

Prologis I-15 Speedway Logistics Center 1

5835 Ann Rd., North Las Vegas, NV 89115



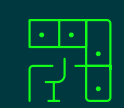
Turn-Key Logistics Center
±525,200 SF for Lease



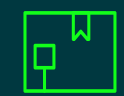


Ready-Made, Already Ahead

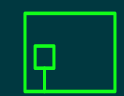
Turn-Key Large Logistics Center



±525,200 SF total
divisible to ±232,275 SF



±24,319 SF total office space



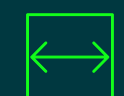
±50,000 SF of structural mezzanine
space (not included in total SF)



Rear loading



38' clear height



58' x 50' column spacing
with 60' speedbays



185' truck court with wrought
iron fencing & guard shack



Cross-dock conversion possible



500 auto stalls



89 trailer parking stalls



4000 Amp main switch board



1% skylights



ESFR sprinkler system

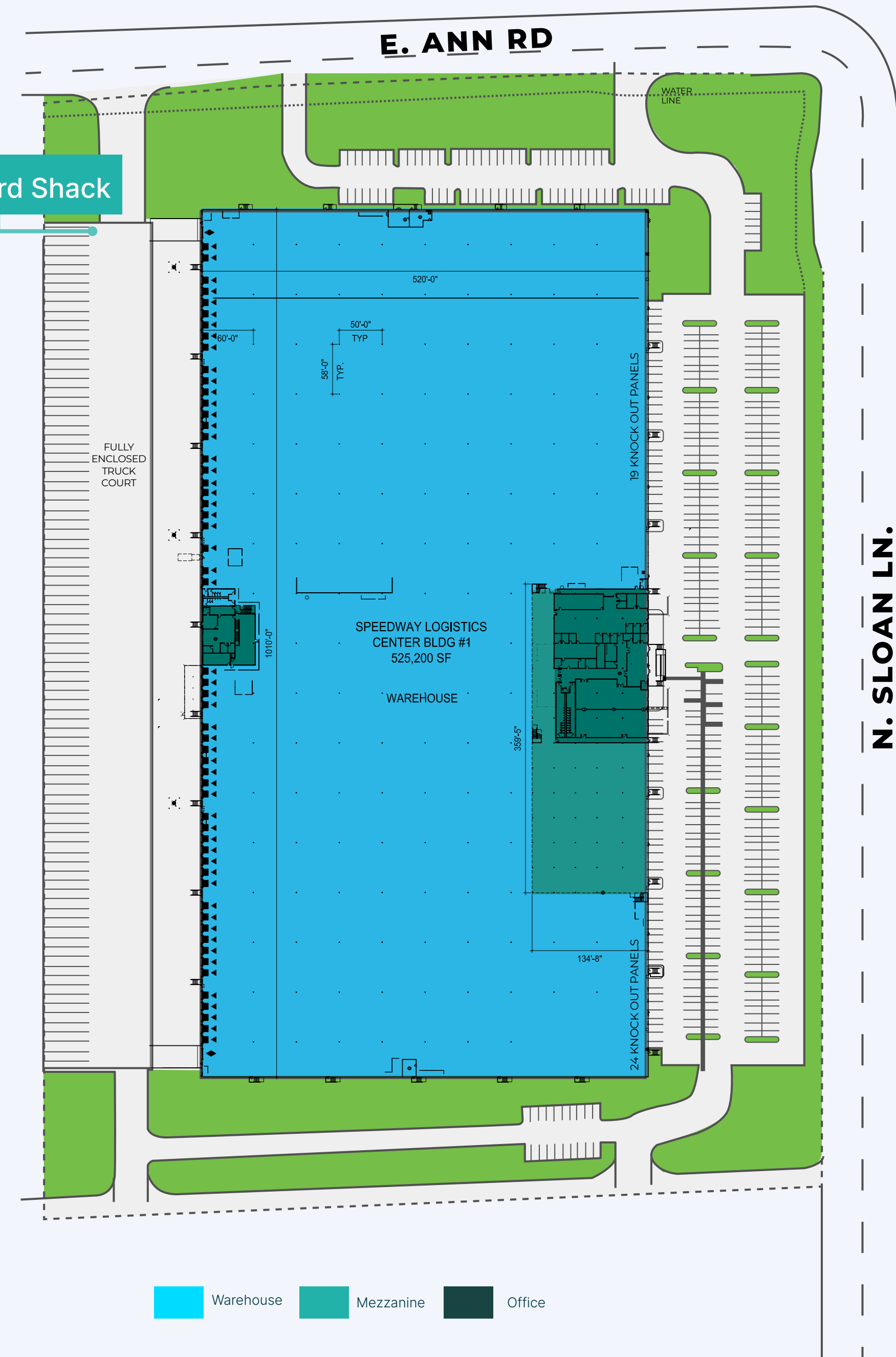


Air handling system,
including HVLC fans



35k lb. mechanical dock levelers with
seals, swing arm lights & fans on all
dock positions

Guard Shack



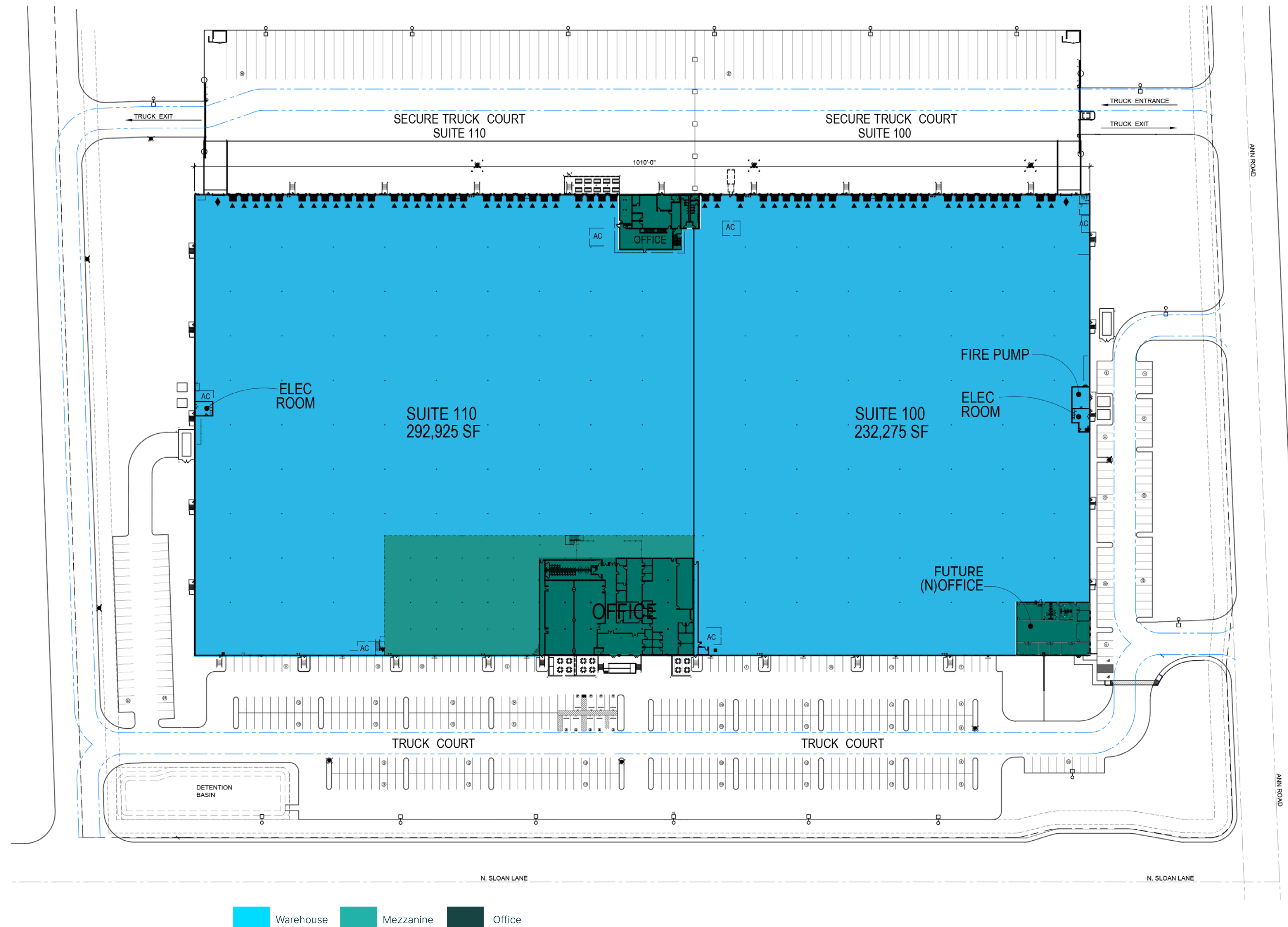
Divisible to ±232,275 SF
or ±292,925 SF

Suite 110

- ±292,925 SF
- ±19,546 SF main office
- ±4,773 SF remote office
- ±50,000 SF mezzanine (not included in total SF)
- 48 trailer stalls
- 1 grade door
- 30 dock doors

Suite 100

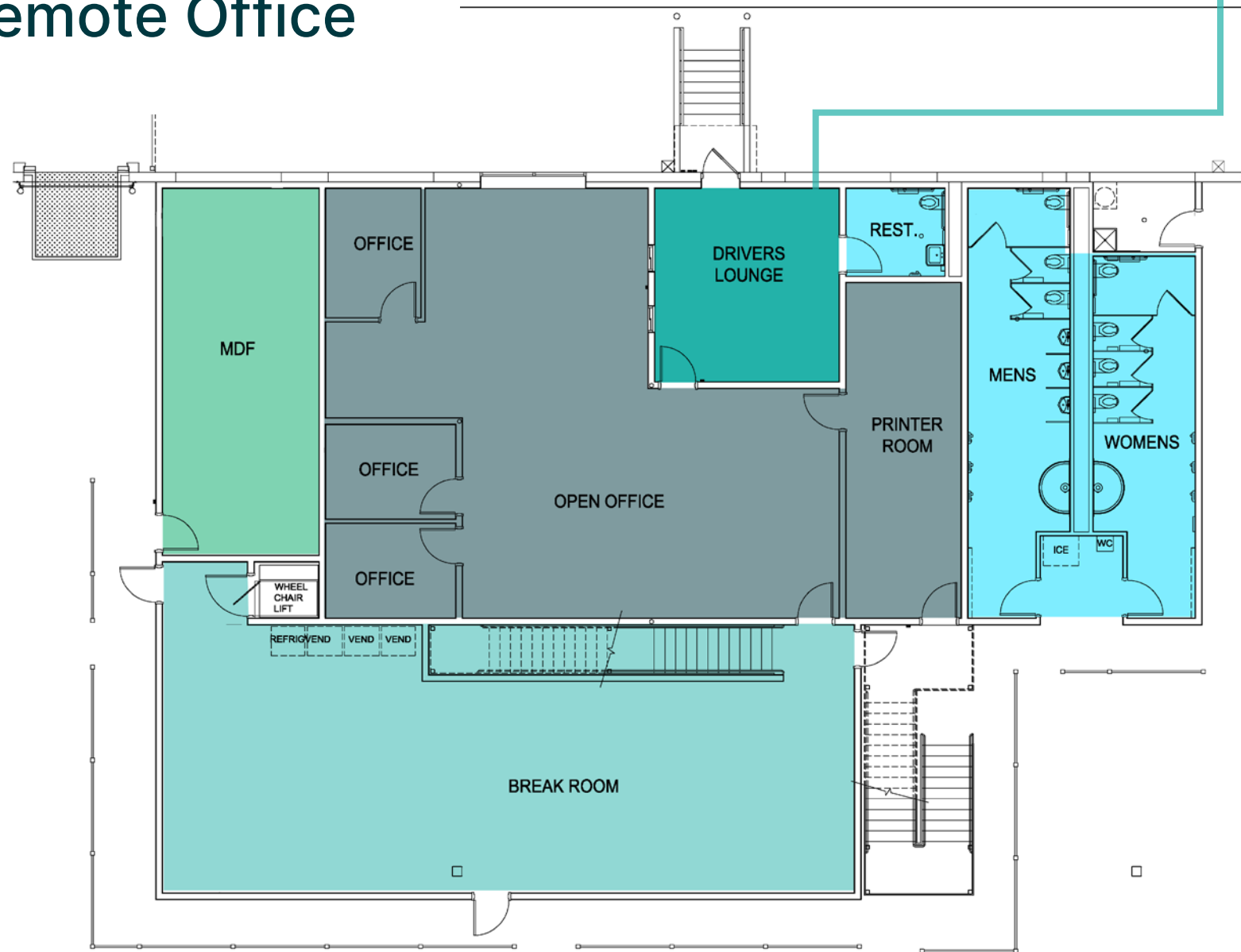
- ±232,275 SF
- ±5,000 SF office
- 37 trailer stalls
- 1 grade door
- 26 dock doors



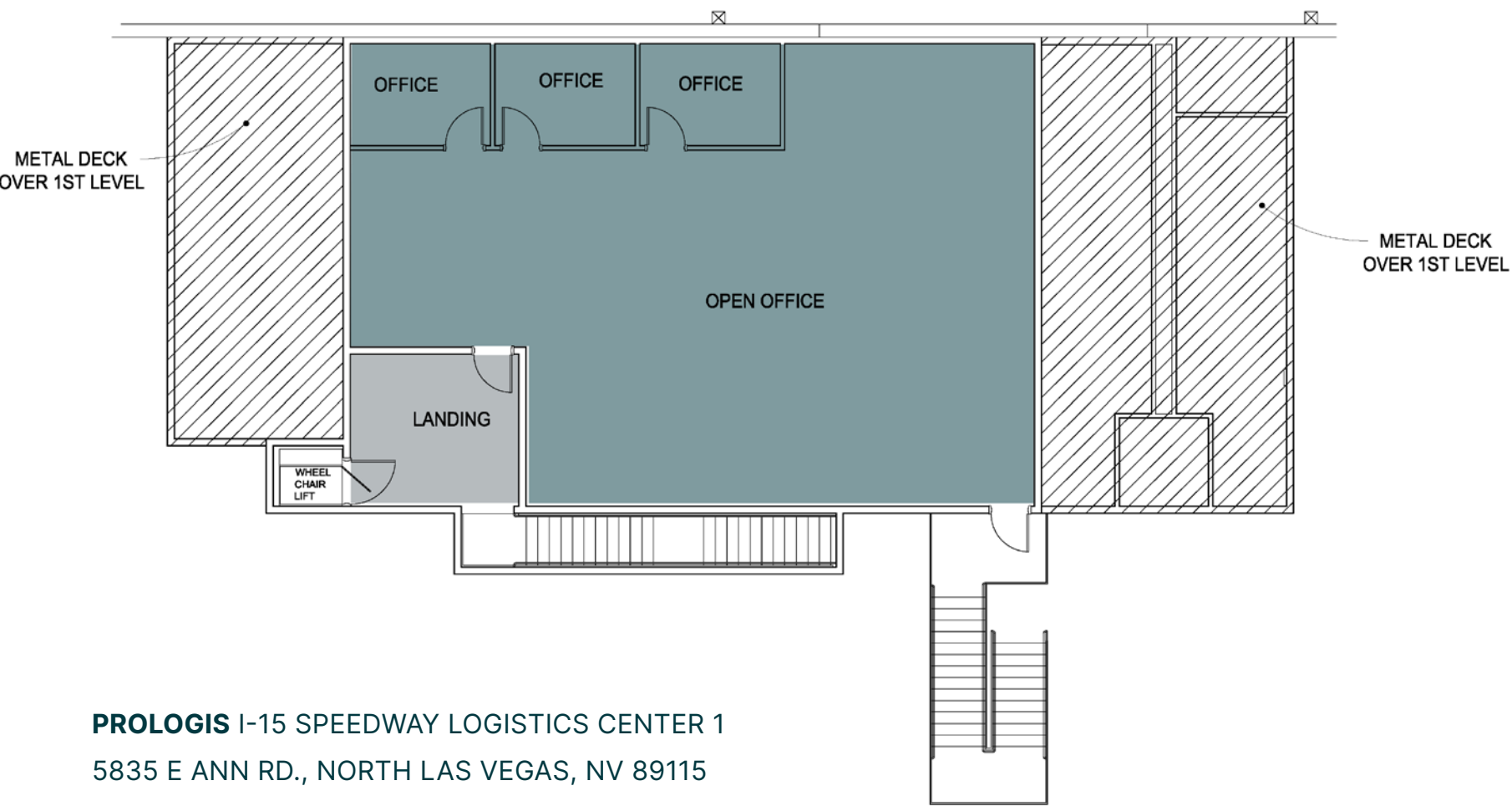
Existing Office Floor Plans

Dedicated driver's lounge with restroom and separate entrance

Remote Office



Remote Mezzanine



Main Office - reconfigurable based on occupier need

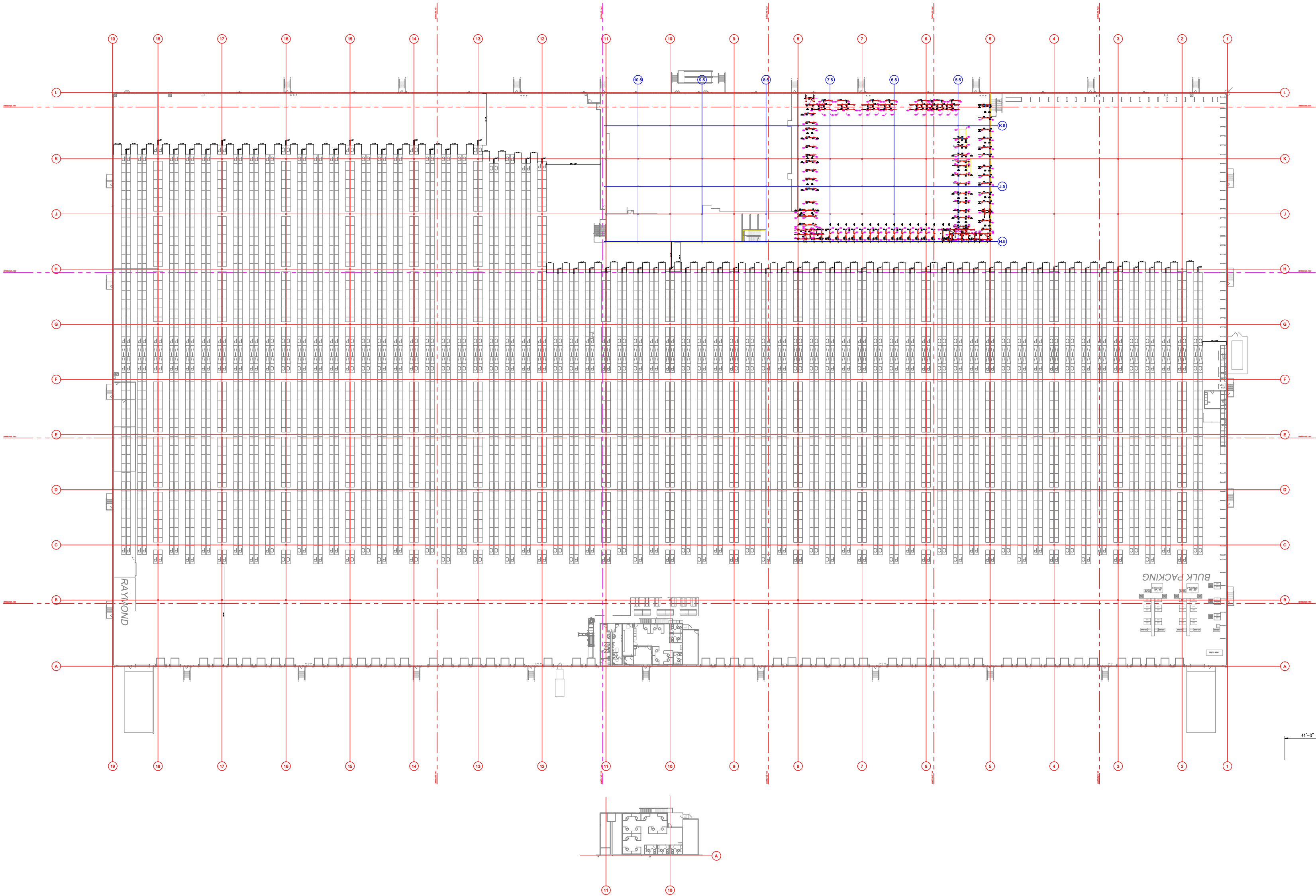
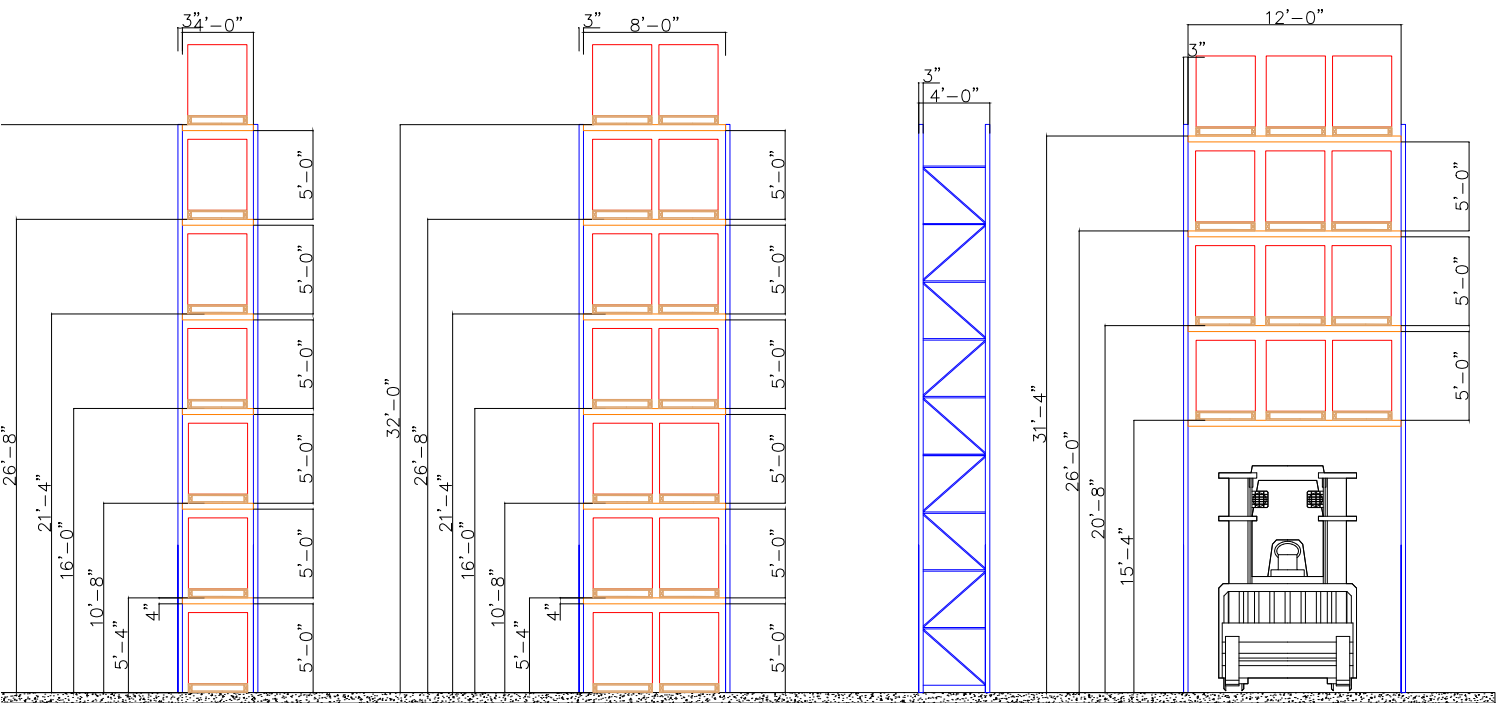


Restroom Break Room Office IT Corridor/Hallway

Proposed Racking Plan

We can provide a custom design that is right for your operation.

Conceptual Rack Layout:
124,916 pallet positions



Driving Your Business, Positioned to Deliver

Fulfill your orders across the West
from this super-regional logistics center.



Perfectly Placed and Ready to Go

- Advantageous logistics hub with big-name neighbors including Amazon, FedEx, and DHL
- Minutes from I-15 and one-day turnaround from national hubs
- Well-maintained facility in turn-key condition
- Advanced and fully-functioning HVAC system
- Secure gate and guard facilities



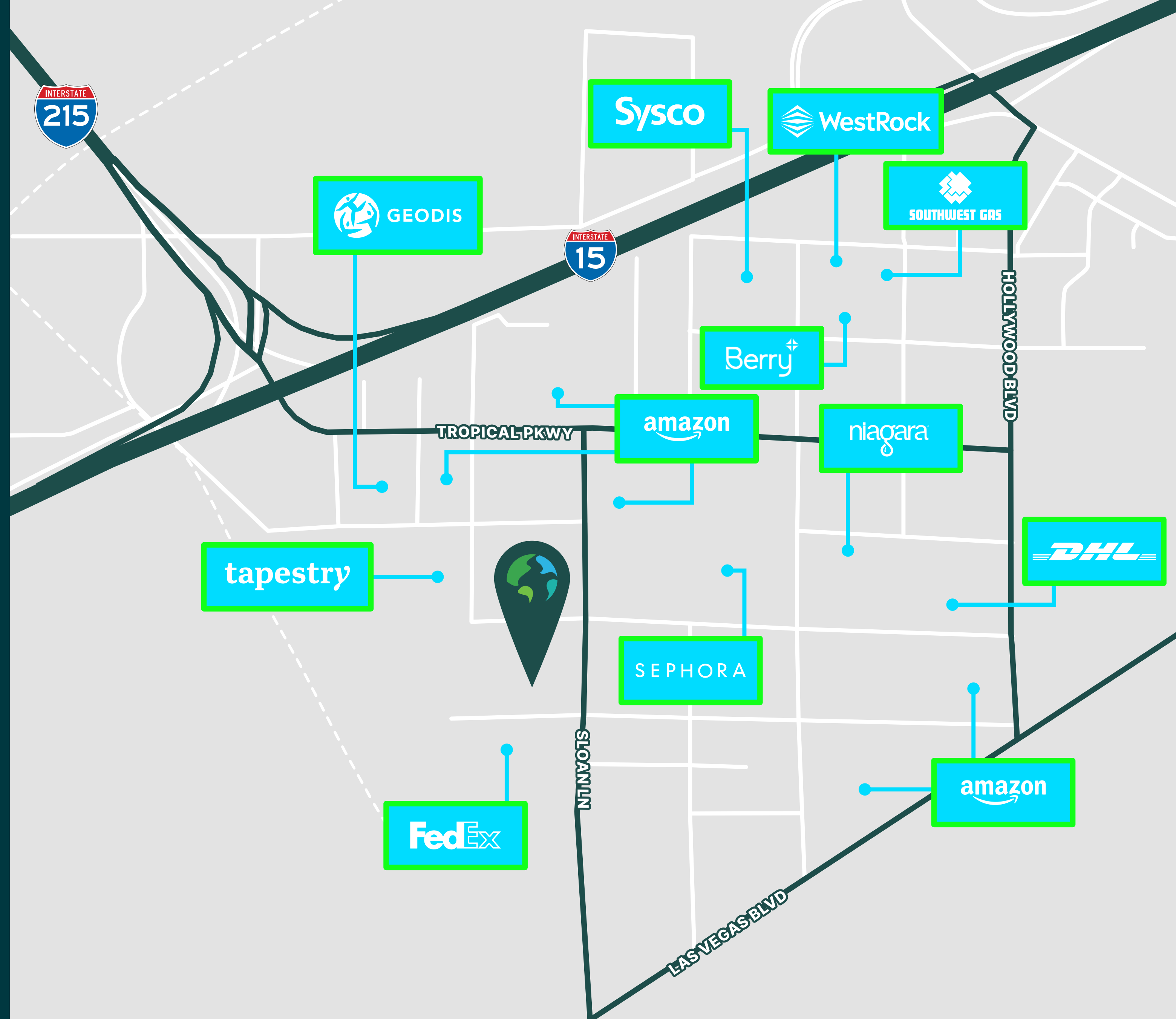
The North Las Vegas Advantage

- Business-friendly Nevada tax climate
- No corporate or personal income tax
- Twice the national average growth in manufacturing, transportation, and warehouse demand
- Robust talent pool and economical labor costs

In Good Company

Driving Your Business Forward

Some of the biggest names in logistics and distribution choose North Las Vegas. Amazon, FedEx, DHL and Sysco Foods are already serving customers across the West from this part of the valley.



The North Las Vegas Advantage

Fulfillment Anywhere

Super Regional Reach

- Move fast with smart, low-cost access to major Western markets
- One day turnaround from Los Angeles ports
- 90% of western population centers can be reached in 2 days

Nevada Tax Climate

- No income tax (personal and corporate)
- No franchise tax
- No inventory tax
- Foreign Trade Zone

Sited in a Deep Labor Pool

- Over 105,000 local workers with logistics experience
- Growing industrial and manufacturing employment sectors
- State with some of the lowest labor costs in the region

Source: CBRE-EA, U.S. Bureau of Labor Statistics

Approximate Transit Times to Major Distribution Hubs



Partner with Prologis

Clear, Simple, Service.

You can count on us as your trusted partner.

Pairing up with Prologis gives you access to an in-house team of property managers, insights from one of the largest global industrial platforms, and leading sustainability expertise. Providing responsive local support 24/7, we work hard every day to help you stay ahead of what's next.

At Prologis, we deliver on our promises so you can deliver on yours.



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Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 1.2 billion square feet owned and under management in 19 countries on four continents.

Data as of September 13, 2024, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.

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