

±7.10 NET ACRES | DATA CENTER INDUSTRIAL SITE

PRIME SOUTHWEST INDUSTRIAL CORRIDOR

Las Vegas, NV



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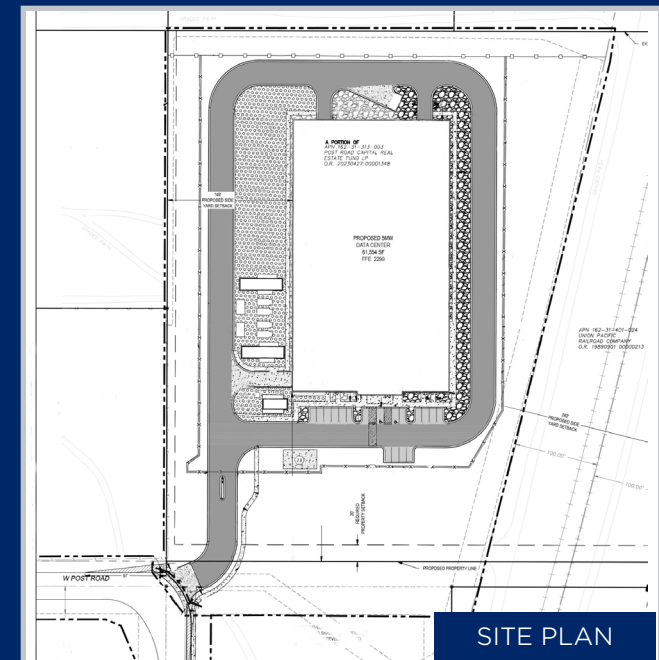
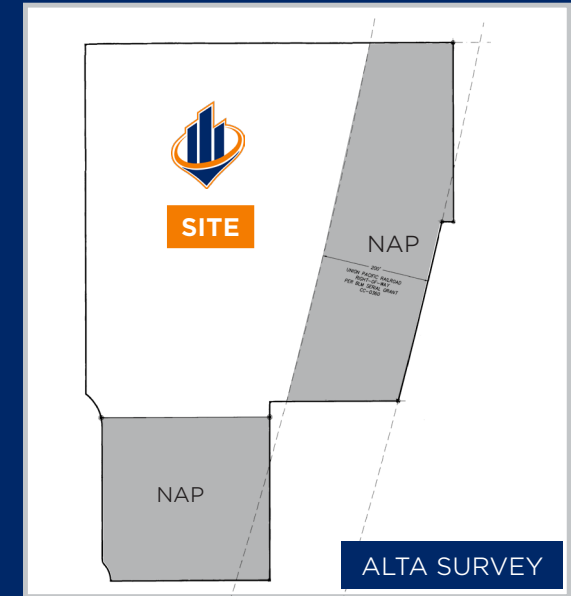
SVN | The Equity Group is offering a rare industrial development opportunity in the prime southwest industrial corridor of Las Vegas, Nevada near the strip. The site is ideal for big-box industrial projects including Hospitality, Cold Storage, and related uses. The property recently received approval from Comprehensive Planning for a + 62,000 square feet of data center. Location features frontage near signalized intersections at Post Road and Decatur Boulevard, with easy access to the Las Vegas Strip and Harry Reid International Airport. The development is located in an Opportunity Zone.



Prime Southwest Industrial land offers an ideal location for a Data Center site. Nearly five million dollars have been invested in the design phase development of improvements, including 400 feet of 16-inch water main, pre-paid infrastructure fees, infrastructure deposits (water, gas), civil engineering for site drainage, water loop, gravity sewer design, and boring agreements for crossing under the UPRR easement.

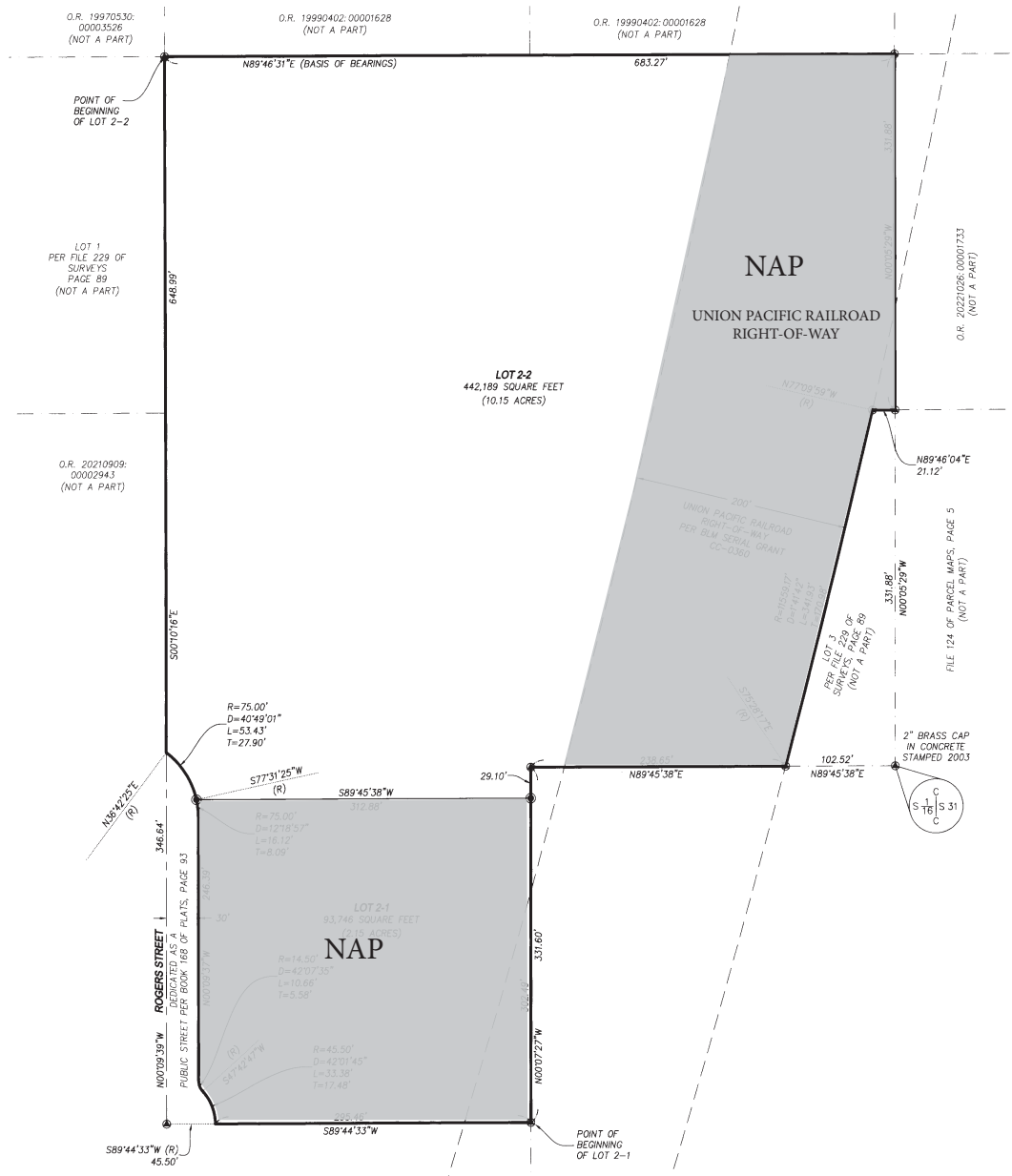
PROPERTY HIGHLIGHTS

LAND SIZE:	±7.10 Net Acres, ±309,276 Square Feet
APN:	162-31-313-005: (Access from Post Road off of Decatur Boulevard)
ZONING:	Industrial Light (IL), Clark County, Nevada
PLANNED USE:	Business Employment (BE)
LOCATION:	Located in the Opportunity Zone, bringing significant tax benefits for business occupiers and developers.
ESFR:	Approved design for water loop. ESFR (Early Suppression Fast Response) system allows users to maximize stacking up to 2' feet below the fire sprinkler heads.
SEWER:	Access to Gravity Feed Sewer System.
DRAINAGE:	A drainage system designed, bonded and approved, significantly reducing the development time frame for the site.
INFRASTRUCTURE/ WATER:	A 16-inch water main has already been installed under the to-be-built Post Road extension to the site. The water main runs approximately 400 linear feet underground to the edge of ±7.10 acres being offered for development.
GAS:	Improvements to Post Road are part of the already approved and permit ready civil package. Natural gas is available in Cameron Street.
ACCESS	Easy Freeway access via Decatur Blvd to the 215 Beltway and Interstate 15 Freeway with connection to Harry Reid International Airport and the Las Vegas "Strip".
PRICE:	\$11,133,936.00 \$36.00/SF

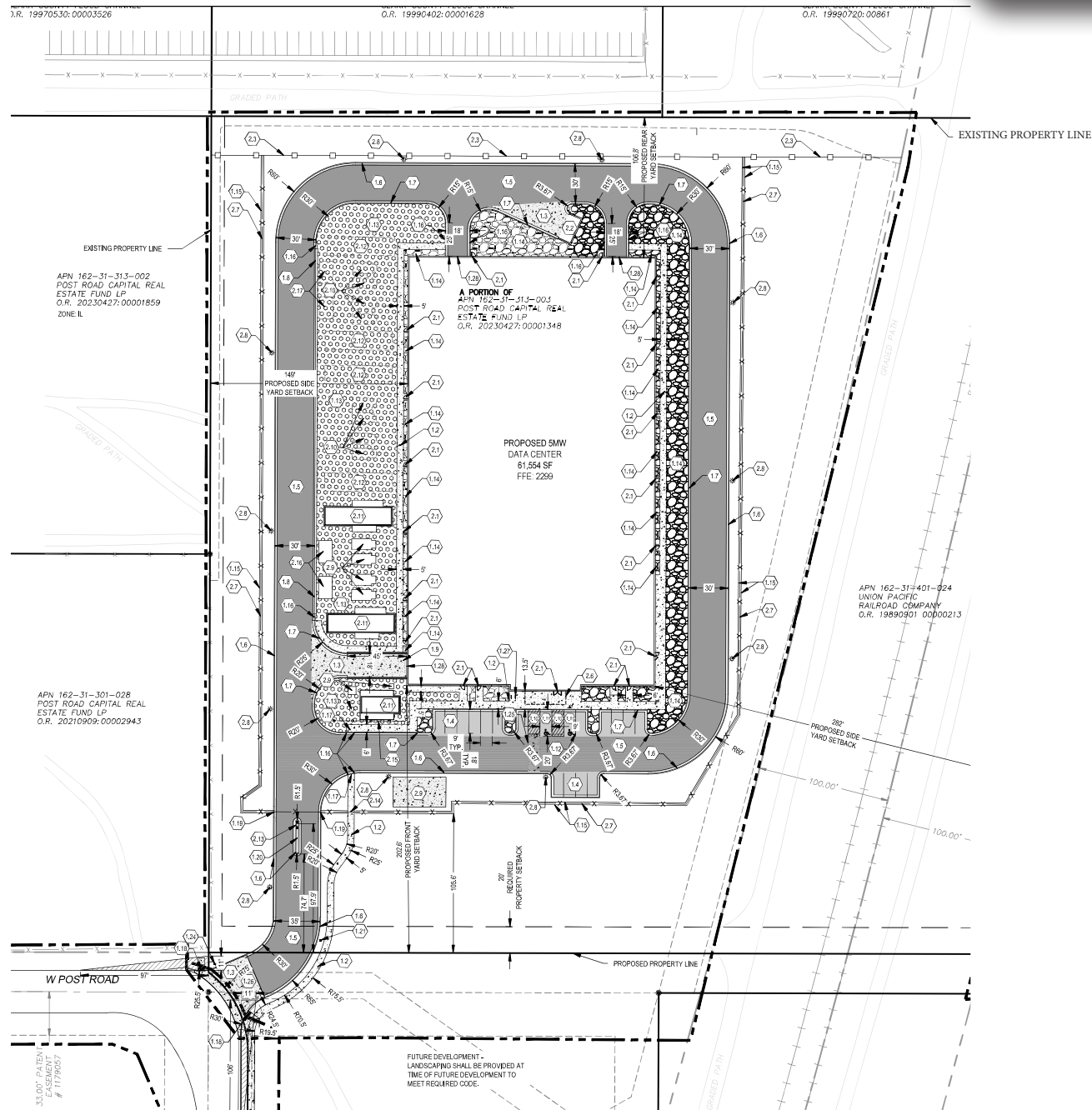


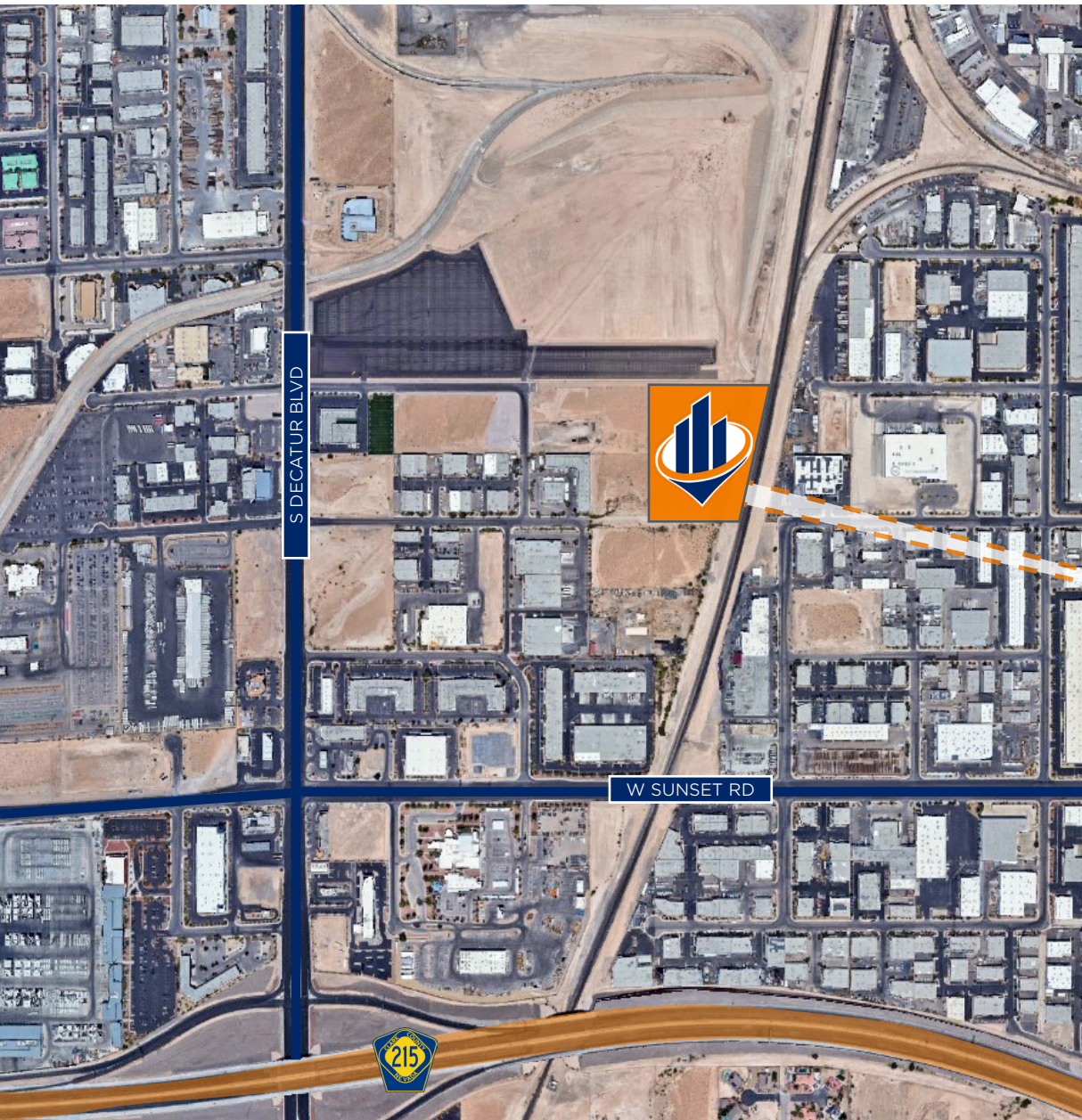
RECORD OF SURVEY

A PORTION OF LOT 1 OF POST DISCOVERY SPECTRUM COMMERCIAL SUBDIVISION AS SHOWN IN BOOK 168 OF PLATS, PAGE 93, CLARK COUNTY, NEVADA OFFICIAL RECORDS, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA



DATA CENTER SITE PLAN





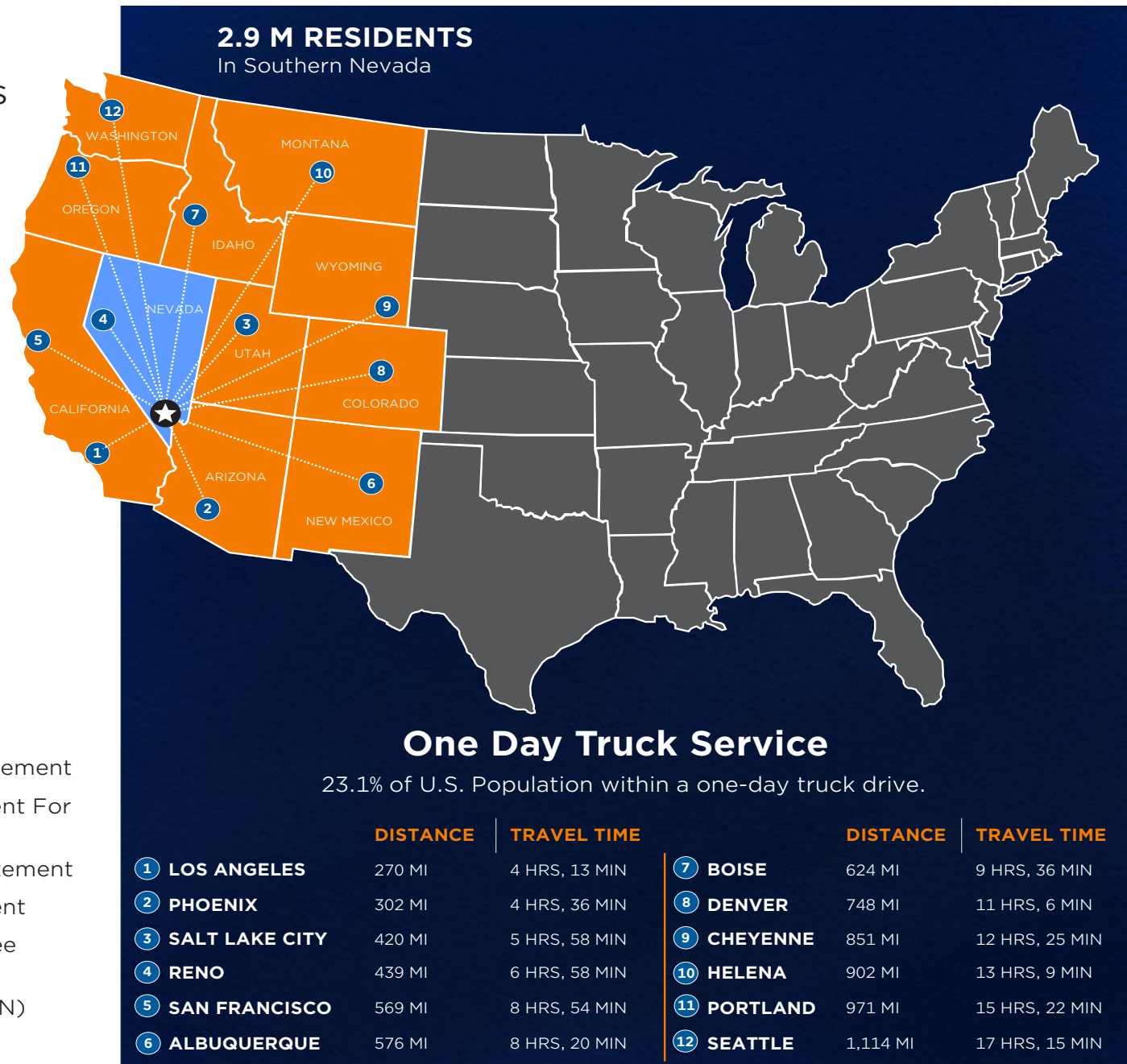
Why Should You Move Your Business To **Nevada**?

NEVADA TAX INCENTIVES

- ⊘ Personal Income Tax
- ⊘ Franchise Tax
- ⊘ Unitary Tax
- ⊘ Inventory Tax
- ⊘ Inheritance Tax
- ⊘ Estate Tax
- ⊘ Corporate Income Tax
- ⊘ Admissions Tax

NEVADA BUSINESS ASSISTANCE PROGRAMS

- Modified Business Tax Abatement
- Real Property Tax Abatement For Recycling
- Personal Property Tax Abatement
- Sales and Use Tax Abatement
- Silver State Works Employee Hiring Incentive
- TRAIN Employees Now (TEN)



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.