

WDA Innovation Park

10475 Wesley D. Adams Avenue, North Las Vegas, NV 89124



Colliers

WAREHOUSE BUILDING



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FOR LEASE

±942,233 SF

WDA Innovation Park

For illustration purposes only. Not to scale. **N▶**

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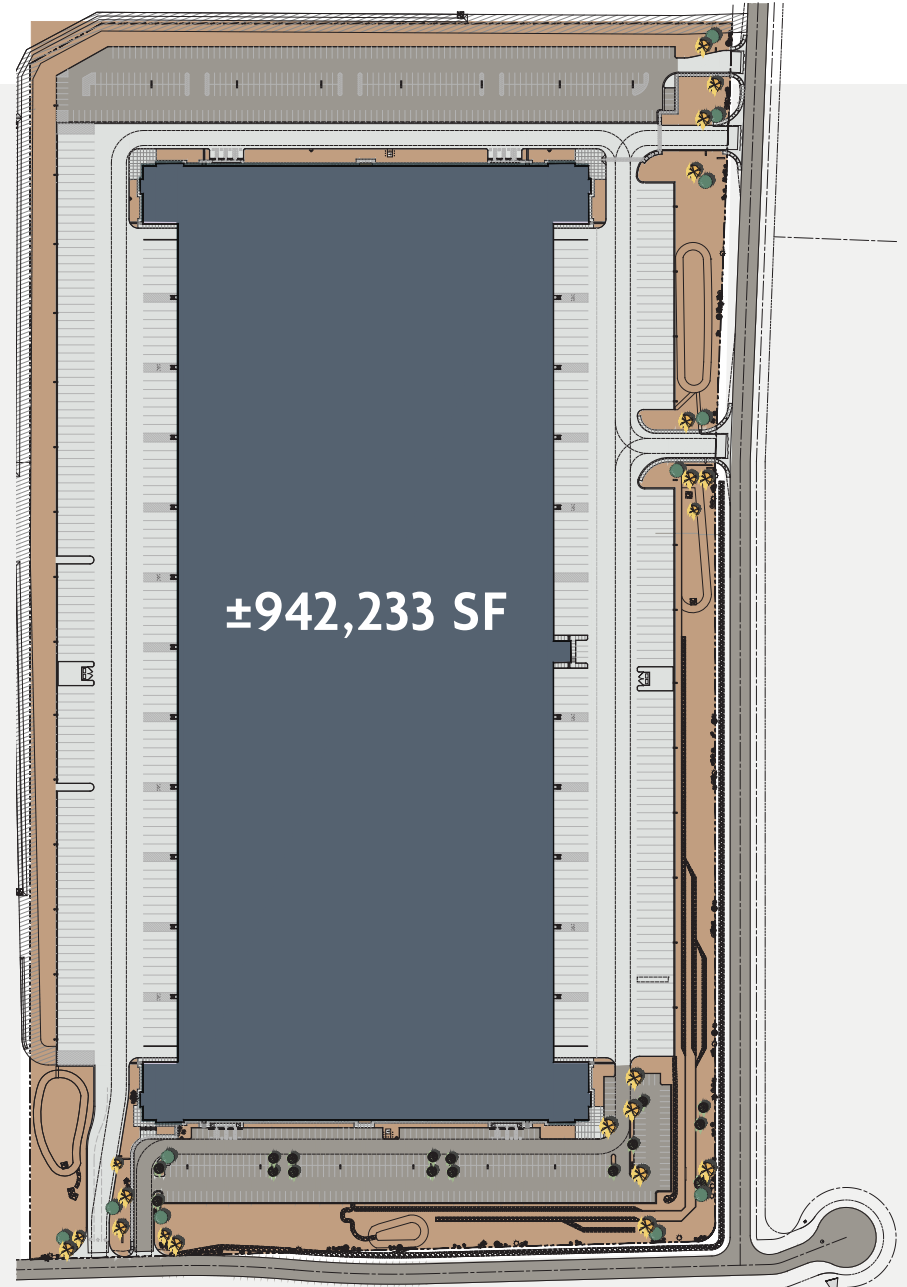
PROPERTY DETAILS

153
DOCK DOORS

202
TRAILER STALLS

719
AUTO PARKING

DOCK DOORS	168 (9' x 9')
DRIVE-IN DOORS	4 (14' x 16')
CAR SPACES	719
TRAILER SPACES	202
SPEED BAYS	70'
CLEAR HEIGHT	40'
TYPICAL COLUMN SPACING	50' X 54'
DOCK APRON	55'
TRUCK COURT	135' (195' with Trailer parking)
SECURITY	LED with motion sensors
SPRINKLER SYSTEM	ESFR
CONFIGURATION	Cross Dock configuration
APNS	103-28-010-003 & 006
POWER	4,000 – 8,000 Amps 277/480 volt
FLOOR	8" steel reinforced (4500 psi)
ROOF	Metal deck roof structure
INSULATION	R-38



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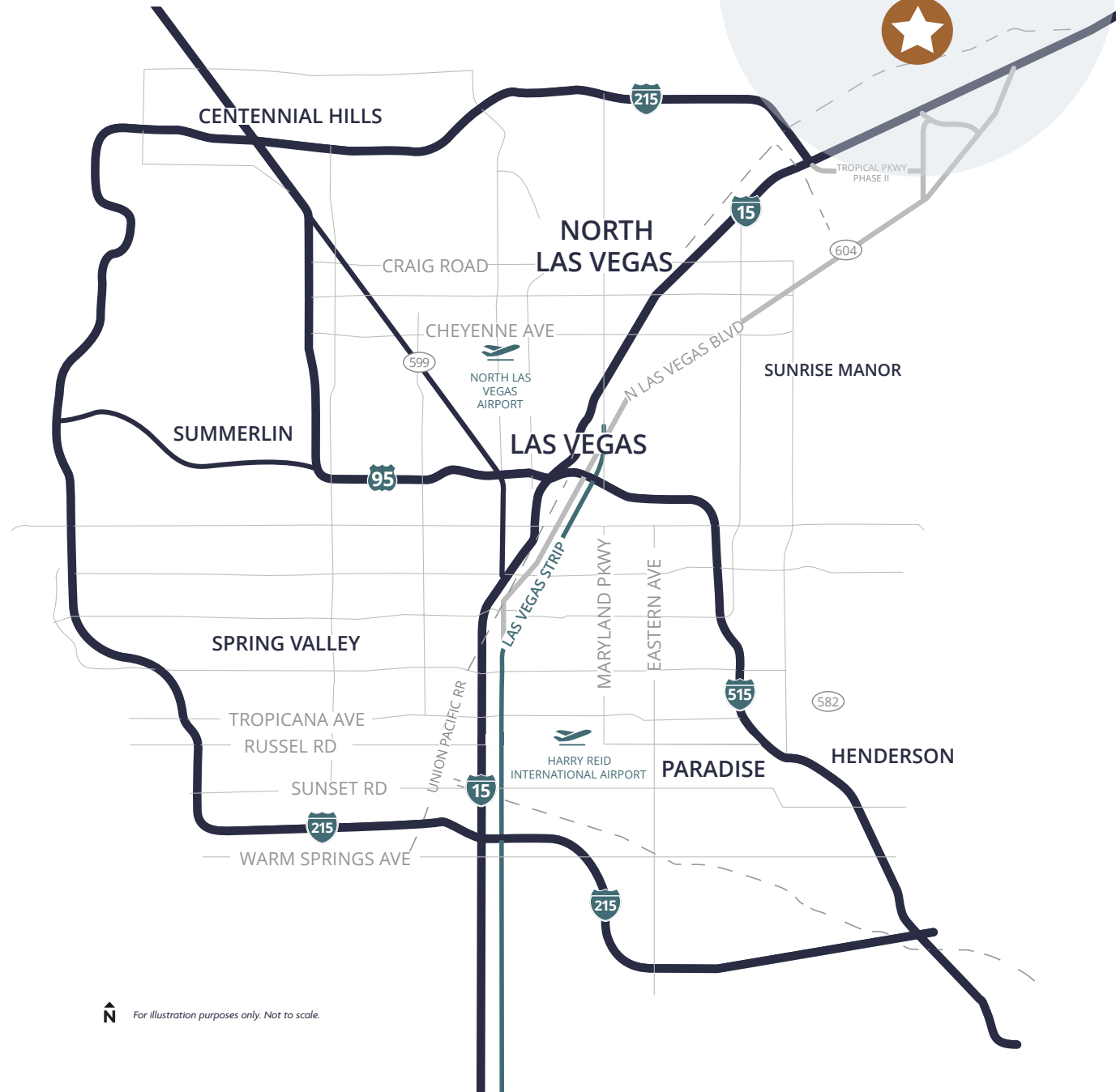
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Distance Highlights

- I-215 interchange - ±18 miles
- I-15 interchange - ±13 miles
- Harry Reid International Airport - ±35 miles
- Resort Corridor (*Sahara and LV Blvd*) - ±27 miles
- FedEx Freight - ±16 Miles
- FedEx Ground - ±17 Miles
- UPS Freight Service Center - ±19 Miles
- UPS Customer Center - ±33 Miles
- UPS Air Cargo - ±19 Miles

SITE ADVANTAGES

WDA
Innovation Park



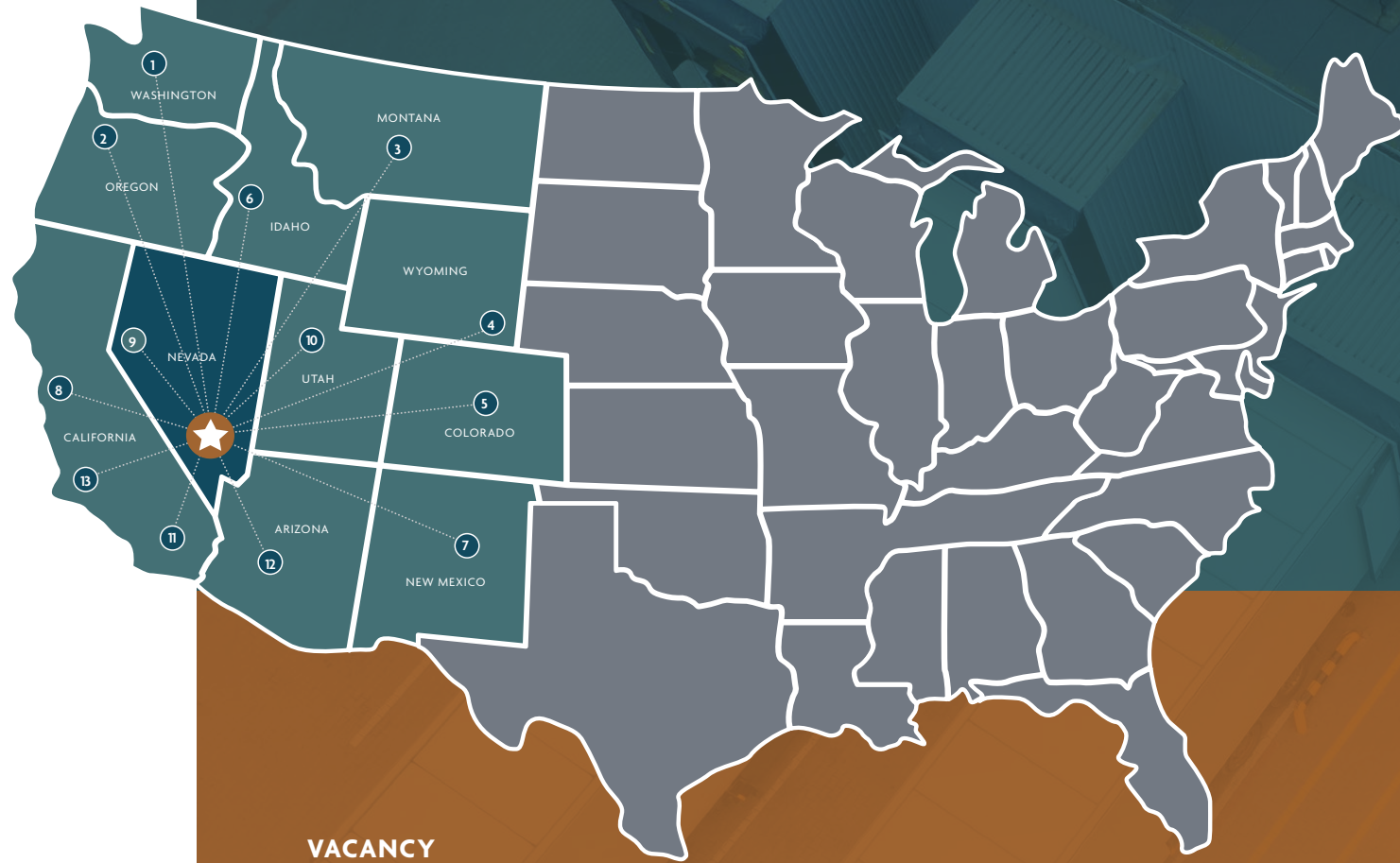
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One day Truck Service

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

23.1% of U.S. Population

- | | |
|---|--|
| <p>1 SEATTLE
1,129 Miles
16h 52min</p> | <p>2 PORTLAND
982 Miles
15h 44min</p> |
| <p>3 HELENA
907 Miles
12h 31min</p> | <p>4 CHEYENNE
837 Miles
11h 52min</p> |
| <p>5 DENVER
752 Miles
10h 45min</p> | <p>6 BOISE
634 Miles
9h 31min</p> |
| <p>7 SANTA FE
634 Miles
9h 8min</p> | <p>8 SAN FRANCISCO
562 Miles
8h 20min</p> |
| <p>9 RENO
452 Miles
6h 55min</p> | <p>10 SALT LAKE CITY
424 Miles
5h 50min</p> |
| <p>11 SAN DIEGO
331 Miles
5h 07min</p> | <p>12 PHOENIX
300 Miles
4h 39min</p> |
| <p>13 LOS ANGELES
265 Miles
3h 54min</p> | |



VACANCY

- Overall Las Vegas Bulk Space **7%**
- North Vegas Bulk Space **7%**

2.3 Million Southern Nevada Residents

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

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