

FOR LEASE
450,241 SF

APEX | NORTH LAS VEGAS



DISTRIBUTION CENTER

9925 JOHN J. LEE AVENUE
NORTH LAS VEGAS, NV 89124



A JOINT VENTURE BY:



Rendering for illustration purposes only. Subject to change.



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794,749 TOTAL SF

PEAK

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450,241 SF AVAILABLE

ACCESS TO INTERSTATE 15

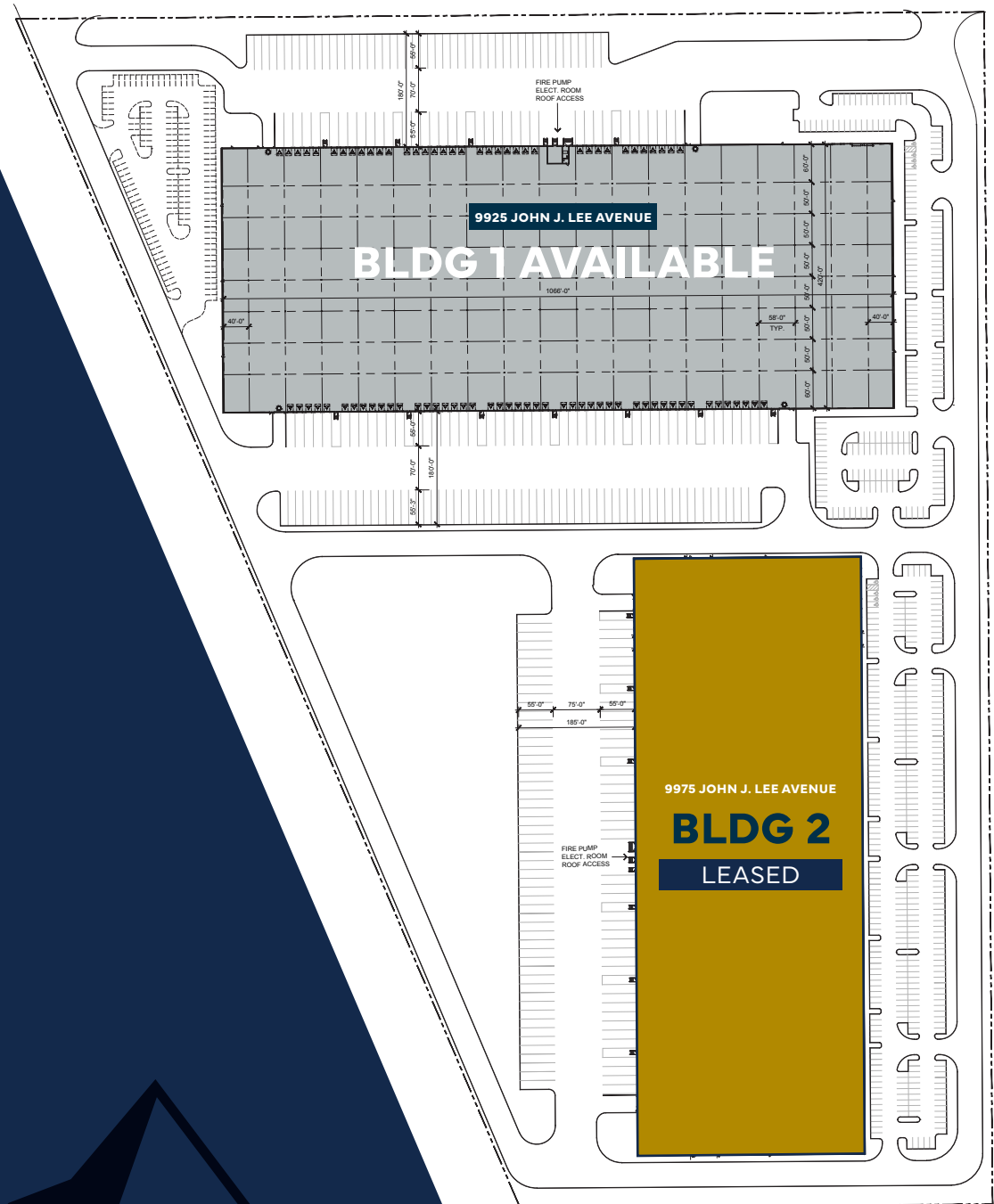
Located next to I-15 – 20 minutes away from the Las Vegas Strip. Conveniently located 30 minutes away from Harry Reid International Airport.

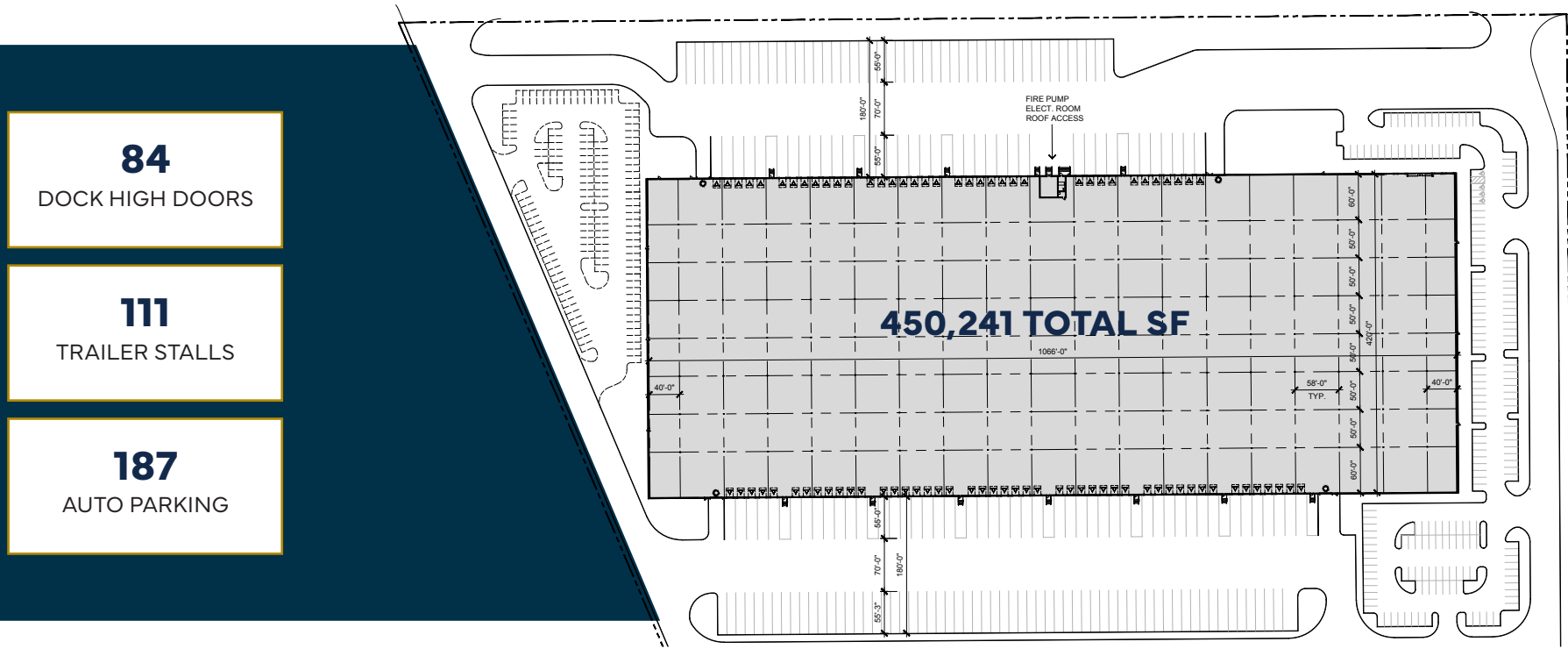
AMENITIES & MIXED-USES

Apex has the ability to accommodate a variety of user requirements including large bulk and multi-tenant space.

LOCATED WITHIN APEX INDUSTRIAL PARK

Apex Industrial Park consists of 7,000 developable acres, current development represents 2,000 acres and 25.4M square feet of building space. Major infrastructure improvements have been completed in Apex including an investment of \$59M for public/private water line, \$250M investment made by Southern Water Nevada Authority and Nevada Energy is adding an additional five substations to its existing two substations.





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- 450,241 Total SF Available
- Cross-dock Loading Configuration
- Eighty Four (84) 9' x 10' Dock Doors
- Four (4) 12' x 14' Grade Doors
- Trailer Parking – 111 Stalls
- 187 Auto Parking Stalls
- 40' Clear Height
- 4,000 Amps of 277/480v, 3-phase Power with the ability to increase to 6,000 Amps

- 50' x 58' Typical Column Spacing
- 60' Speed Bays
- 180' Minimum Truck Court
- Slab – 8" reinforced (4500 psi)
- ESFR Fire Suppression
- Roof Structure – Metal Deck 60 mil TPO
- BTS Dock Packages
- R-25 Insulation
- 10 mm Vapor Barrier under slab





Distance Highlights

- Speedway Industrial Corridor – **±10 miles**
- I-15 & I-215 Interchange – **±11 miles**
- FedEx Ground – **±11 Miles**
- FedEx Freight – **±12 Miles**
- UPS Freight Service Center – **±12 Miles**
- UPS Air Cargo – **±19 Miles**
- UPS Customer Center – **±33 Miles**




±27 MILES – TO THE HARRY REID
INTERNATIONAL AIRPORT



±22 MILES – TO THE LAS VEGAS STRIP



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North Las Vegas Overview



= PEAK DISTRIBUTION CENTER

NATIONAL GUARD
USA BLM

Manheim

APEX AREA ZOOMED



U.S. AIR FORCE

NELLIS AIR FORCE BASE

Colliers

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APEX

**NATIONAL
GUARD**
USA BLM

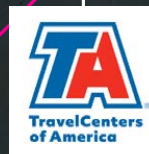
4 MINUTES
TO SITE
(2 MILES)

6 MINUTES
TO SITE

3 MILES
TO SITE

TERRIBLE'S
TRUCK PLAZA

I-15 & LAS VEGAS BOULEVARD
NORTH INTERCHANGE



U.S. AIR FORCE

NELLIS AIR FORCE BASE



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One Day Truck Service

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

2.3M+ RESIDENTS
in Southern Nevada



23.1% of U.S. Population

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



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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