

20,499 SF Remaining! – Brand New Building



FOR SALE / LEASE

Now Accepting Reservations for Future Phases



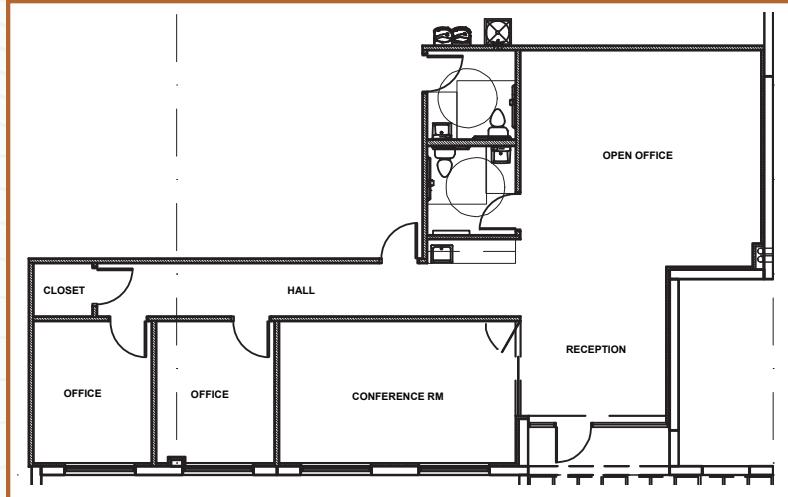
Jones Lang LaSalle Brokerage, Inc. Real Estate License #: B.1000836.CORP



Site plan



Floor plan



Potential Office Buildout:

Includes:

- Reception area
- Large Open Office area
- Conference Room
- Two (2) Private Offices
- Two (2) Restrooms
- Storage Closet
- Coffee Bar



Building Details

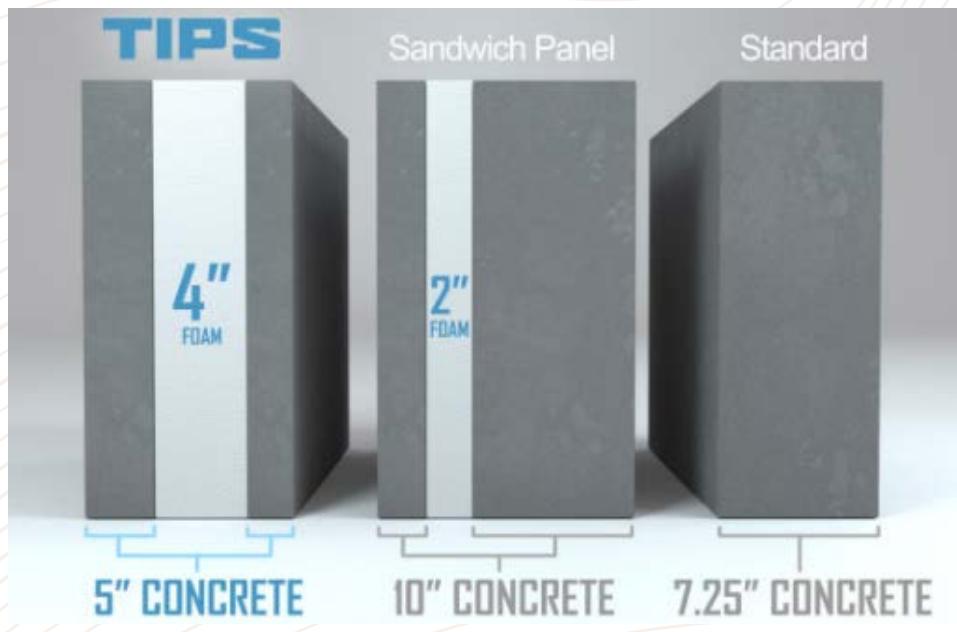
SF REMAINING:	20,499 SF
OFFICE SF:	BTS
CLEAR HT:	24'
POWER:	800 A, 277/480 V, 3 Phase
SPRINKLERS:	ESFR
LOADING:	REAR
ROOF INSULATION:	R-38 Insulating Value
DOORS:	(2) 9'x10' Dock High (1) 12'x14' Grade Level
WALL PANEL INSULATION:	Tilt-up Insulated Panel System, R-20 Insulating Value
LIGHTING:	2x4 LED high bay lighting designed to a 40' candle illumination
WAREHOUSE COOLING:	Evaporative Cooled, 6.8 air changes/hour

PURCHASE PRICE:	\$210-\$215 PSF (\$210 no office, \$215 w office)
LEASE RATE:	Call for Details
CAM:	\$0.24

Tilt up | TIPS Technology



THE LATEST
IN BUILDING
EFFICIENCY
TECHNOLOGY:

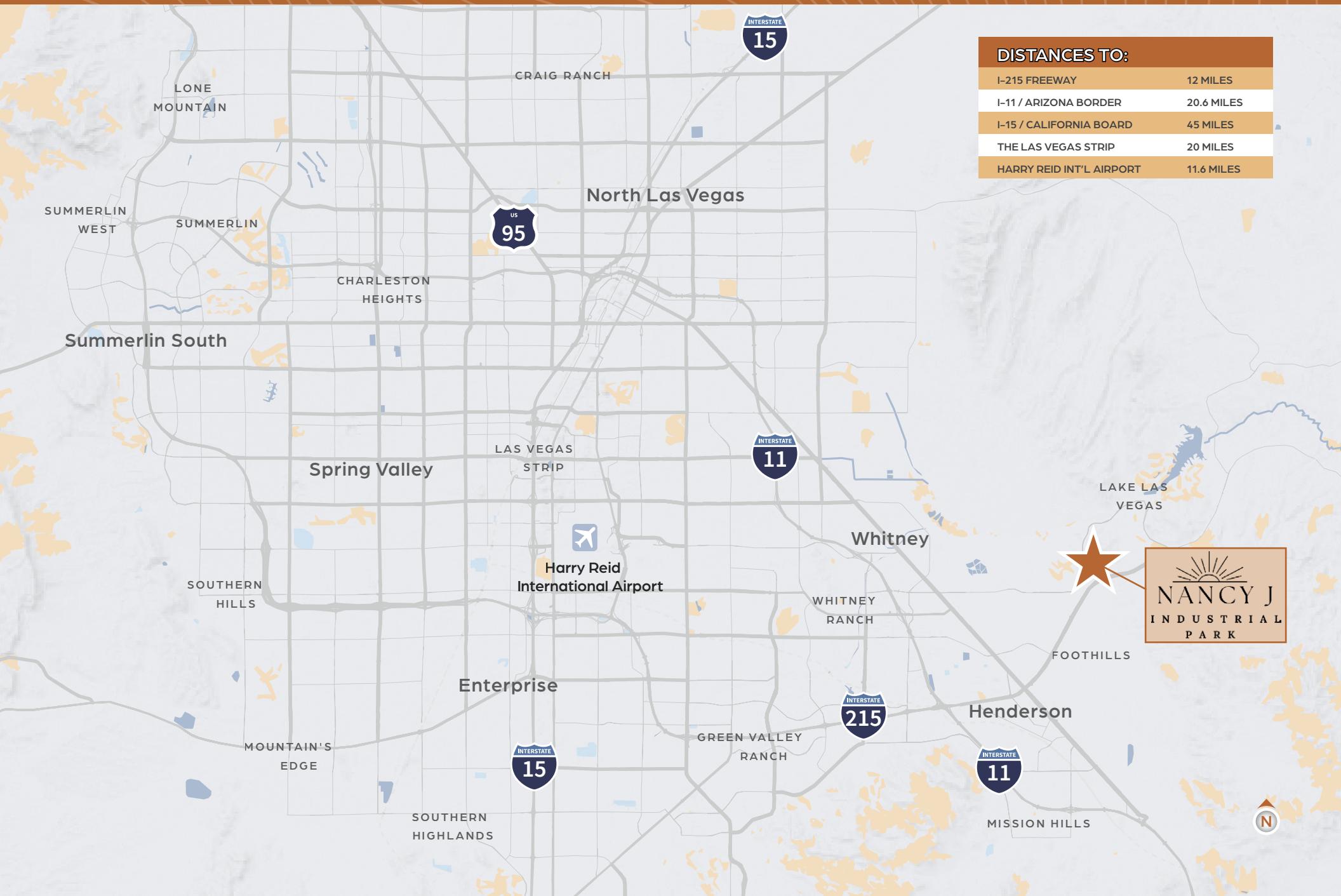


A material evaluation of the 4 inches of expanded polystyrene insulation and both wythes of concrete used in TIPS construction provides an R-value that exceeds the current energy code and the R-value of sandwich tilt-up walls that typically utilize 2 inches of insulation.

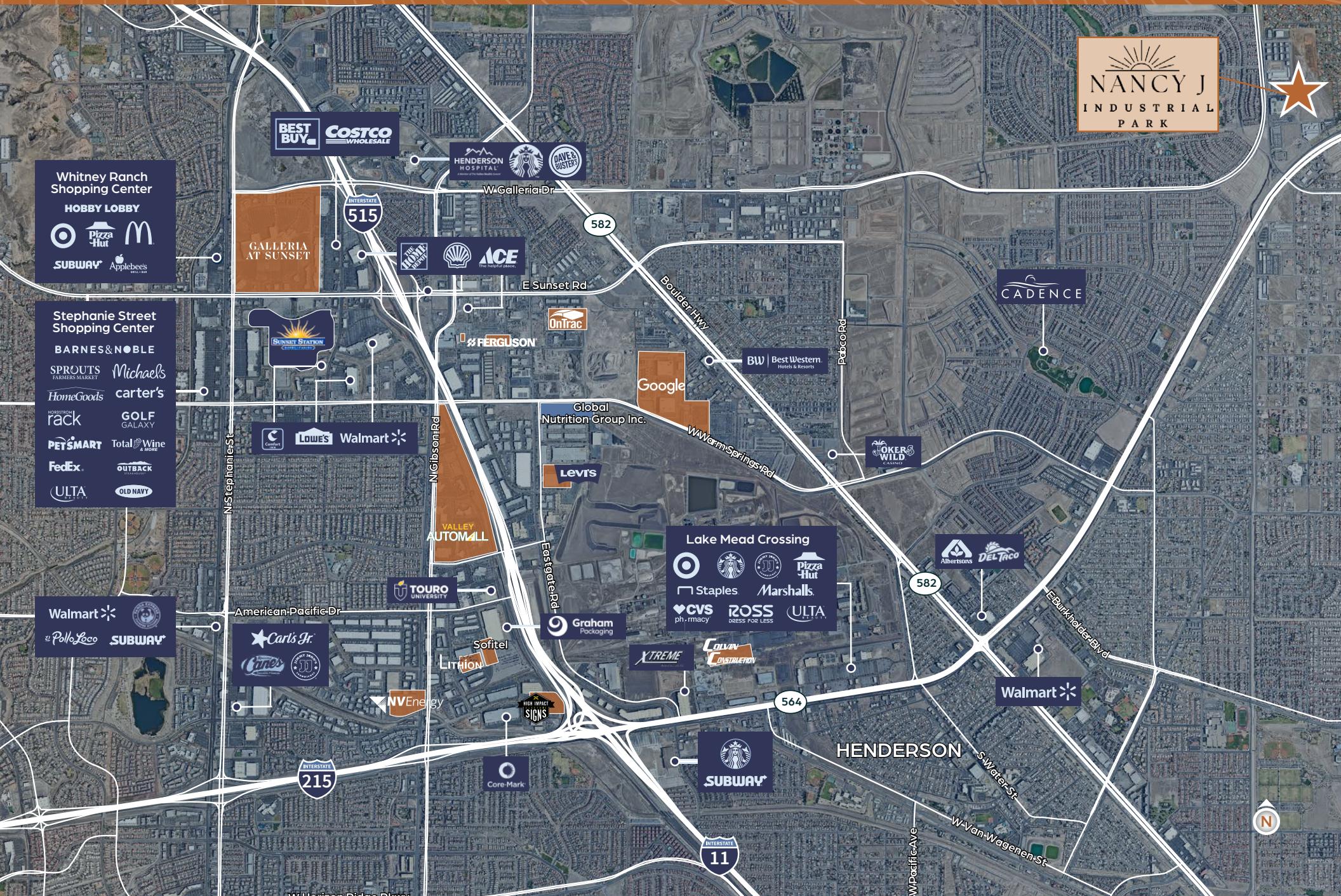
Project photos



Valley Map



Retailer Map

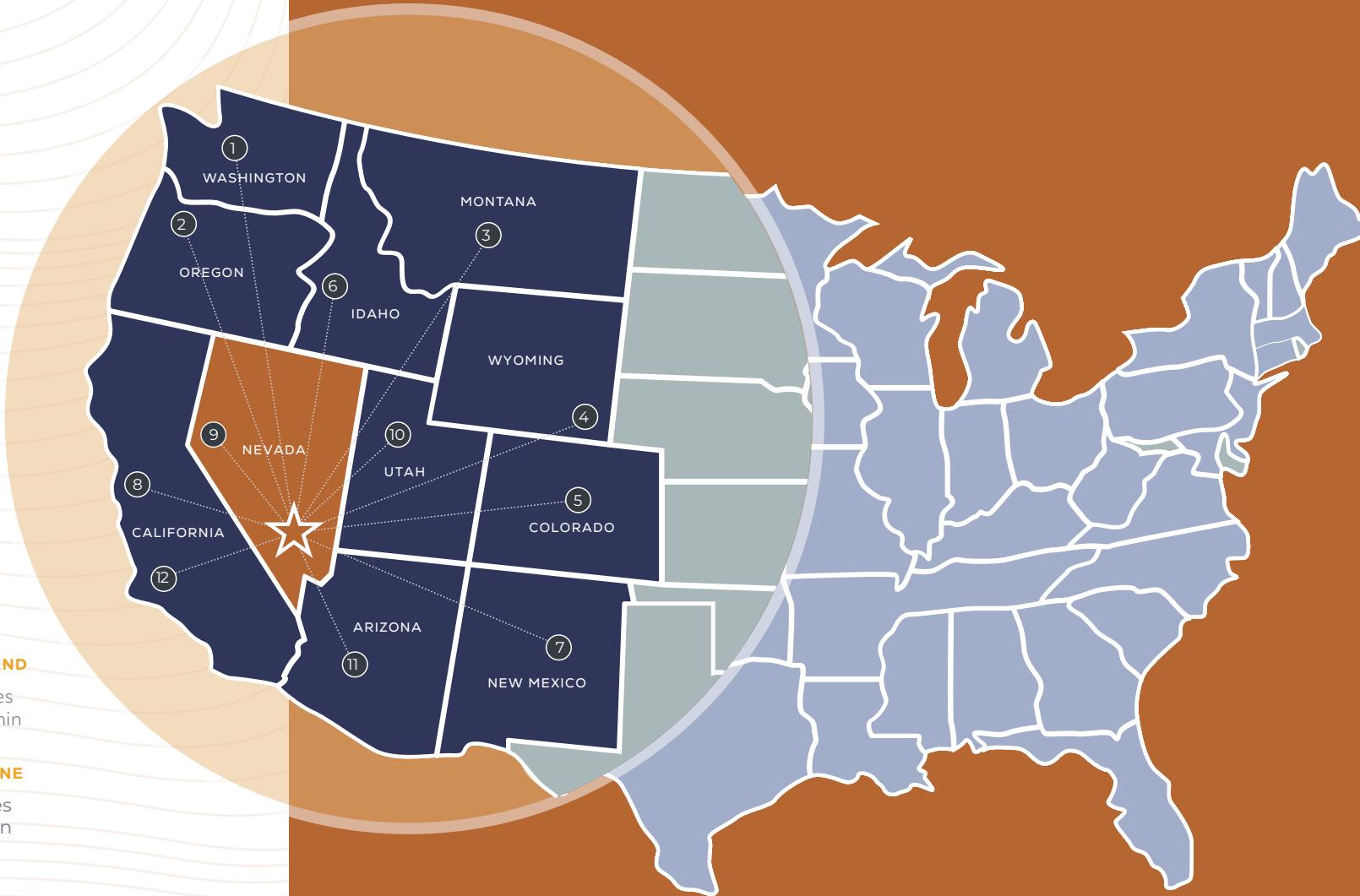


1-2 Day Truck Service

Access to serving over
77 million+ people within
a one day truck drive.

24% of
U.S. Population

① SEATTLE	② PORTRLAND
1,129 Miles 16h 52min	982 Miles 15h 44min
③ HELENA	④ CHEYENNE
907 Miles 12h 31min	837 Miles 11h 52min
⑤ DENVER	⑥ BOISE
752 Miles 10h 45min	634 Miles 9h 31min
⑦ SANTA FE	⑧ SAN FRANCISCO
634 Miles 9h 8min	562 Miles 8h 20min
⑨ RENO	⑩ SALT LAKE CITY
452 Miles 6h 55min	424 Miles 5h 50min
⑪ PHOENIX	⑫ LOS ANGELES
300 Miles 4h 39min	265 Miles 3h 54min



2.4 Million Southern Nevada Residents providing qualified labor pool.

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

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



NANCY J INDUSTRIAL PARK



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