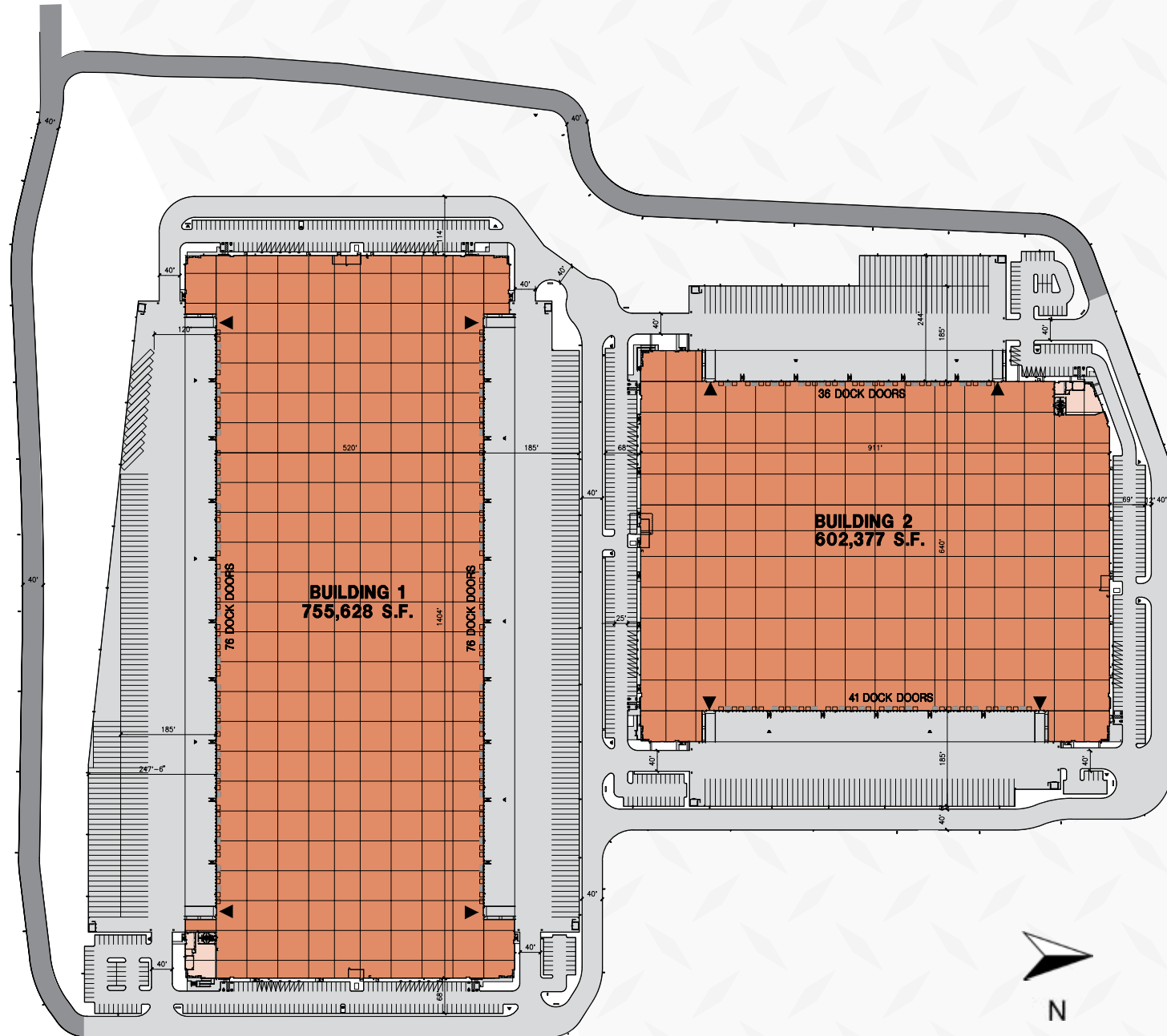


OVERALL SITE PLAN



SITE HIGHLIGHTS

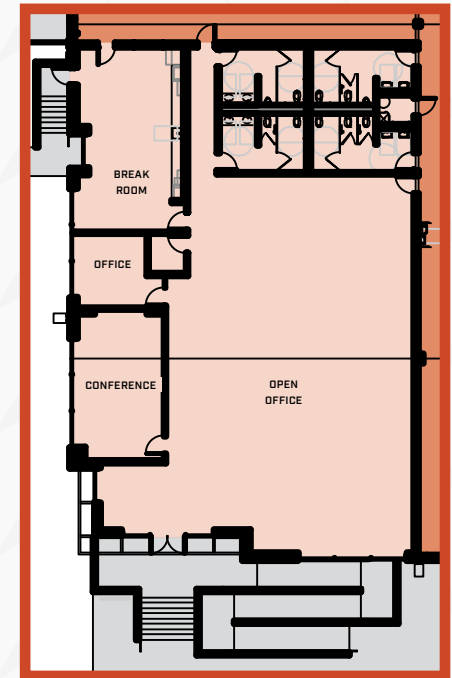
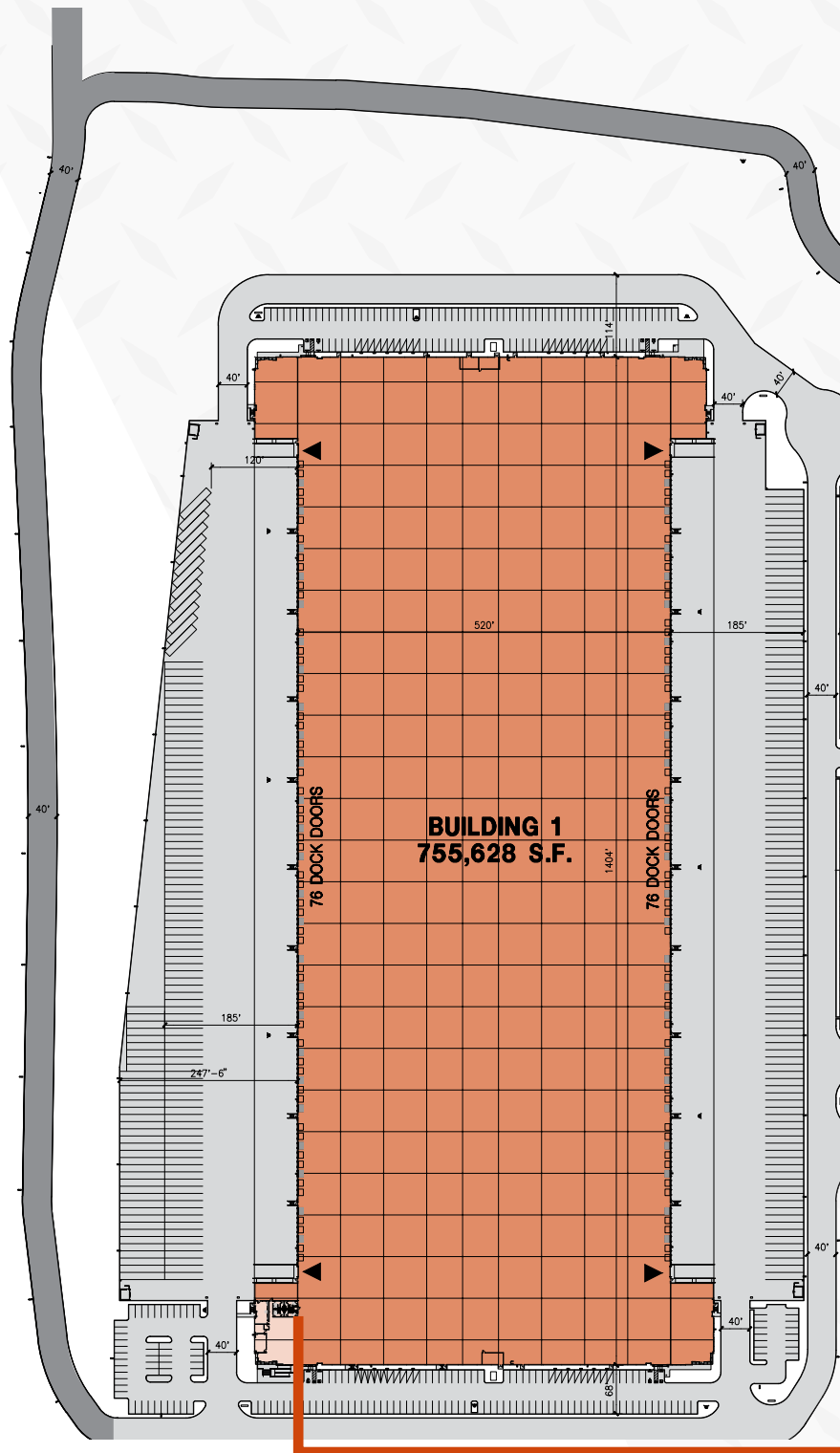
- Full on-site concrete paving with traffic index of 8
- Fully reinforced truck apron.
- Site lighting on all access roads
- Site capable of being fully secured
- Pre-installed conduit for gate motors, monument signs, and back of trailer stalls



BUILDING 1

BUILDING SPECIFICATIONS

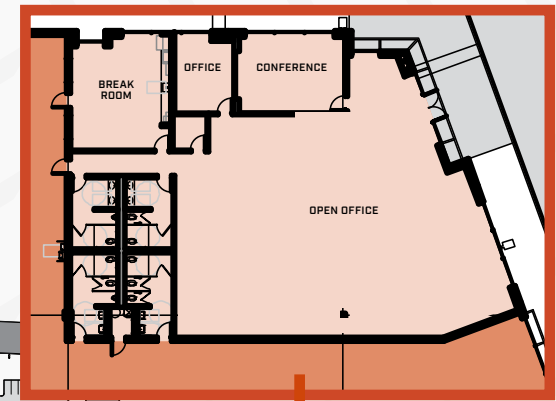
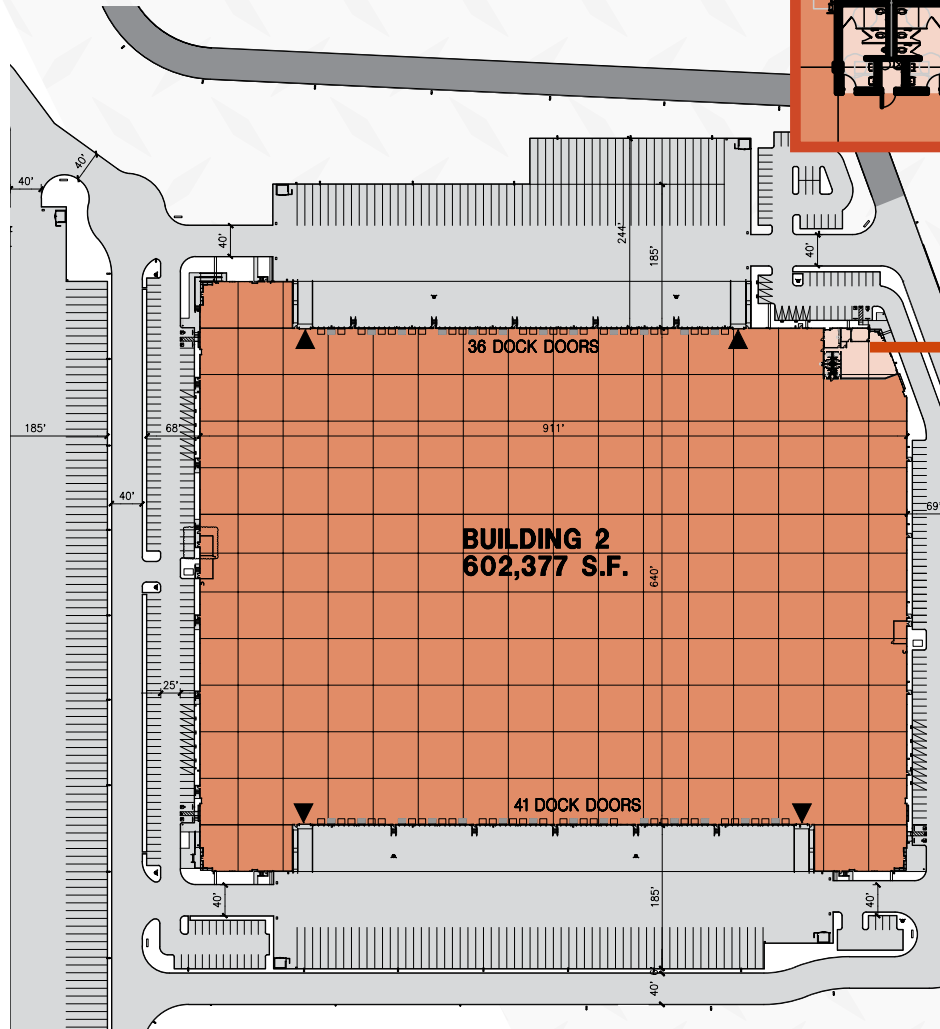
Total SF	±755,628 SF
Office SF	±5,141 SF
Clear Height	42'
Loading	Cross-Dock configuration
Dock Doors	[152] 9' x 10' insulated doors
Dock Equipment	40k lb. dock levelers at every 3rd dock position
Grade Doors	[4] 14' x 16' insulated doors
Truck Court	185' - 247'
Auto Parking	296 with 6 EV stalls installed and 34 EV capable stalls
Trailer Parking	247
Column Spacing	58' x 60' typ. column spacing with 60' speed bays
Power	8,000 Amps, 277/480 V, 3-Phase
Sprinklers	ESFR
Floor Slab	8" thick, 4,000 psi reinforced concrete slab
Slab Slope	Flat
Roof	60 mil TPO Roof
Insulation	R30 under deck and insulation pinned to walls at 10' AFF
Lighting	LED warehouse lighting at 30 fc at 3' AFF with 15' whips
HVAC	Full HVAC in warehouse



BUILDING 2

BUILDING SPECIFICATIONS

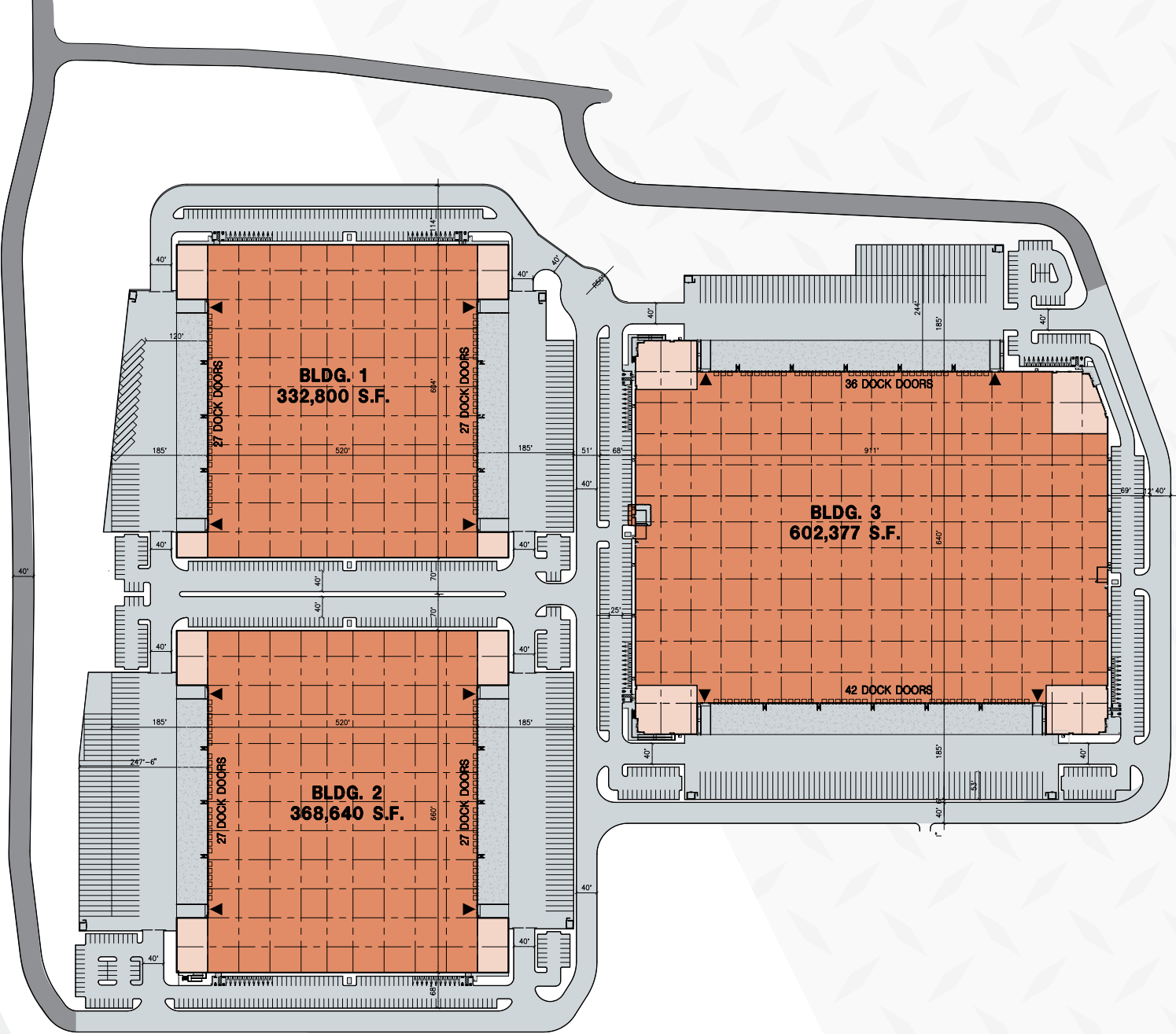
Total SF	±602,377 SF
Office SF	±5,363 SF
Clear Height	42'
Loading	Cross-Dock configuration
Dock Doors	[77] 9' x 10' insulated doors
Dock Equipment	40k lb. dock levelers at every 3rd dock position
Grade Doors	[4] 14' x 16' insulated doors
Truck Court	185' - 244'
Auto Parking	338 with 6 EV stalls installed and 34 EV capable stalls
Trailer Parking	140
Column Spacing	58' x 60' typ. column spacing with 60' speed bays
Power	8,000 Amps, 277/480 V, 3-Phase
Sprinklers	ESFR
Floor Slab	8" thick, 4,000 psi reinforced concrete slab
Slab Slope	Flat
Roof	60 mil TPO
Insulation	R30 under deck and insulation pinned to walls at 10' AFF
Lighting	LED warehouse lighting at 30 fc at 3' AFF with 15' whips
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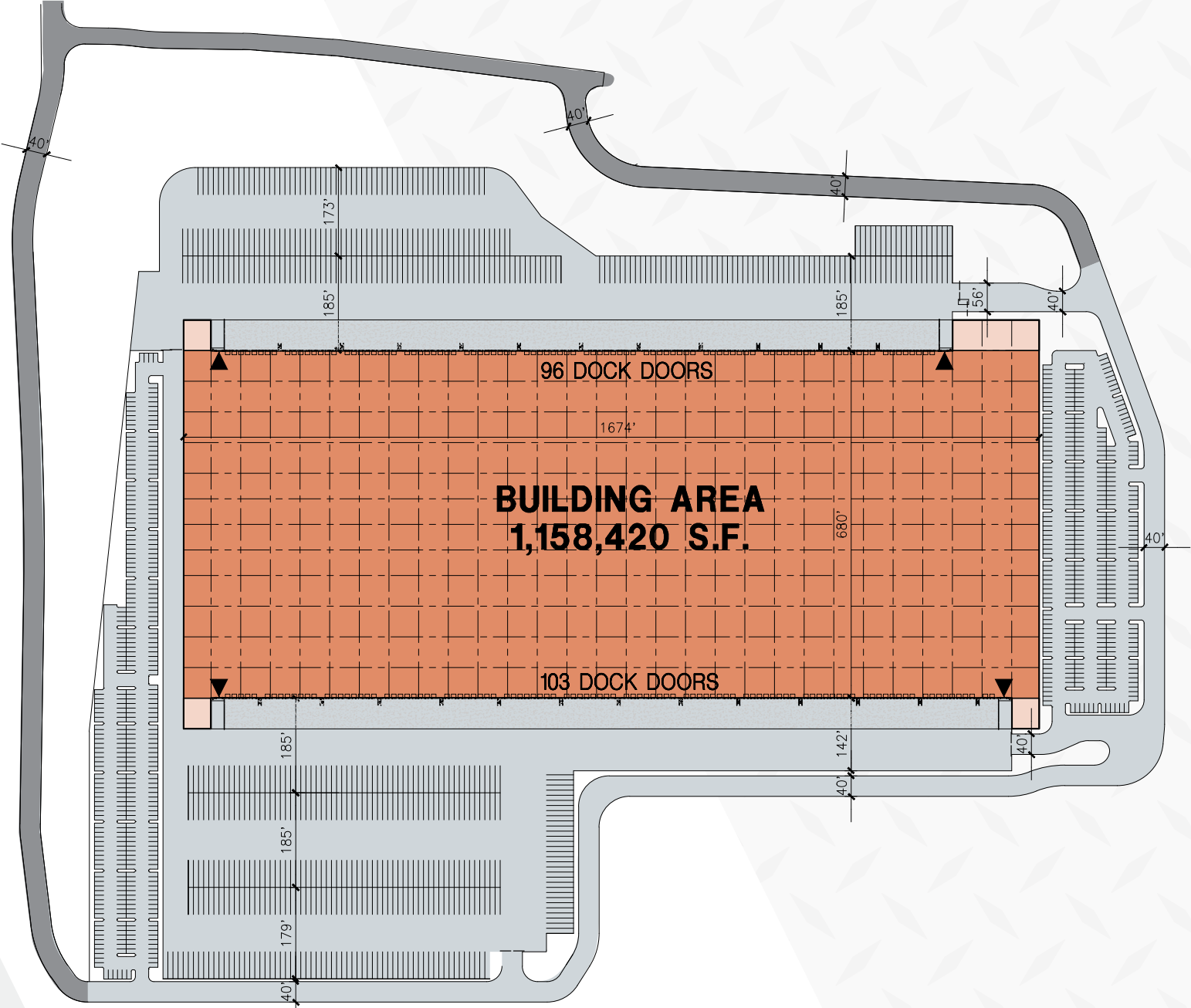
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NOT TO SCALE

ALTERNATE SITE PLAN #1



ALTERNATE SITE PLAN #2

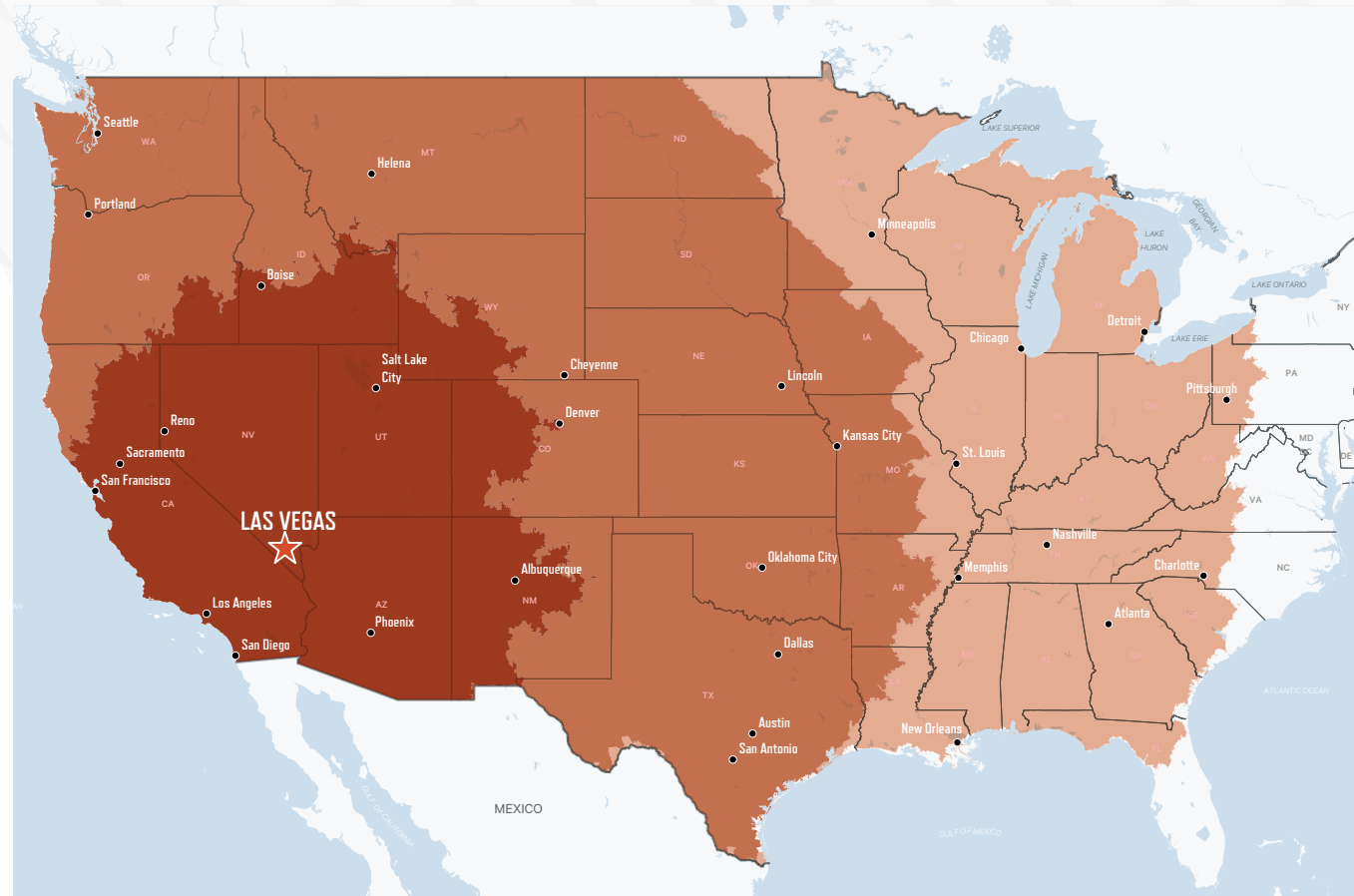


LOCATION & TRANSPORTATION

- ±3.3 miles from I-15 interchange
- ±9.6 miles from I-215 interchange
- ±18.8 miles from I-11 interchange
- ±25.5 miles from Harry Reid International Airport

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



TRANSIT ANALYSIS FROM LAS VEGAS, NV

ONE DAY TRUCK SERVICE			TWO DAY TRUCK SERVICE 23.3% OF US POPULATION			THREE DAY TRUCK SERVICE		
	Distance (mi.)	Time (est.)		Distance (mi.)	Time (est.)		Distance (mi.)	Time (est.)
Los Angeles	268	5 hrs	Cheyenne	865	12 hrs, 12 min	Memphis	1589	22 hrs, 48 min
Phoenix	397	5 hrs, 54 min	Helena	919	13 hrs, 18 min	St. Louis	1620	23 hrs, 18 min
Salt Lake City	436	6 hrs	Oklahoma City	1125	16 hrs	Minneapolis	1662	23 hrs, 48 min
San Diego	334	6 hrs, 12 min	Lincoln	1247	17 hrs, 48 min	New Orleans	1748	25 hrs, 24 min
Reno	464	7 hrs, 24 min	Dallas	1226	17 hrs, 48 min	Chicago	1768	25 hrs, 36 min
Albuquerque	585	8 hrs, 36 min	Portland	1036	17 hrs, 54 min	Nashville	1805	26 hrs, 12 min
Sacramento	598	9 hrs, 48 min	Seattle	1180	19 hrs, 12 min	Atlanta	2027	29 hrs, 36 min
San Francisco	569	10 hrs, 30 min	San Antonio	1313	19 hrs, 18 min	Detroit	2037	29 hrs, 54 min
Boise	686	10 hrs, 36 min	Kansas City	1365	19 hrs, 24 min	Pittsburgh	2212	32 hrs, 48 min
Denver	763	11 hrs, 12 min	Austin	1336	20 hrs, 6 min	Charlotte	2225	32 hrs, 48 min

LAS VEGAS BUSINESS ADVANTAGE

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

LABOR

- Nevada has one of the lowest labor costs in the region
- According to the U.S. Bureau of Labor Statistics, the metro Las Vegas area has more than 198,300 workers in the distribution, transportation, manufacturing, warehousing, and construction industries
- Over 61,800 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- According to CBRE-EA, over the next 5 years, manufacturing jobs are expected to grow by 1.3%, transportation and warehousing by 0.8%, and construction by 1.9%
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages





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