



North Distribution Center III

±238,516 SF AVAILABLE

BREAKING GROUND OCTOBER 2021



HUNTINGTON
INDUSTRIAL PARTNERS

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I-15 North Distribution Center III

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DELIVERY Q3 2022



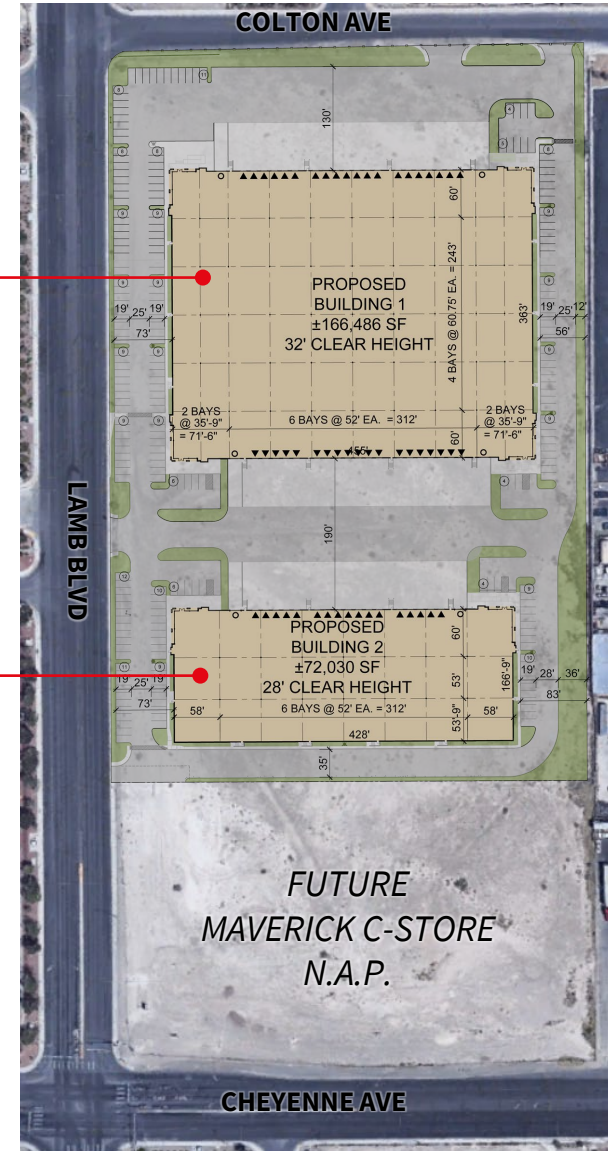
Property highlights

Building 1 | 166,486 SF

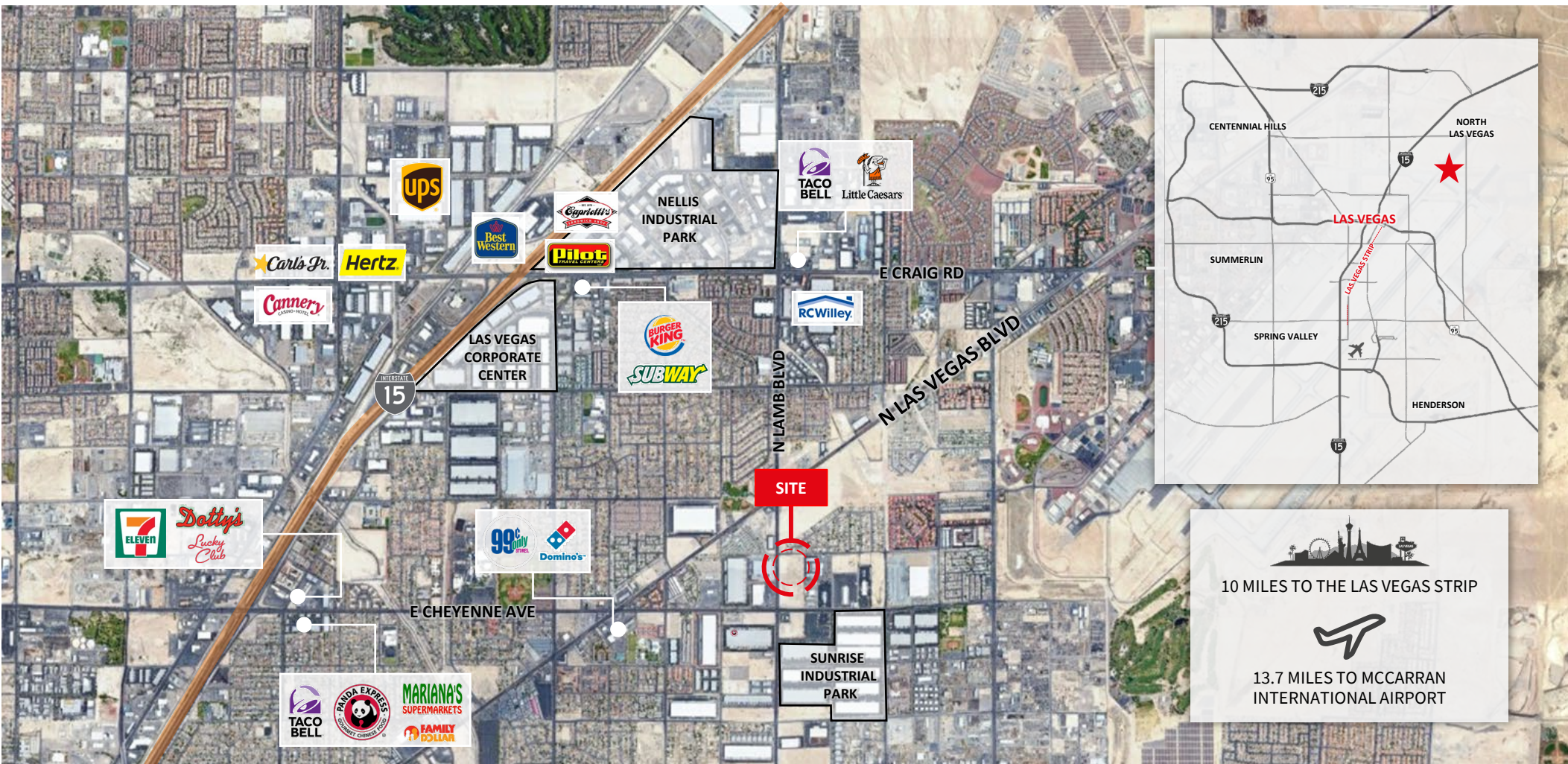
- OFFICE BTS
- 170 PARKING STALLS
- 32' MINIMUM WAREHOUSE CLEAR HEIGHT
- THIRTY-NINE (39) 9' X 10' DOCK HIGH LOADING DOORS
- FOUR (4) 13' X 14' DRIVE-IN DOORS (2 RAMPED)
- 60' CONCRETE APRON WITH MAXIMUM 2% DECLINATION
- 60' SPEED BAY AND 52' X 60' TYPICAL COLUMN SPACING
- 130' MINIMUM TRUCK COURT
- ESFR SPRINKLER SYSTEM WITH -17 SPRINKLER HEADS
- R-19 ROOF INSULATION
- 1% SKYLIGHTS
- 6" STEEL REINFORCED CONCRETE SLAB THICKNESS RATED AT 4000 PSI
- .45 MIL TPO MEMBRANE ROOF
- 2,500 AMPS, 277/480 VOLT 3-PHASE POWER

Building 2 | 72,030 SF

- OFFICE BTS
- 72 PARKING STALLS
- 32' MINIMUM WAREHOUSE CLEAR HEIGHT
- EIGHTEEN (18) 9' X 10' DOCK HIGH LOADING DOORS
- TWO (2) 13' X 14' DRIVE-IN DOORS (1 RAMPED)
- 60' CONCRETE APRON WITH MAXIMUM 2% DECLINATION
- 60' SPEED BAY AND 52' X 53' TYPICAL COLUMN SPACING
- 130' MINIMUM TRUCK COURT
- ESFR SPRINKLER SYSTEM WITH K-17 SPRINKLER HEADS
- R-19 ROOF INSULATION
- 1% SKYLIGHTS
- 6" STEEL REINFORCED CONCRETE SLAB THICKNESS RATED AT 4000 PSI
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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended users of this report regularly seek our guidance.

Las Vegas

BUSINESS FACTS



2.2 Million residents

29th

Largest metropolitan area in the U.S.



Population projected to grow almost 12.5% by 2021

0% Tax

- Personal Income Tax
- Corporate Income Tax
- Gift tax
- Franchise tax
- Estate tax
- Inventory tax
- Employer payroll tax

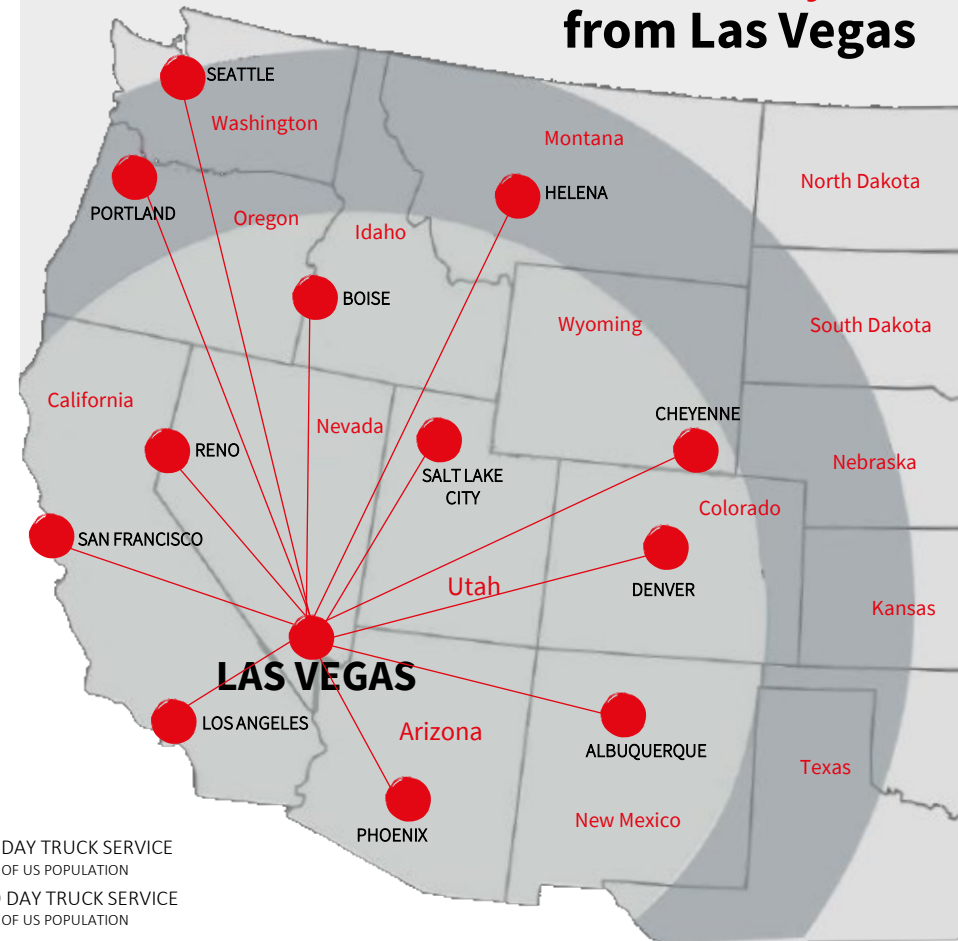
Labor

- 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 from Las Vegas



	DISTANCE	TRAVEL TIME		DISTANCE	TRAVEL TIME
LOS ANGELES	270 MI	4 HRS	BOISE	630 MI	9 HRS, 32
PHOENIX	298 MI	4 HRS, 38 MIN	DENVER	748 MI	10 HRS, 50 MIN
SALT LAKE CITY	421 MI	5 HRS, 51 MIN	CHEYENNE	833 MI	12 HRS, 8 MIN
RENO	448 MI	7 HRS, 1 MIN	HELENA	901 MI	12 HRS, 35 MIN
ALBUQUERQUE	574 MI	8 HRS, 20 MIN	PORTLAND	974 MI	15 HRS, 29 MIN
SAN FRANCISCO	568 MI	8 HRS, 29 MIN	SEATTLE	1,125 MI	15 HRS, 29 MIN