

**Move-in Ready Industrial Condos Available Starting at \$235 PSF  
on Select Units Only. Lease Option Now Available.**

# ILINCOLN

North Las Vegas' First Class "A" Industrial Condo Development



**FOR SALE OR LEASE**

**SPEC OFFICE BUILD-OUTS COMING SOON!**

2942 Lincoln Road, Las Vegas, Nevada

Developed by

Beedie/INDUSTRIAL

Marketed by

JLL





## AN EXCEPTIONAL INDUSTRIAL CONDO OPPORTUNITY

As North Las Vegas' first true class "A" industrial development, Lincoln by Beedie offers an exceptional opportunity to own or lease premium warehouse space within the fastest growing industrial submarket in the city.

With units starting at 10,226 SF, this state-of-the-art development offers industry-leading Beedie specifications such as tilt-up concrete construction, 28' clear height, LED lighting, 40,000 lb hydraulic dock levelers at all dock positions, ESFR fire sprinklers, 4,000 amps of 277/480V power, and  $\pm 1:1,000$  SF of parking.

*Whether you're seeking ownership opportunity or the flexibility of leasing, Lincoln by Beedie provides a smart business solution to suit your business' needs.*



**ZONING**  
I-P



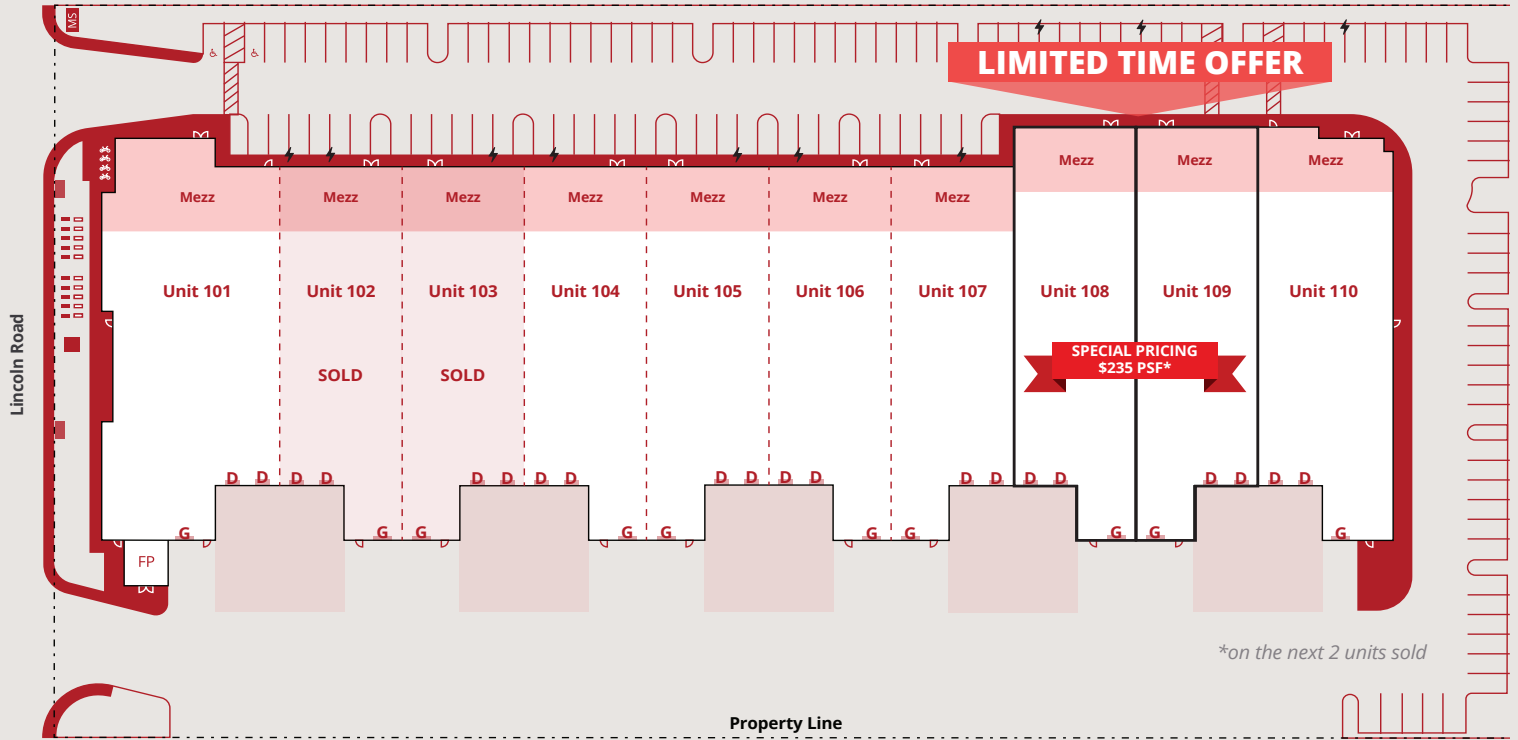
**COMPLETION DATE**  
Move-in Ready







## MARKETING PLAN



### LEGEND

D = Dock Loading G = Grade Loading FP = Fire Pump Room MS = Monument Sign = Electrical Equipment = Water Meters = EV Conduit

## BUILDING FEATURES

- ◆ **CONSTRUCTION**  
Concrete tilt-up insulated panels
- ◆ **CEILING HEIGHT**  
28' clear
- ◆ **LOADING**  
12' x 14' grade loading & 8'6" x 10' dock per unit
- ◆ **HEATERS**  
Electric unit heaters
- ◆ **ELECTRICAL**  
4,000 amps at 480/277 v dedicated via a PMT, 400 amps per unit
- ◆ **MEZZANINE**  
Concrete, complete with guard rail & 125 lb PSF floor load capacity
- ◆ **LIGHTING**  
Full high-efficiency LED light package
- ◆ **INTERIOR WAREHOUSE**  
Skylights & painted interior walls for greater illumination
- ◆ **FLOOR LOAD**  
750 lb PSF live load warehouse floor load capacity
- ◆ **TRUCK COURT DEPTH**  
90 - 115'
- ◆ **COLUMN SPACING**  
54' X 50' typ., 60' speed bay
- ◆ **ROOF**  
TPO membrane including R-38 insulation
- ◆ **SPRINKLERS**  
ESFR sprinkler system
- ◆ **DOCK LEVELERS**  
40,000 lb hydraulic dock levelers at all dock positions
- ◆ **EV CONDUIT**  
Underground conduit with pull string for future installation of EV chargers
- ◆ **SERVICE PLUS**  
12-month warranty on all material and workmanship defects from the date of substantial completion



UNIT BREAKDOWN

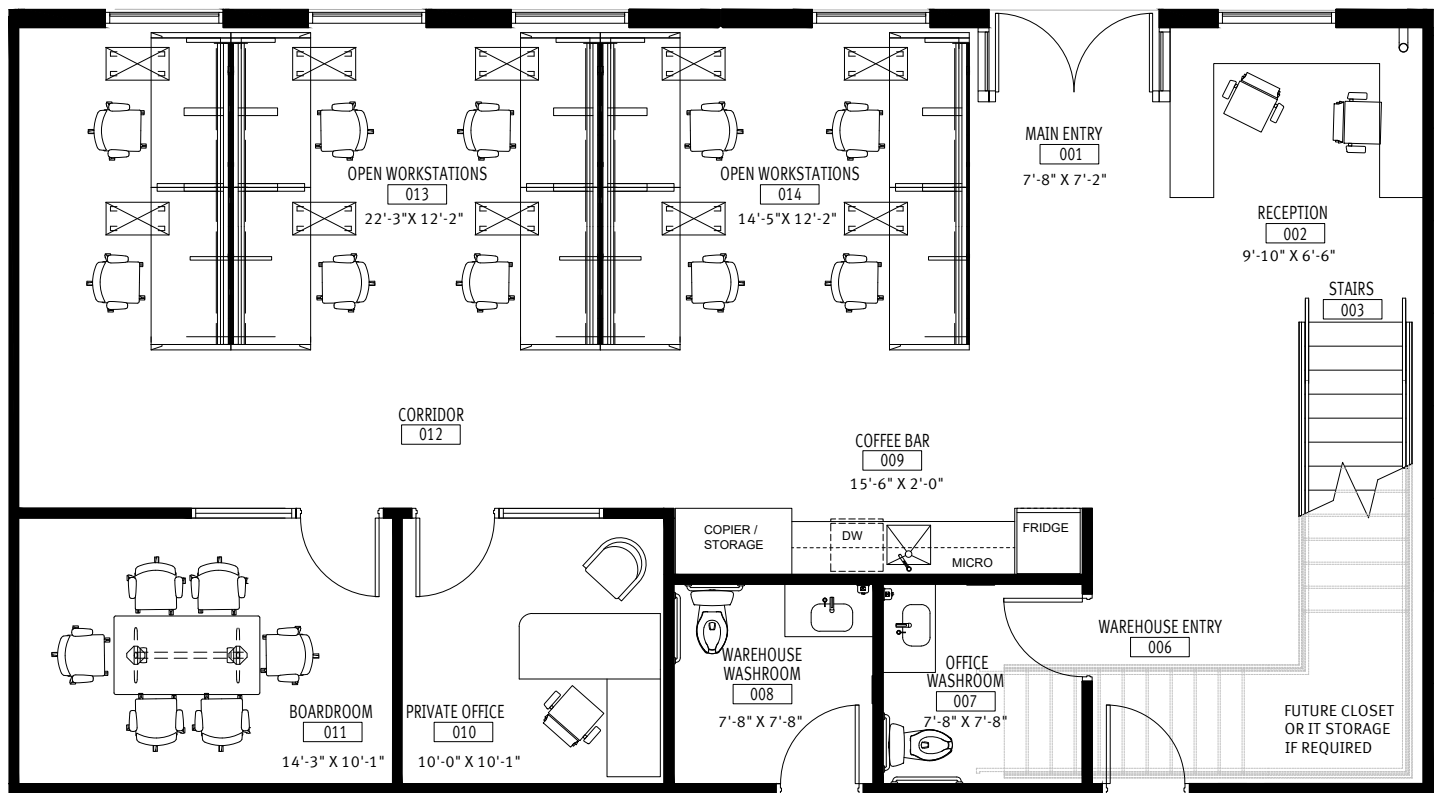
	Unit	First Floor Net SF	Mezz SF	Total SF	Pricing	Loading	Parking
	101	13,091	2,909	16,000	—	2 D, 1G	17
	102	SOLD					
	103	SOLD					
	104	8,588	1,638	10,226	—	2 D, 1G	10
	105	8,588	1,638	10,226	—	2 D, 1G	10
	106	8,588	1,638	10,226	—	2 D, 1G	10
	107	8,588	1,638	10,226	—	2 D, 1G	10
SPECIAL PRICING	108	9,560	1,638	11,198	\$235 PSF	2 D, 1G	12
	109	9,560	1,638	11,198	\$235 PSF	2 D, 1G	12
	110	10,511	1,631	12,142	—	2 D, 1G	13

Lease option now available. Please contact our listing team for more information.

# SPEC OFFICE BUILD-OUTS

These office build-outs at Lincoln by Beedie illustrate a combination of an open floor plan with a meeting area and private office; a configuration rarely seen in today's market. The fully customizable office can be designed to meet the client's unique requirements and the approved permit allows for expedited occupancy of the final tenant improvements, ensuring a smooth transition for the tenant into their new, state-of-the-art facility.

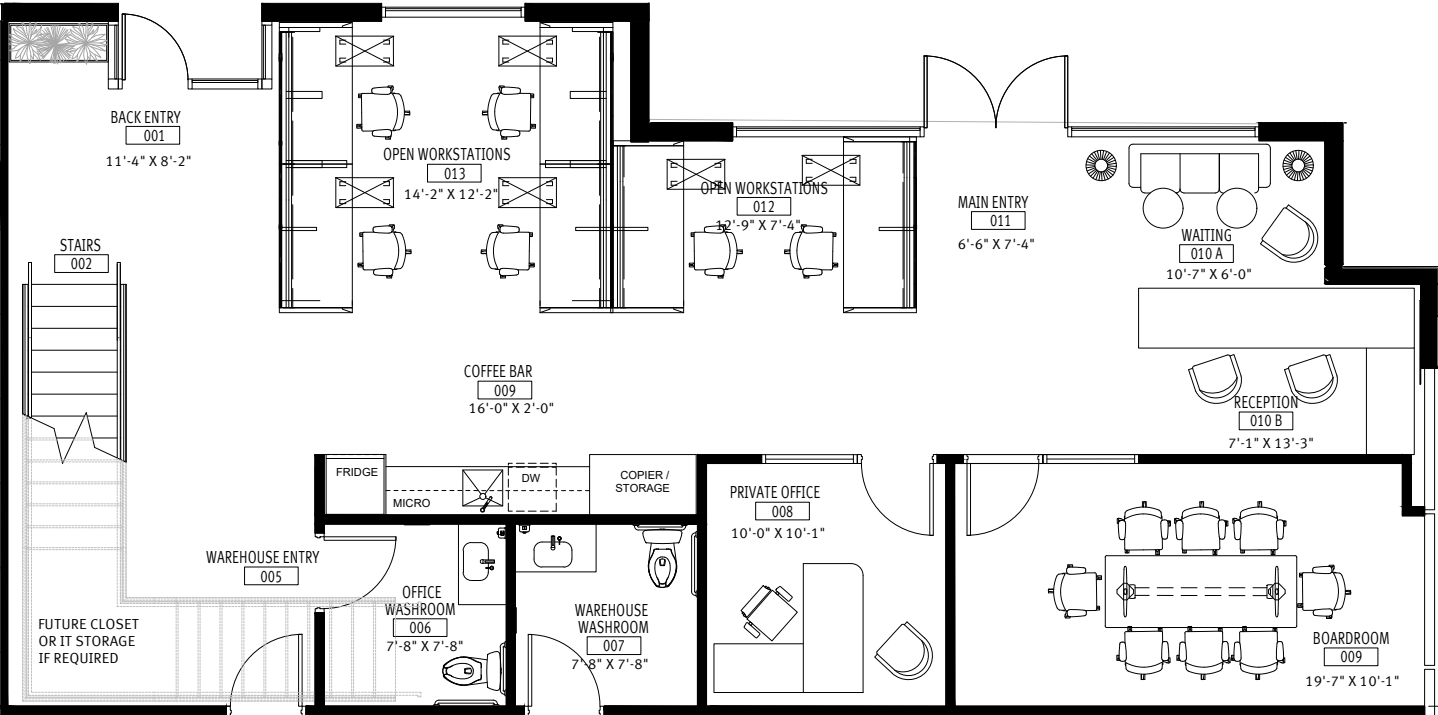
## UNIT 104 - GROUND FLOOR OFFICE PLAN

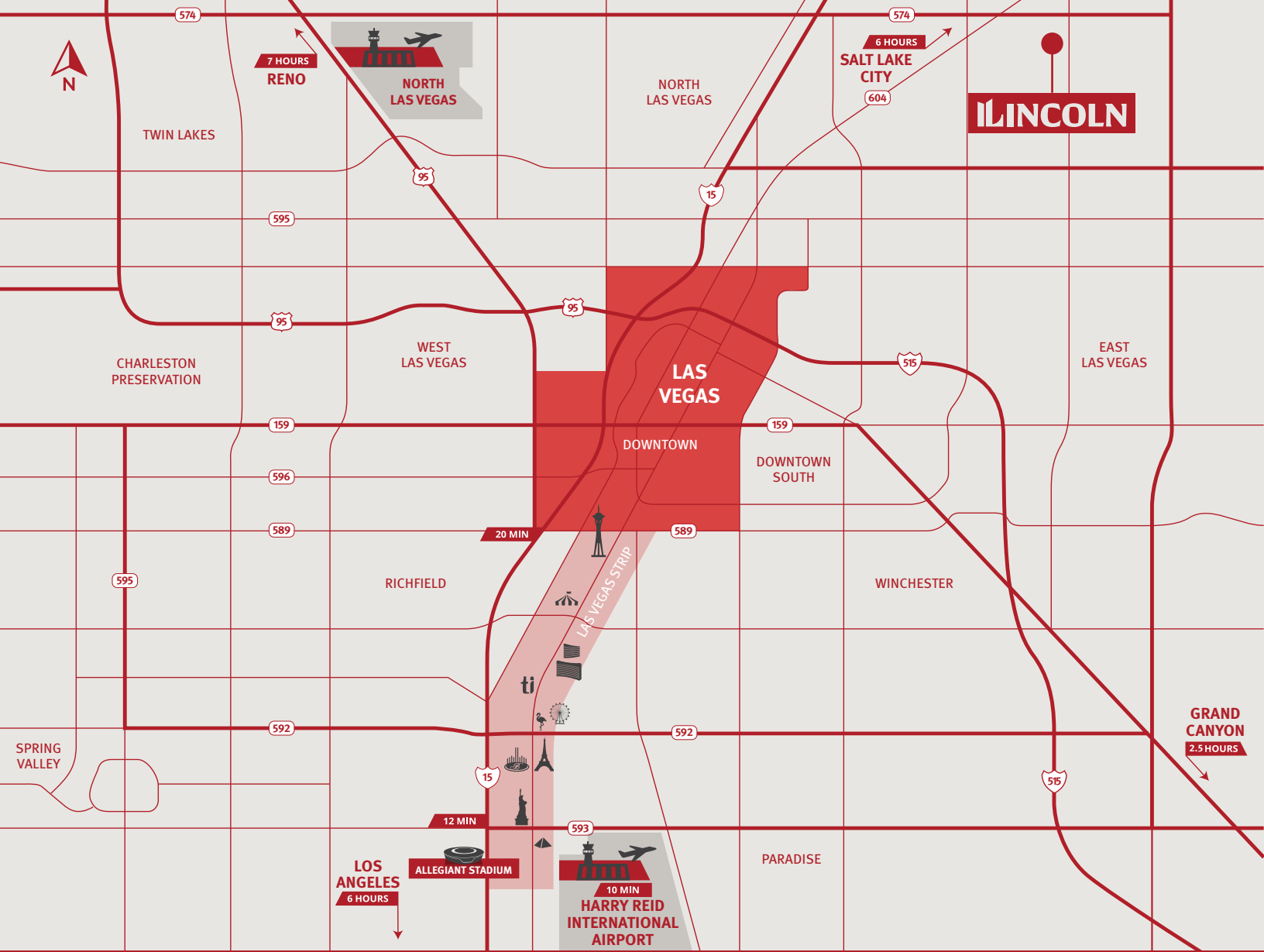






# UNIT 110 - GROUND FLOOR OFFICE PLAN





## IDEAL LOCATION

**Lincoln by Beedie** is located along Lincoln Road in the East Cheyenne industrial corridor, just east of the I-15 freeway. The project's accessibility offers quick and easy access to all major arterial routes that service the North Las Vegas trade area as well as I-15, which is the major north/ south thoroughfare for the entire Las Vegas market. I-15 also provides direct connectivity to California to the south and Utah to the north.

The amenity-rich area surrounding **Lincoln by Beedie** includes Walnut Park, Cheyenne Sports Complex and numerous retail and restaurant options at the intersection of Cheyenne Avenue and Las Vegas Boulevard North. World class Vegas amenities at the Strip are just minutes away, as well as Harry Reid International Airport.

2.4 million  
residents

25th largest  
metropolitan area  
in the U.S.

Population projected to  
grow almost 12.7% by  
2028



## LAS VEGAS: THE PLACE YOU WANT YOUR BUSINESS TO BE

### 0% TAX

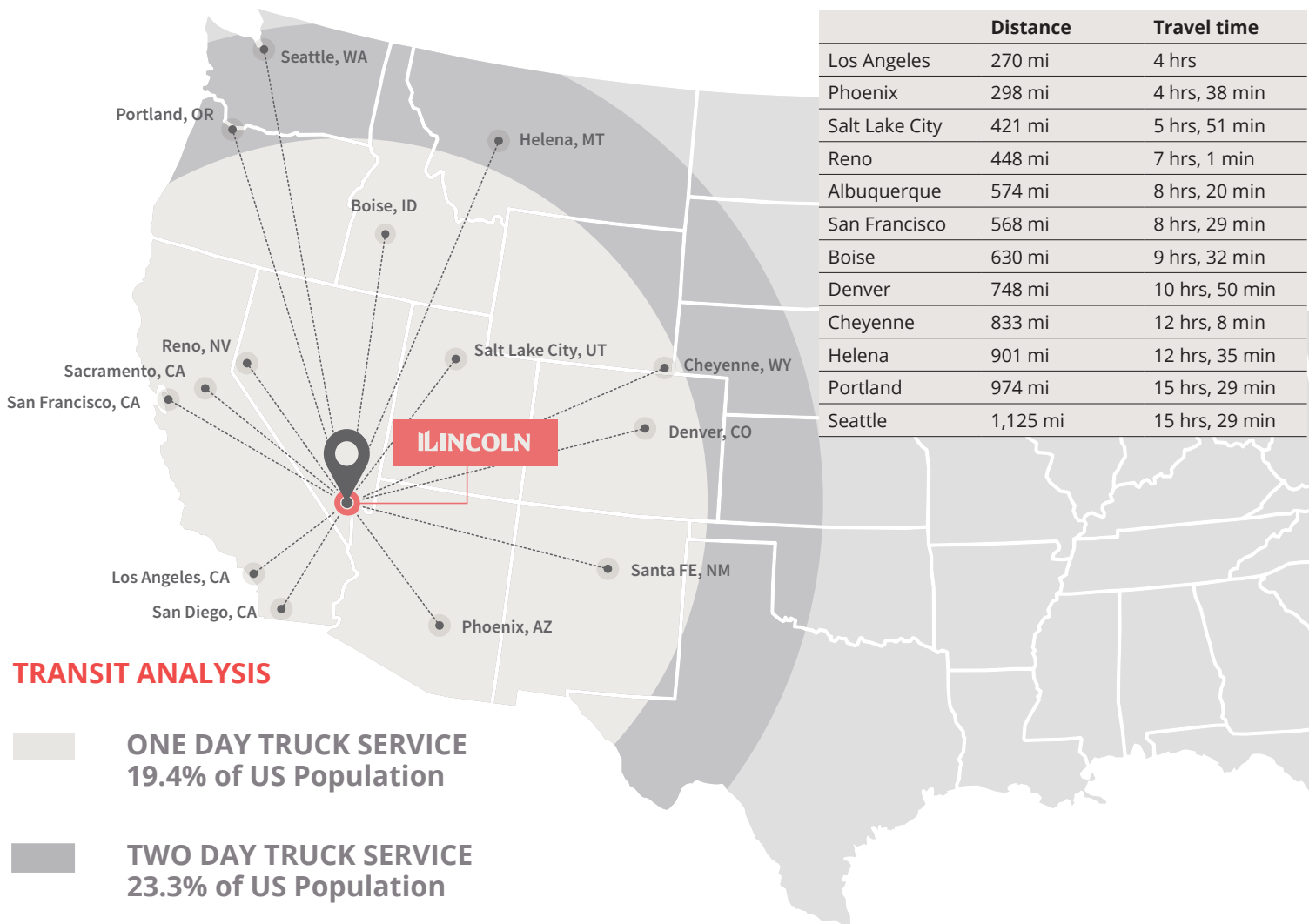
- Personal Income Tax
- Corporate Income Tax
- Gift Tax
- Franchise Tax
- Estate Tax
- Inventory Tax
- Employer Payroll Tax

### LABOR

- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries

### ASSISTANCE PROGRAMS

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement



### TRANSIT ANALYSIS

- ONE DAY TRUCK SERVICE  
19.4% of US Population
- TWO DAY TRUCK SERVICE  
23.3% of US Population

# STOP PAYING RENT. START BUILDING EQUITY.

### OWN VS. LEASE ANALYSIS - UNITS 104 - 107

	Own	Lease
Total SF	10,226 SF	10,226 SF
Purchase Price <sup>1</sup> / Lease Rate PSF	\$2,819,843	\$1.15
Start-Up Costs	\$281,984 <sup>2</sup>	\$23,520 <sup>3</sup>
Monthly Costs	\$18,908 <sup>4</sup>	\$13,059 <sup>5</sup>
Total Ownership Benefits	\$8,375 <sup>6</sup>	\$0
Total Effective Monthly Cost	\$10,533	\$13,059

<sup>1</sup> Based on pricing of \$270 PSF (includes \$30 PSF TI).

<sup>2</sup> Based on a 10% down payment.

<sup>3</sup> Prepaid rent and security deposit equal to 2 months rent.

<sup>4</sup> Monthly mortgage payment & operating cost based on an estimated total rate of \$1.72 PSF. Estimated interest based on SBA loan rate of 6.23% and conventional loan rate at 7.25%.

<sup>5</sup> Monthly rent and operating cost based on an estimated total rate of \$1.28 PSF.

<sup>6</sup> Amount is comprised of the depreciation in accordance with GAAP and property value appreciation.

<sup>7</sup> Appreciation assumes an annual appreciation rate of 1%.



## TAKE CONTROL OF YOUR FUTURE STOP PAYING RENT & WATCHING COSTS CLIMB



### SECURITY

Grow your business with confidence knowing you are in control of your real estate strategy.



### EQUITY

Have greater control over your operating costs and build equity.



### FLEXIBILITY

Be your own landlord or take the opportunity to own industrial real estate in one of North America's top industrial markets.



## PROPERTY VALUE & OWNER'S EQUITY<sup>7</sup>

Time Period	Property Value	Loan Balance	Equity
Year 5	\$2,896,752	\$2,306,915	\$589,837
Year 10	\$3,044,515	\$1,948,263	\$1,096,252
Year 15	\$3,199,816	\$1,479,357	\$1,720,459
Year 20	\$3,363,039	\$893,329	<b>\$2,469,710</b>

**Own it, don't rent it. In 20 years, your property could build over \$2.47 million in equity, transforming your business expenses into long-term value. Own your future.**

## OWN TODAY, BUILD EQUITY FOR TOMORROW, & SECURE THE FUTURE OF YOUR BUSINESS.

With flexible financing options that make ownership more accessible, preserve your capital, enjoy predictable payments, and invest in growth while building long-term value.



### FOR MORE INFORMATION, PLEASE CONTACT:

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The Quad by Beedie | Surrey, British Columbia, Canada



2024 NAIOP Spotlight Award-Winning Pioneer Business Center  
- Beedie's First Development in Las Vegas.



Morningside Business Centre |





## ABOUT THE DEVELOPER

# Beedie/INDUSTRIAL

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, we are one of Canada's largest industrial and residential developers, having completed more than 35 million square feet of new development. Our integrated structure allows us to implement the highest construction and design standards, and our legacy of relationship building enables us to deliver projects that drive commercial value. As Beedie grows our operations across North America, we have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas, Nevada.





# ILINCOLN

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