

LAS VEGAS



CA/NV BORDER

UPRR MAIN LINE

PILC

PRIMM
INTERSTATE
LOGISTICS
CENTER

INDUSTRIAL DEVELOPMENT OPPORTUNITY | PRIMM, NV

±171 NET* ACRES
GROUND LEASE / JV

*TO BE VERIFIED BY DEVELOPER



PILC

PRIMM
INTERSTATE
LOGISTICS
CENTER

The Offering

The Primm Interstate Logistics Center Site is a ±171-acre monolithic industrial development site situated at the California-Nevada border on the 15 Freeway, and situated wholly in Clark County, Nevada. As such, it offers a generational, one-time opportunity to potentially develop approximately 2,800,000 square feet of modern logistics and industrial space in Nevada, just three (3) hours from ONT, and 3.75 hours trucking time to the So. CA Port Complex.

This Summary is provided for preliminary review only; for further information, interested parties are to contact the Exclusive Advisors listed herein, for a necessary Confidentiality & Non-Disclosure Agreement to receive a full Offering Memorandum, access to the due diligence site, discussion of deal structure, and marketing process. Thank you for your interest in Primm Interstate Logistics Center.

SO. CA PORT COMPLEX
244 MILES

CA/NV BORDER

UPRR MAIN LINE





UTILITY SCALE SOLAR PROJECTS

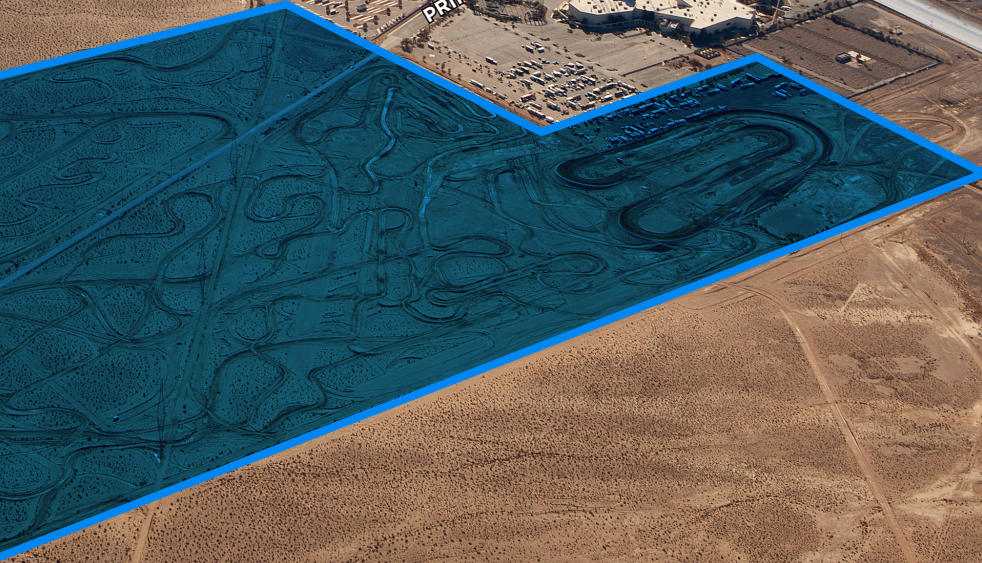
I-15 RAMP

I-15 RAMP

PRIMM BLVD

S LAS VEGAS BLVD

LAS VEGAS
38 MILES





SAN FRANCISCO

OAKLAND

SACRAMENTO

FRESNO

CALIFORNIA

LAS VEGAS

PILC

BAKERSFIELD

LOS ANGELES

SAN DIEGO

NEVADA

SALT LAKE CITY

UTAH

ARIZONA

PHOENIX

TUCSON

MEXICO



Investment Highlights

Array of Valuable Logistics Uses

As undeveloped, generally flat land with favorable zoning potential, the Site offers a multitude of near-term horizontal logistics uses; amenities development such as charging stations; and medium-term development as a modern multi- or single tenant industrial park. With an initial infrastructure investment, valuable near-term uses could include container storage, trailer and truck yards and transloading, lay-down yards, and rail-served requirements.

Immediately Adjacent to, and with Direct Access to the 15 Freeway

Interstate 15 is a major trucking artery offering visibility to 45,000 passing vehicles daily and is also adjacent to the Union Pacific Railroad main line. Employees would likely be easily sourced from Southern Las Vegas and Henderson, which are 25-minutes distant, via an uncongested commute. The Union Pacific Railroad passes adjacent to the site, offering potential rail access. Electric, gas and water utilities all exist to the Site, though would have to be expanded.

Largest development site in Southern Clark County

A potential build-out pro-forma for the Site would total about ±2.8M square feet of modern warehouse/logistics space, inclusive of transloading areas and accommodating access and utility easements.

Fundamentally Strong Market Dynamics

Primm Interstate Logistics Center is part of the ±145 million square foot Southern Nevada industrial market, which has been experiencing historical demand, absorption and lease rate appreciation, with a record low vacancy rate of 2.0%. This robust demand is sparked in large part by growth in the e-commerce, fulfillment, consumer goods and light manufacturing sectors, with approximately 25% of the companies expanding into Southern Nevada being formerly California-based companies.

Uniquely Offers Potential Exclusivity in Use

A single tenant or user could control the entire acreage, with no neighbors competing for access, yard area, utilities, employees or amenities. It is truly an opportunity to control one's own sub-market, design, build-out, and ongoing use, while still being logistically adjacent to one of the largest consumer markets in the world. Given the latitude, weather disruptions would be non-existent.

Southern California Adjacency in Business-Friendly Nevada

Whether as speculative single- or multi-phased development or as build-to-suit, Site facilities would serve firms that desire immediate proximity to Southern California, without actually being located in California. Hence this location is highly strategic, and fiscally advantageous. These companies will serve California customers, while avoiding California's highly regulatory and adverse tax environment, and enjoying the business-friendly environment in the state of Nevada.

The Site is Privately-Owned, and Offered as a Long-Term Ground Lease Opportunity

Ownership desires to enter into a long-term lease with a qualified industrial development and investment firm that will plan, entitle, and develop the highest-and-best uses on the Site, for value creation and long-term hold.

Site Summary

Address 955 E Primm Blvd, Nevada 89019

Location Located on the east side of I-15, where it crosses the state border between California & Nevada

Development Potential Industrial

Boundaries The site is bound by the Primm Casino properties to the west & the Union Pacific Rail line to the east

Parcels 237-08-501-007: 18.01 Acres & 237-09-101-001: 237.24 Acres

Total Buildable Square Feet ±2.8 Million

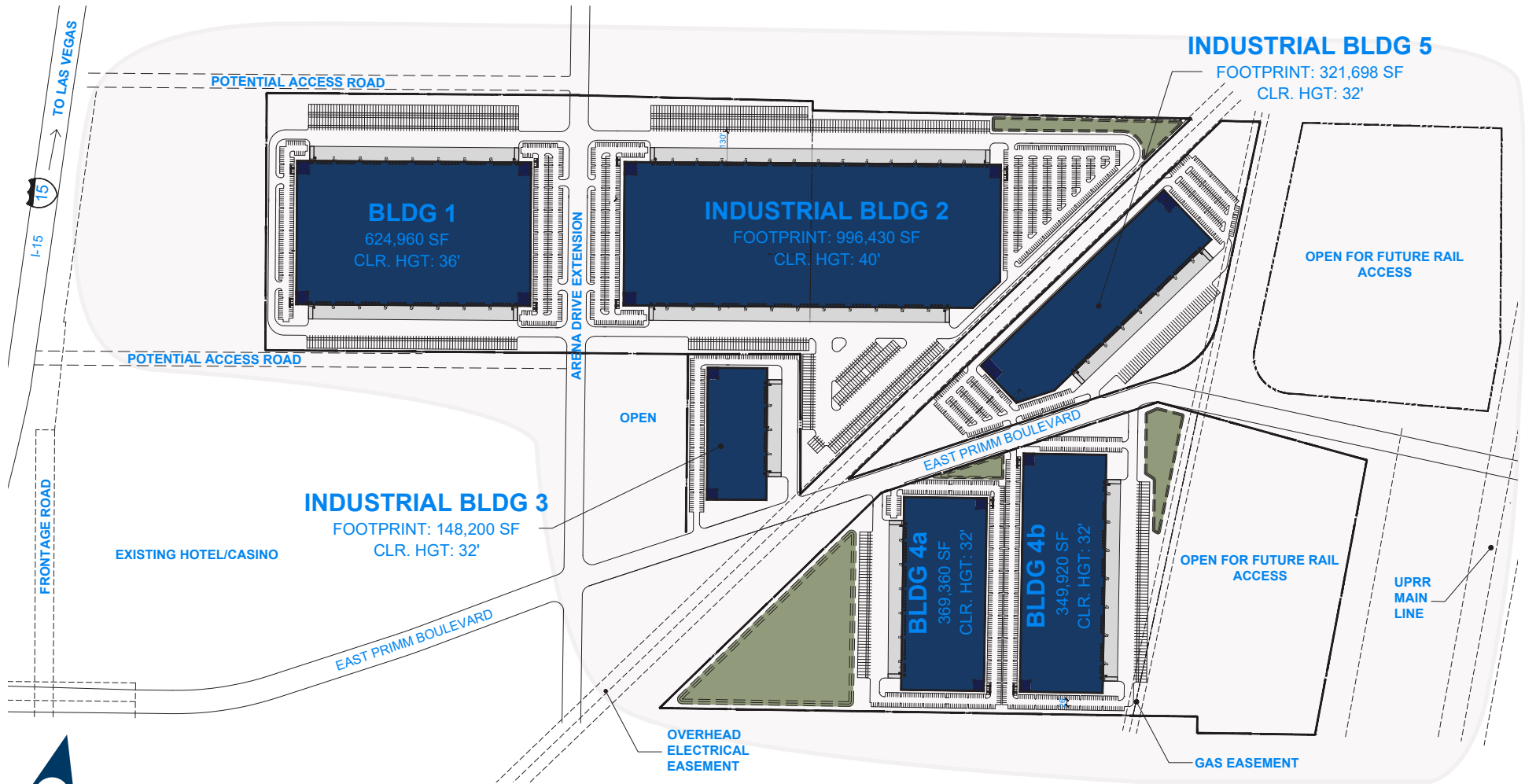
Current Zoning Rural Open Land [.5 Units per Acre] (R-U)

Land Use Clark County's South County Land Use Plan designates the Property into the Major Development Projects (MDP) category.

Rail The site is adjacent to a Union Pacific rail line. There currently is no rail spur serving the property.



Potential Development Scenario



WARE MALCOMB

This scenario was built in collaboration with Ware Malcomb.

Buildings

6

Building Footprint (SF)

2,810,568

Parking Provided

2,600

Parking Ratio

0.93/1000 SF

Net Coverage

37.6%



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Exclusive Advisors

DONNA ALDERSON, SIOR
Executive Managing Director, SIOR
LIC # S.0017096
+1 702 605 1692
donna.alderson@cushwake.com

RICK PUTNAM
Executive Vice President
LIC # S.017894
+1 949 557 5067
rick.putnam@kidder.com

ERIC COHEN
Vice President
LIC # S.0183330
+1 949 557 5049
eric.cohen@kidder.com

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