

Prologis I-15 Speedway Logistics Center 1

5835 Ann Rd., North Las Vegas, NV 89115



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

 PROLOGIS®

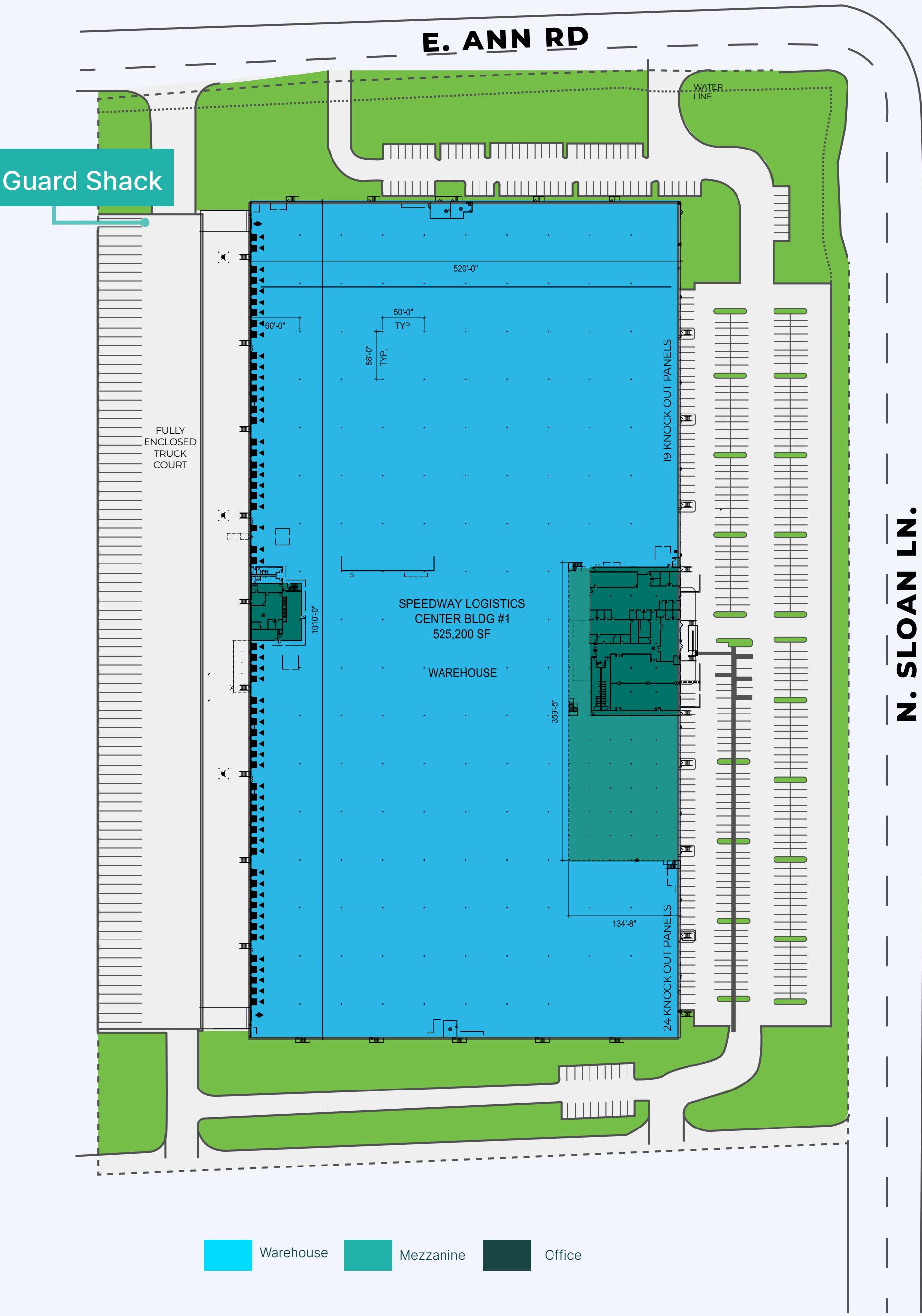
 CBRE



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
-  52 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



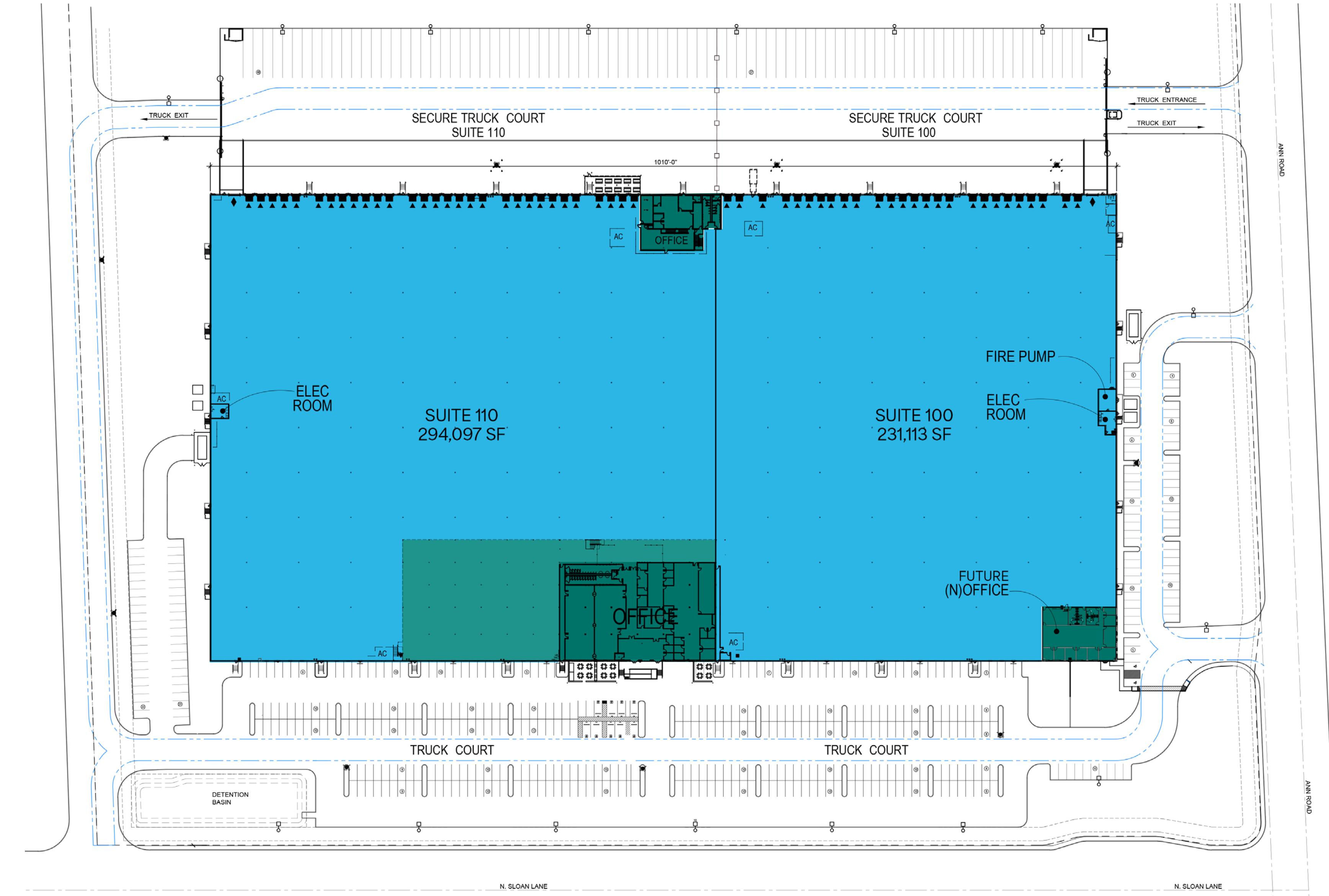
Divisible to $\pm 231,113$ SF
or $\pm 294,097$ SF

Suite 110

- $\pm 294,097$ SF
- $\pm 19,546$ SF main office
- $\pm 4,773$ SF remote office
- $\pm 50,000$ SF mezzanine (not included in total SF)
- 48 trailer stalls
- 1 grade door
- 30 dock doors

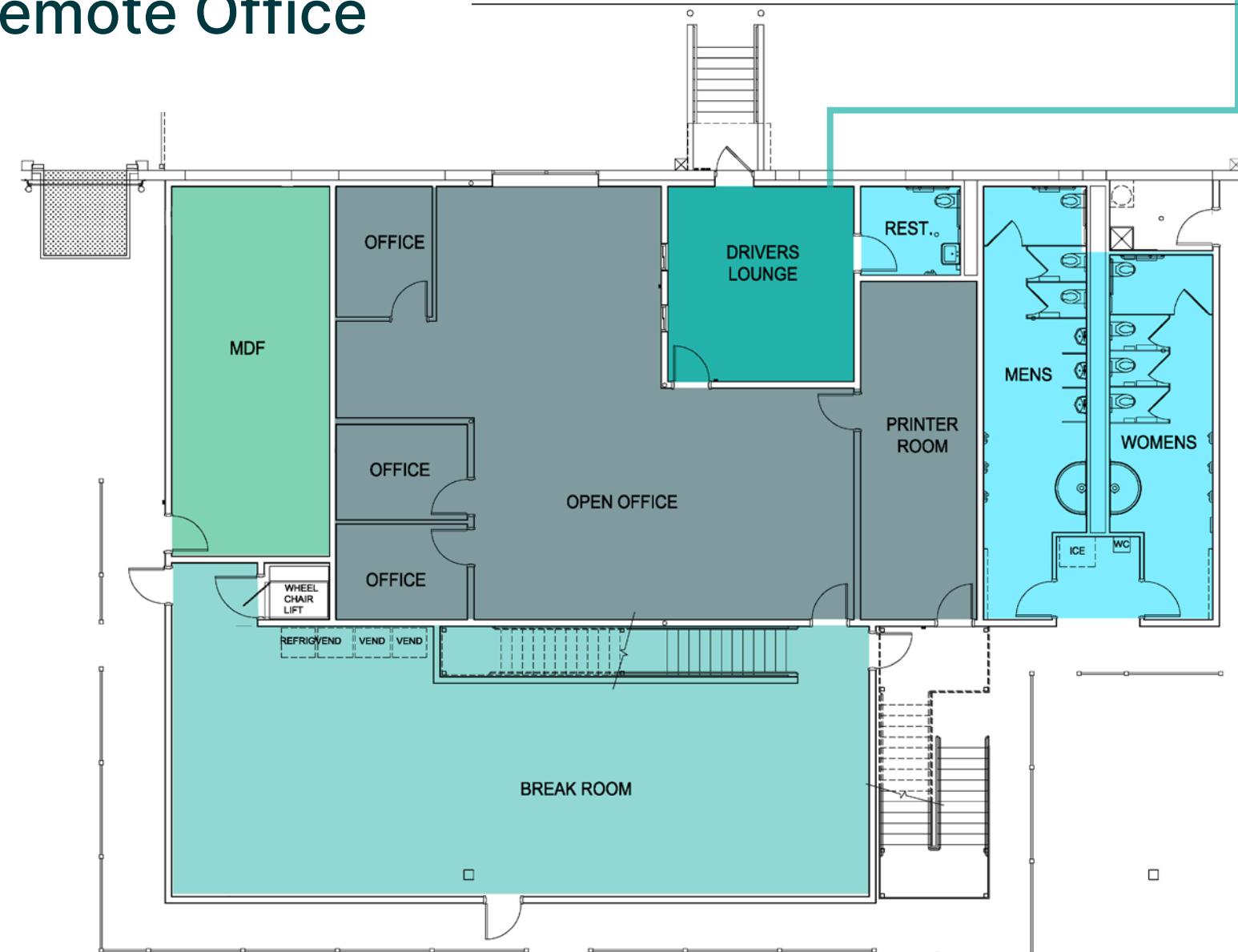
Suite 100

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

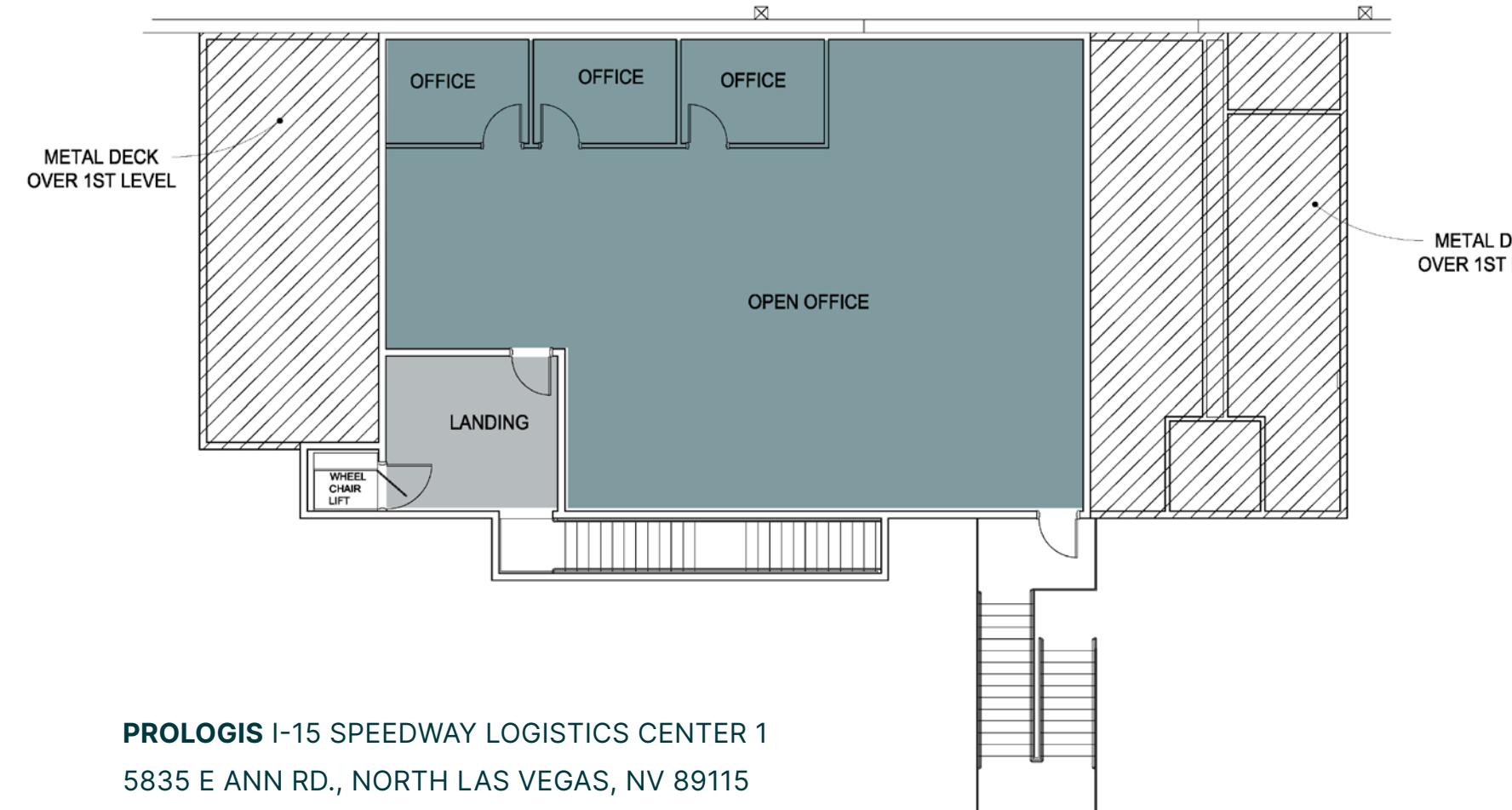


Existing Office Floor Plans

Remote Office



Remote Mezzanine



Dedicated driver's lounge with restroom and separate entrance

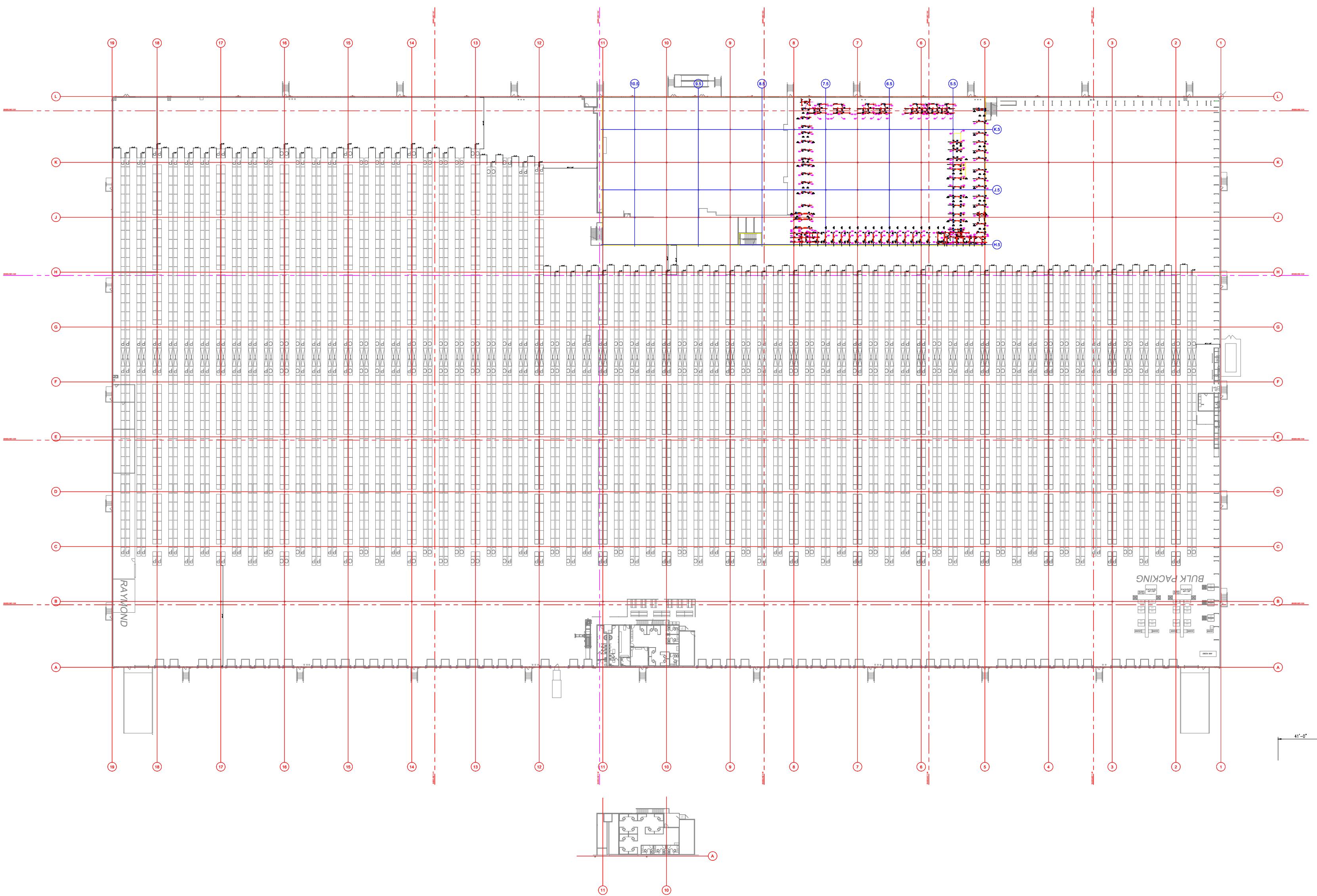
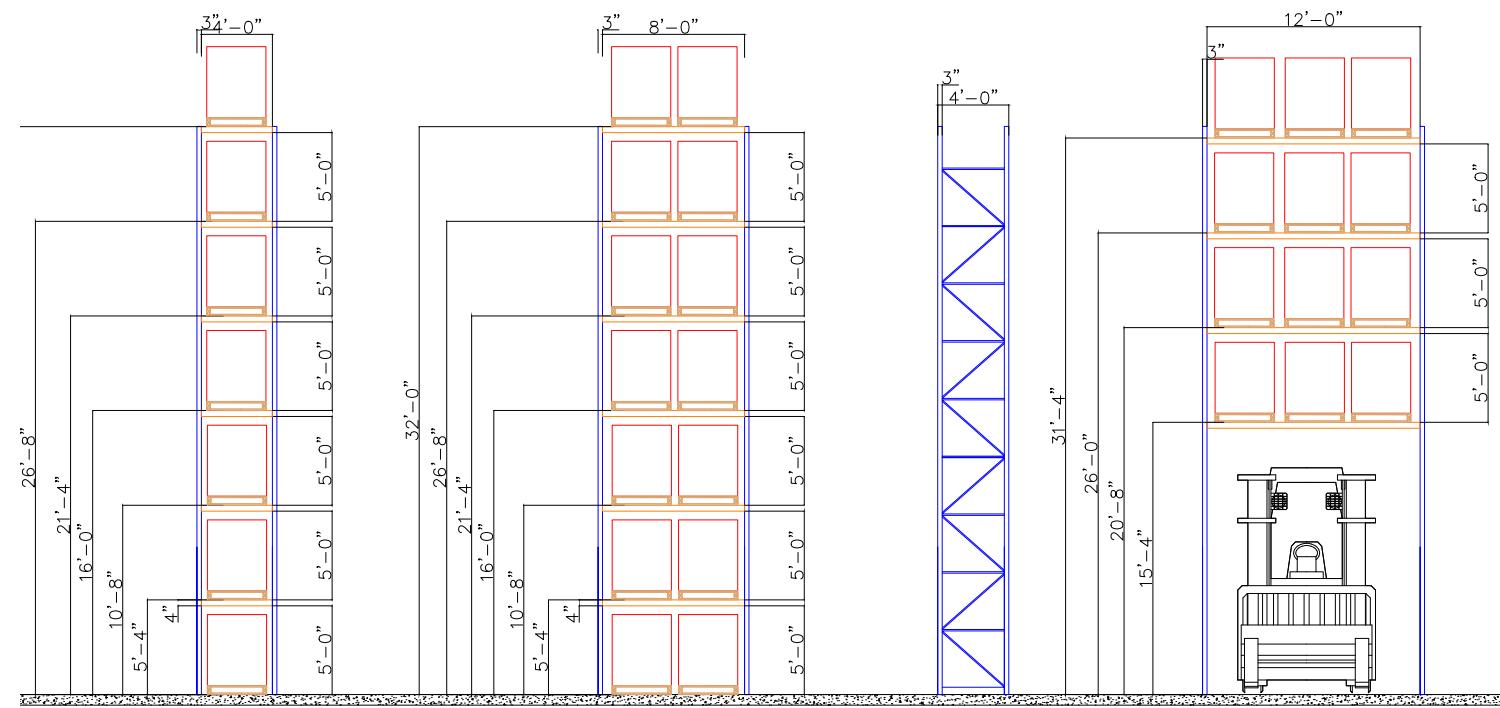
Main Office - reconfigurable based on occupier need



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



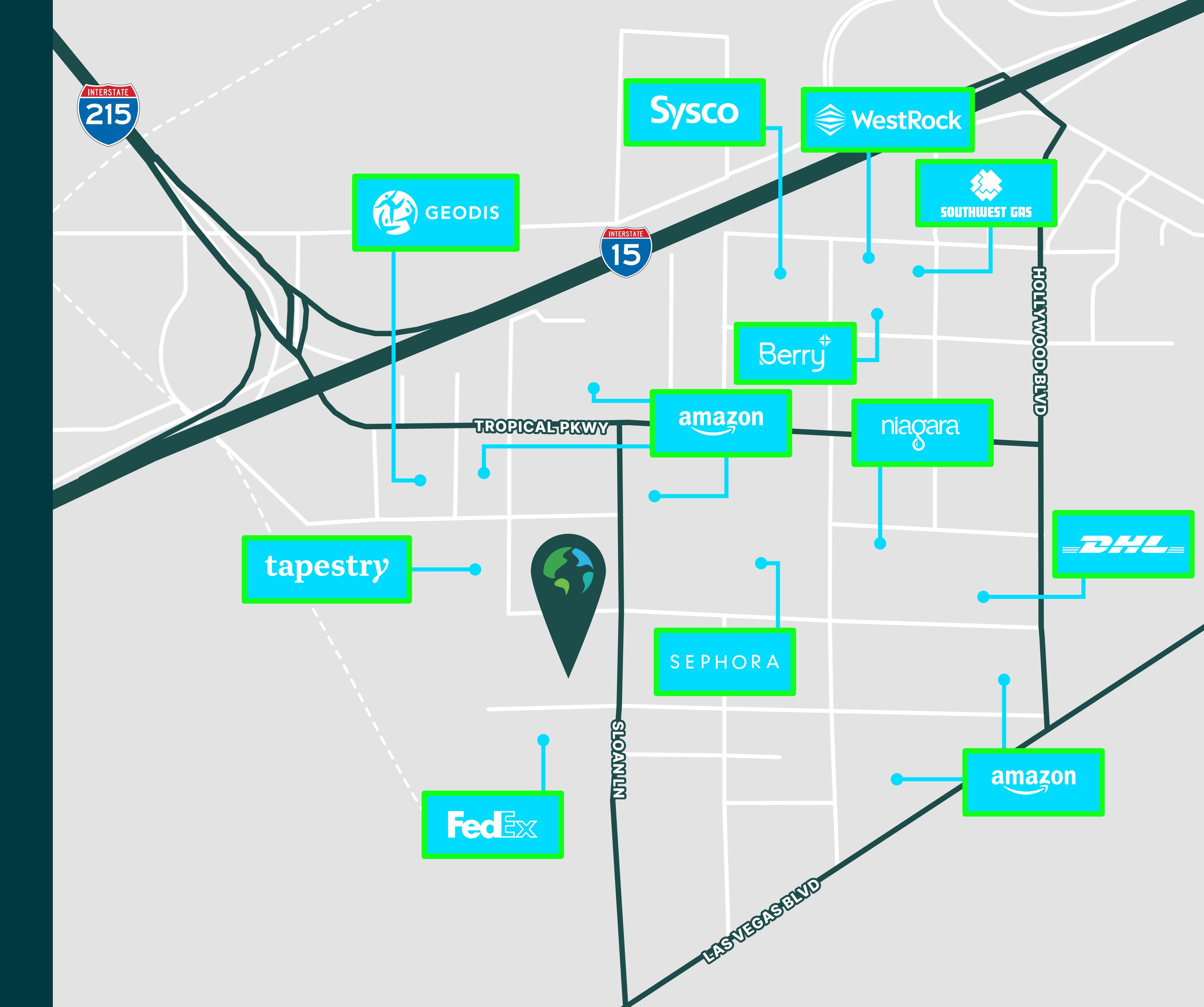
The North Las Vegas Advantage

- 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

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.**



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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.

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