

NELLIS LOGISTICS CENTER

2327 N. Nellis Boulevard
Las Vegas, NV 89115



EXCLUSIVE BROKER:



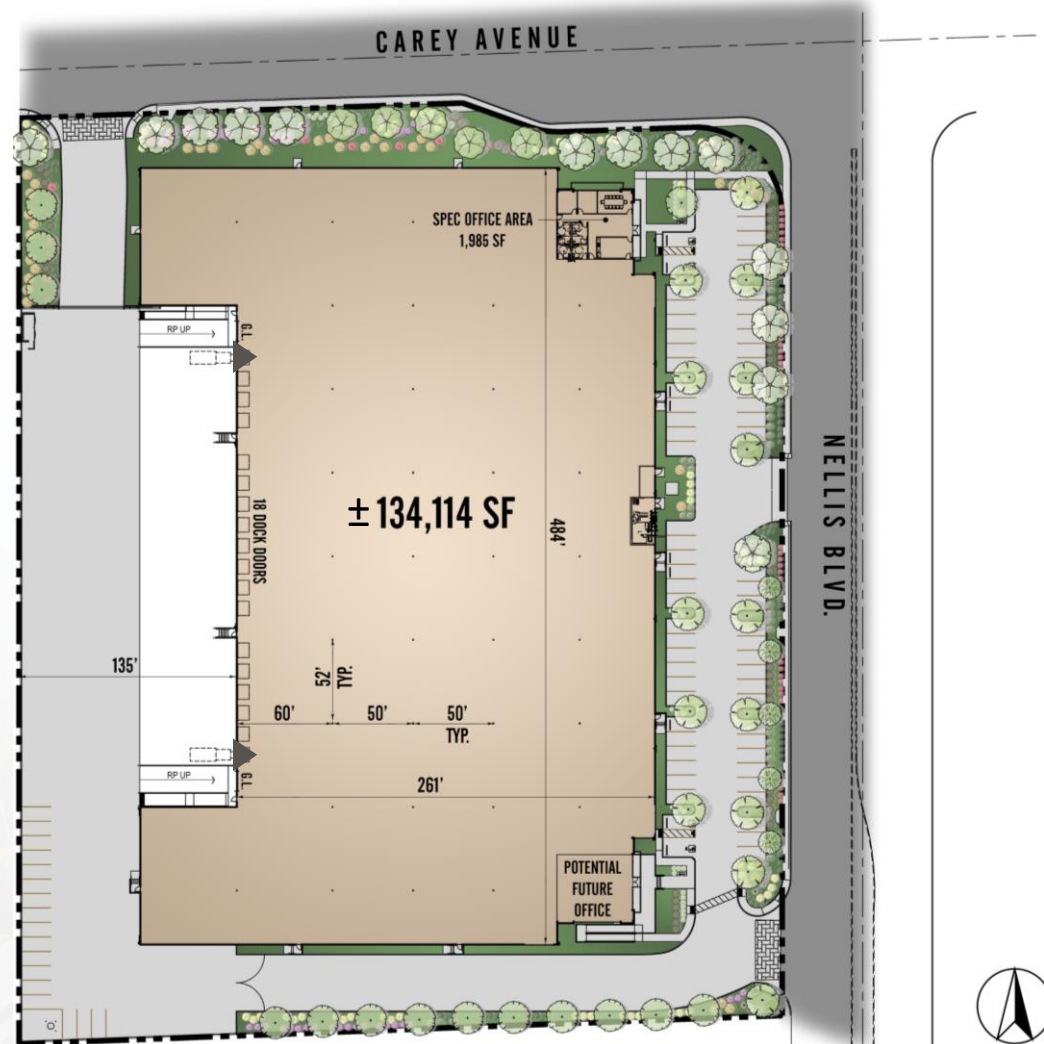
DEVELOPED BY:

ROCKEFELLER
GROUP

±134,114 SF Available For Lease / Sale
READY FOR OCCUPANCY

Building Features:

- ±134,114 total square feet
- Situated on a ±6.21-acre parcel
- ± 1,985 SF spec office suite
- 32' clear height at first column
- ESFR fire sprinklers with K-16.8 heads
- TPO roofing
- R-38 roof insulation with white scrim
- 50' x 52' typical column spacing
- 60' speed bays
- 6" slab thickness
- 2,000 amps, 277/480V, 800 amp tenant meter section, 3-phase power
- Eighteen (18) dock high doors
- Two (2) grade level doors
- 135' truck court
- Secured, gated truck court
- Two (2) 35K lb mechanical pit levelers
- 83 auto parking stalls
- Evaporative cooled warehouse (3 air changes)
- Warehouse LED lighting (30' candles with 15' whips)



▶ MECHANICAL PIT LEVELERS

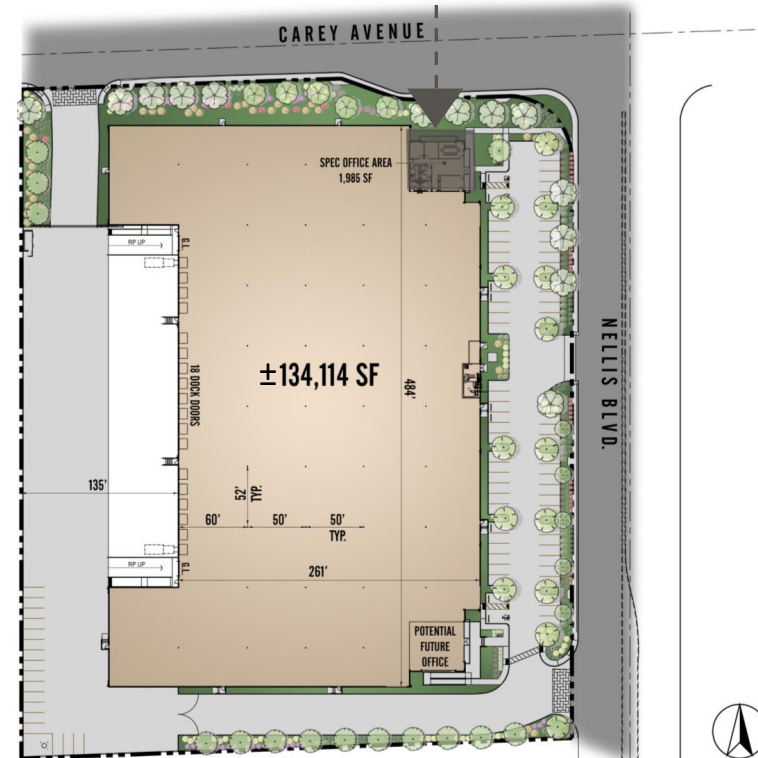
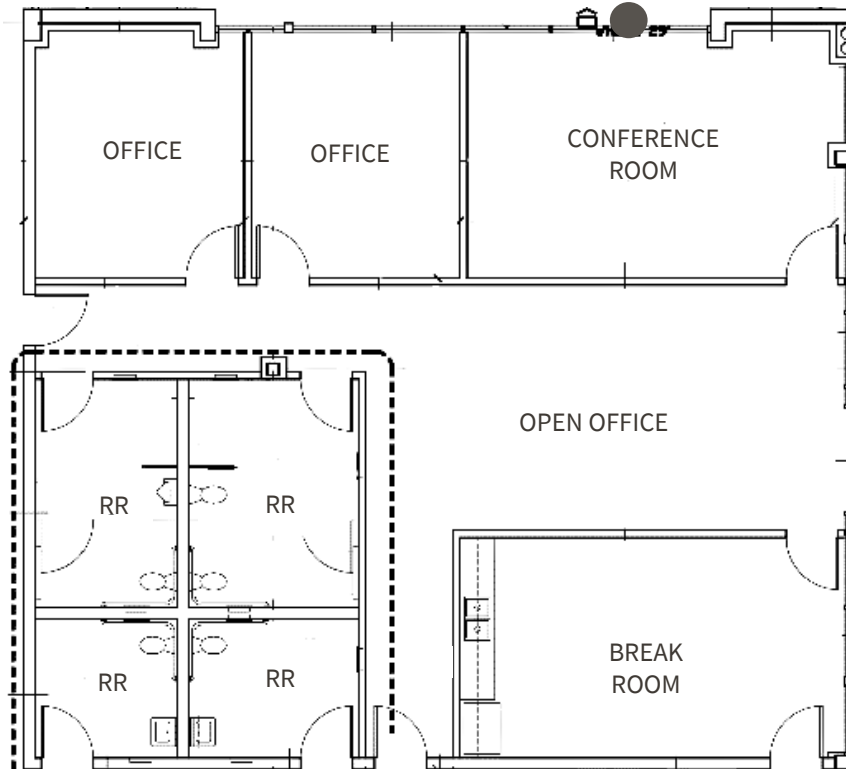
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±1,985 SF
Spec OFFICE



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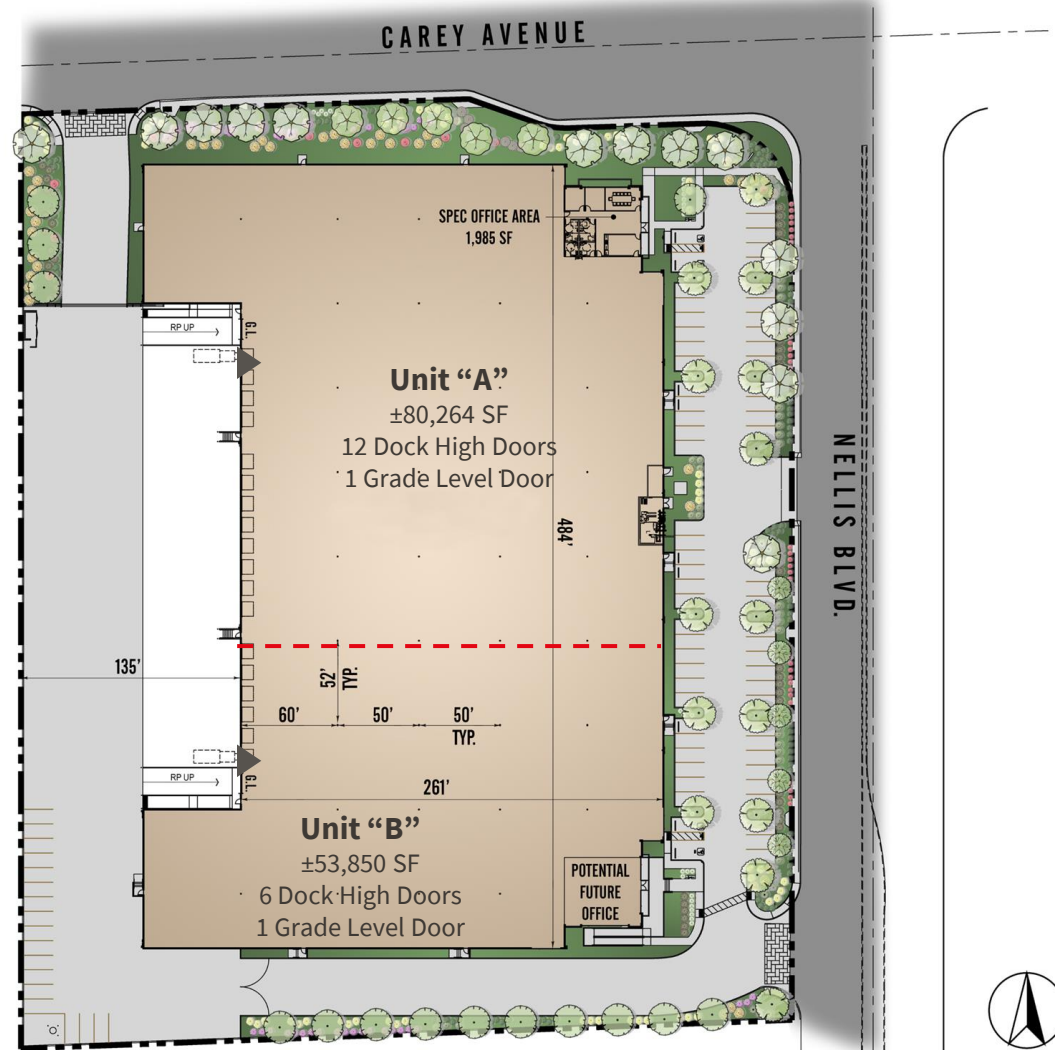


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Potential Divisibility:

- ±134,114 total square feet
- Divisible to ±53,850
- Office BTS or Spec Suite (± 1,985 SF)
- 32' clear height at first column
- ESFR fire sprinklers with K-16.8 heads
- TPO roofing
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DISTANCES TO:

LAS VEGAS STRIP.....	±12.2 MILES
HARRY REID INTERNATIONAL AIRPORT.....	±12.1 MILES
I-215 FREEWAY.....	±15.0 MILES
I-15 FREEWAY.....	±4.4 MILES

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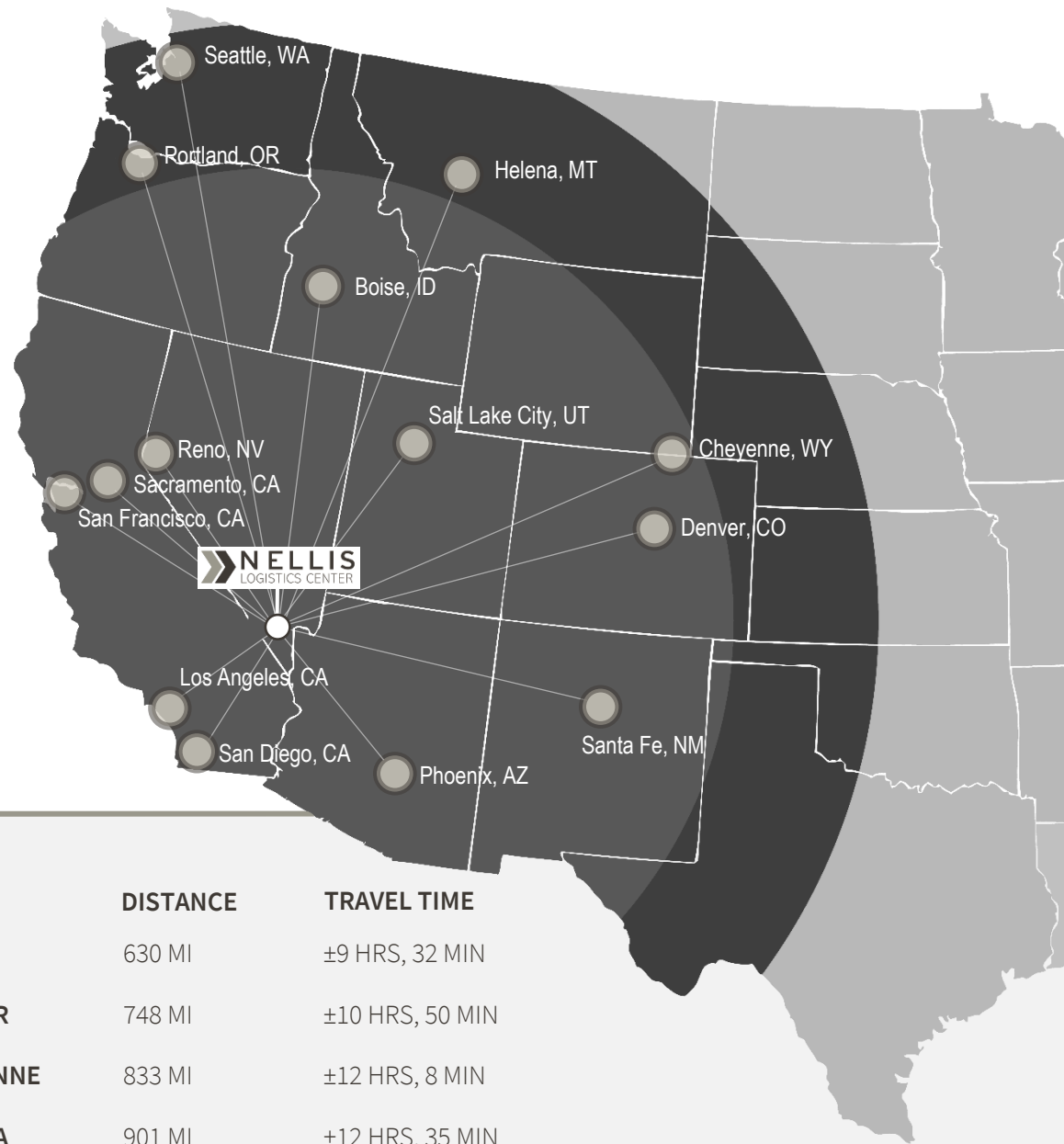


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Transit Analysis from Las Vegas

- **ONE DAY TRUCK SERVICE**
19.4% OF U.S. POPULATION
- **TWO DAY TRUCK SERVICE**
23.3% OF U.S. POPULATION



	DISTANCE	TRAVEL TIME
LOS ANGELES	270 MI	±4 HRS
PHOENIX	298 MI	±4 HRS, 38 MIN
SALT LAKE CITY	421 MI	±5 HRS, 51 MIN
RENO	448 MI	±7 HRS, 1 MIN
ALBUQUERQUE	574 MI	±8 HRS, 20 MIN
SAN FRANCISCO	568 MI	±8 HRS, 29 MIN

	DISTANCE	TRAVEL TIME
BOISE	630 MI	±9 HRS, 32 MIN
DENVER	748 MI	±10 HRS, 50 MIN
CHEYENNE	833 MI	±12 HRS, 8 MIN
HELENA	901 MI	±12 HRS, 35 MIN
PORTLAND	974 MI	±15 HRS, 29 MIN
SEATTLE	1,125 MI	±15 HRS, 29 MIN

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For information on state-based incentive packages please feel free to visit www.lvgea.org

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