

525,200 SF

Distribution Center for Lease - Immediate Occupancy

Prologis | 5835 E. Ann Rd.



5835 E Ann Rd.
North Las Vegas, NV 89115

LOCATION

- Immediate access to I-15 via Tropical Pkwy.
- North Las Vegas jurisdiction
- Corporate neighbors include: Amazon, Sephora, Sysco Foods, FedEx, and DHL

FACILITY

- Constructed 2016
- 525,200 SF total building size
- ±24,319 SF of total office space
- HVAC Office and Warehouse, Including HVLC Fans
- 38' clear ceiling height min at first column line
- 56 dock-high doors, 2 grade level doors
- 35k lb mechanical dock levelers, swing arm lights/fans
- 58' x 50' column spacing with 60' speedbays
- 500 auto stalls, 89 trailer parking stalls
- 185' truck court with wrought iron fencing and guard shack
- 4000 Amp main switch board
- ESFR with k22.4 heads (to be verified)
- Skylights ±1%
- R-30 roof insulation

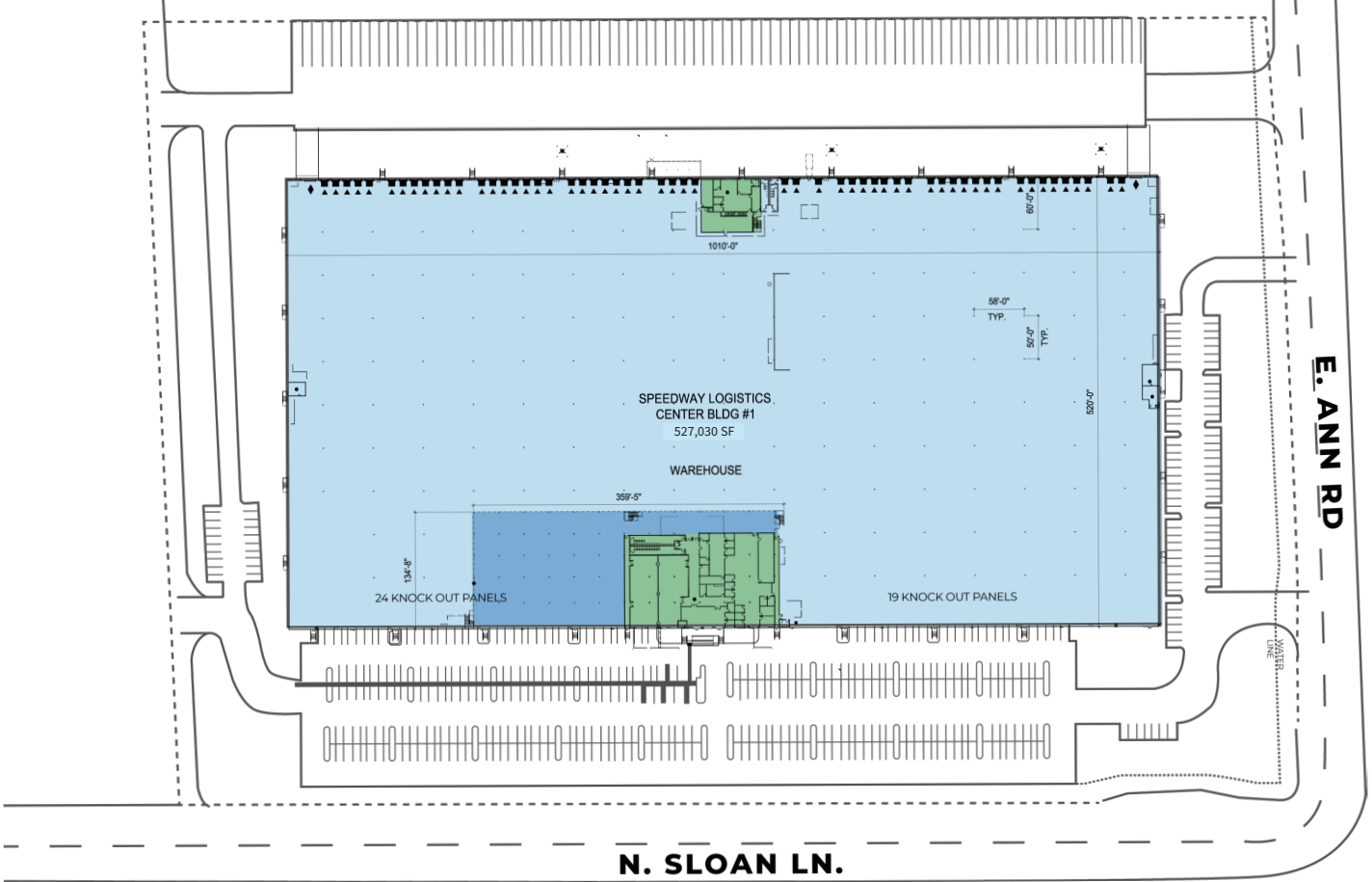
Your single-source service for efficient move-in and operations: prologisessentials.com



525,200 SF

Industrial Space for Lease

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 WAREHOUSE  PLATFORM  POTENTIAL OFFICE



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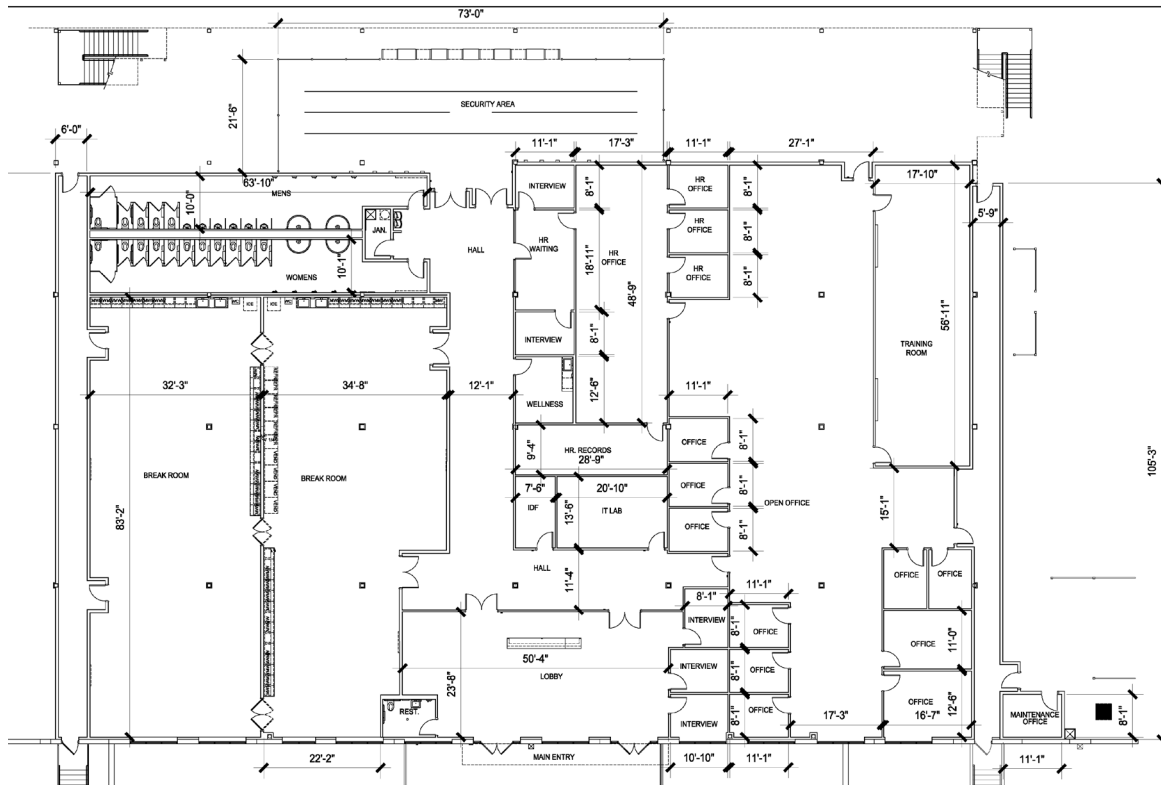
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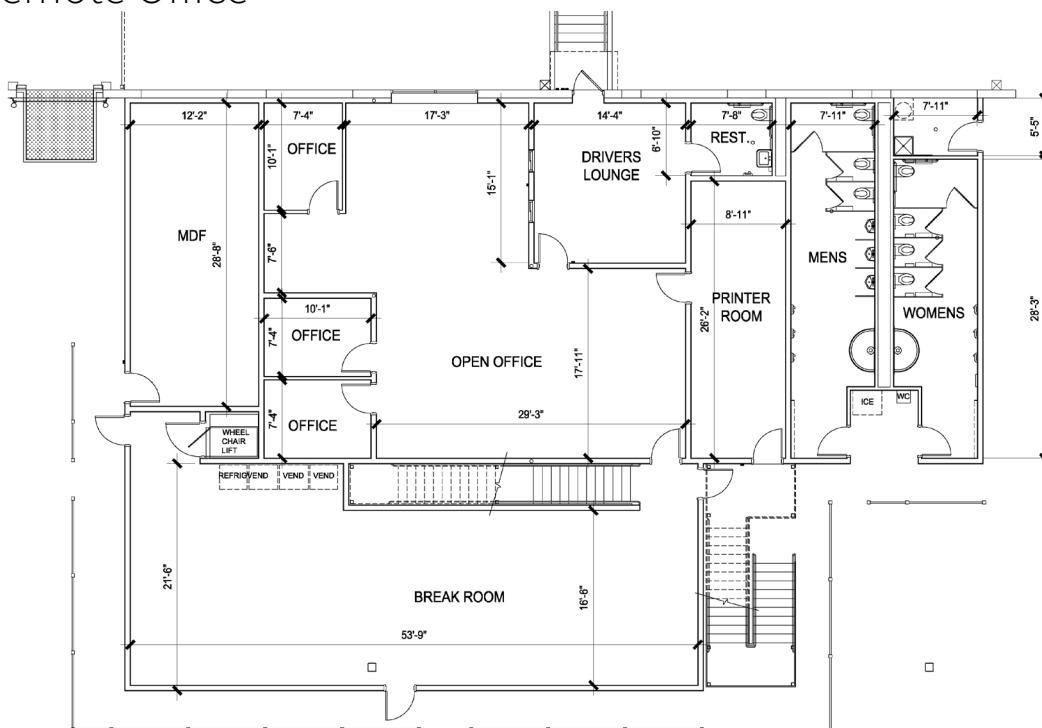
Industrial Space for Lease

Office Floor Plans | 5835 E. Ann Rd.

Main Office



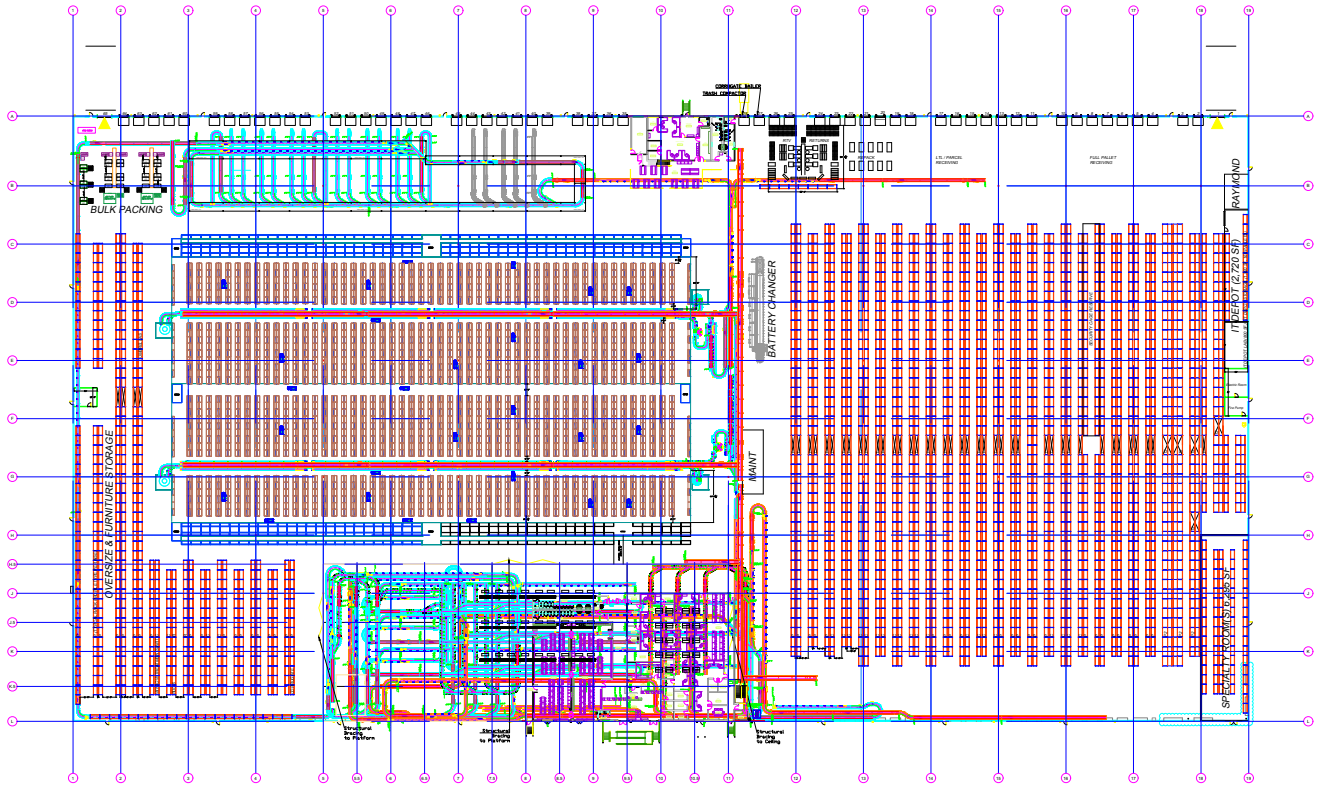
Remote Office



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Building Equipment



MATERIAL HANDLING EQUIPMENT

- 40,000+ Pallet positions of High-Quality, Heavy-Duty Structural Racking
- 4-Story Pick Module: Great for E-Commerce and Retail Applications
- Intelligrated Conveyor System and Sortation
- 100+ Pieces of Raymond Lift Equipment
- Facilities Equipment such as building generators, transfer switches, compressors, etc.
- Fully furnished office and equipment
- IT Equipment
- Various Packaging Equipment such as case sealers, carton erectors, tapers and more.

ADVANTAGES

- Save time with a turn-key building offering immediate operational start
- Save money with used materials
- Reconfiguration available to meet your specific operational needs



Contact below for immediate pricing and availability

Essentials

Justin Roeters
jroeters@prologis.com
+1 602 758 3230 direct

Prologis Essentials: Operations - your single-source for efficient move-in

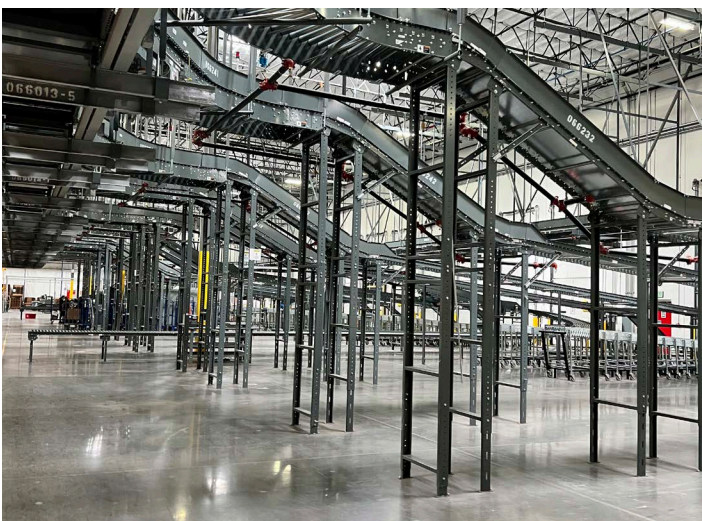
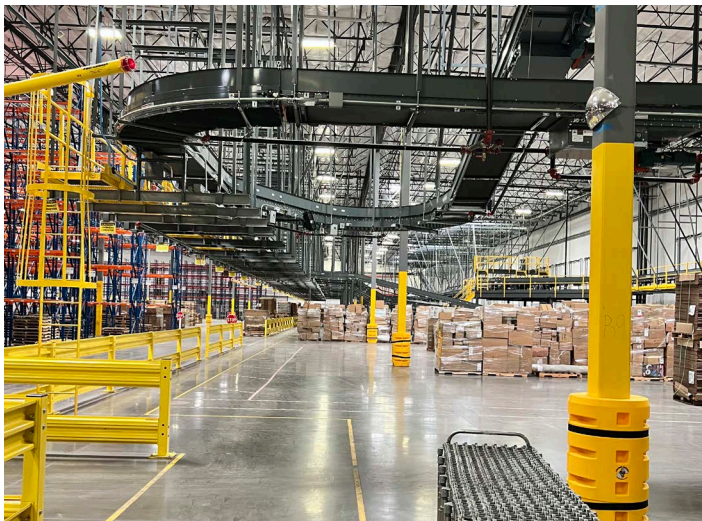
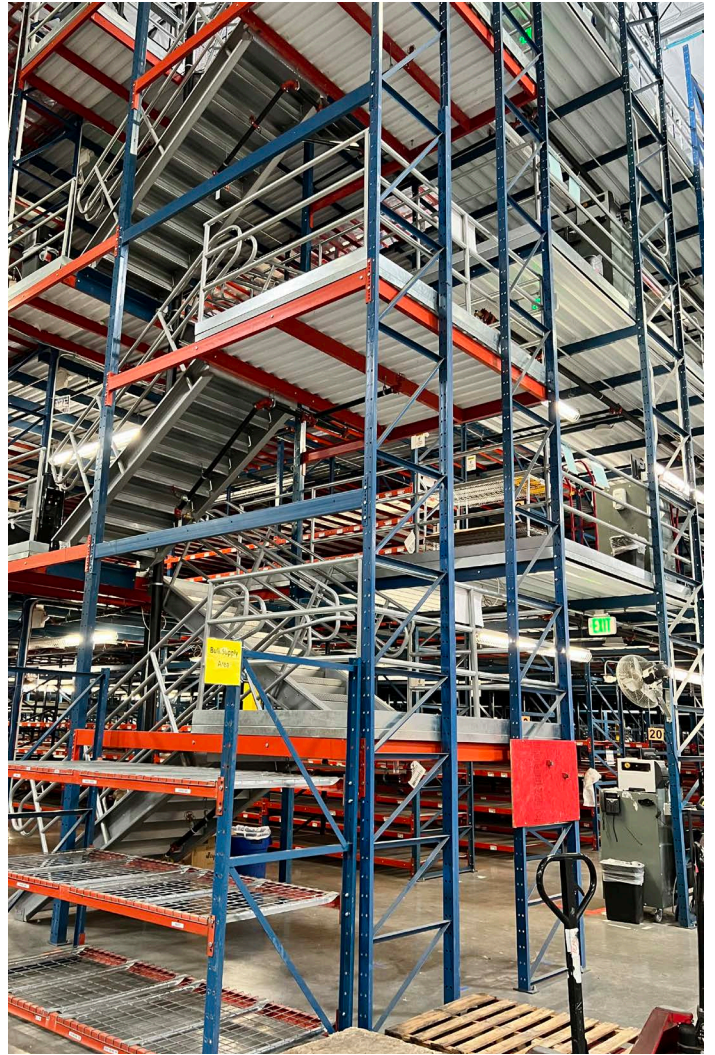
Learn more about transforming your warehouse from a space to a solution at [prologis.com/essentials](https://www.prologis.com/essentials)

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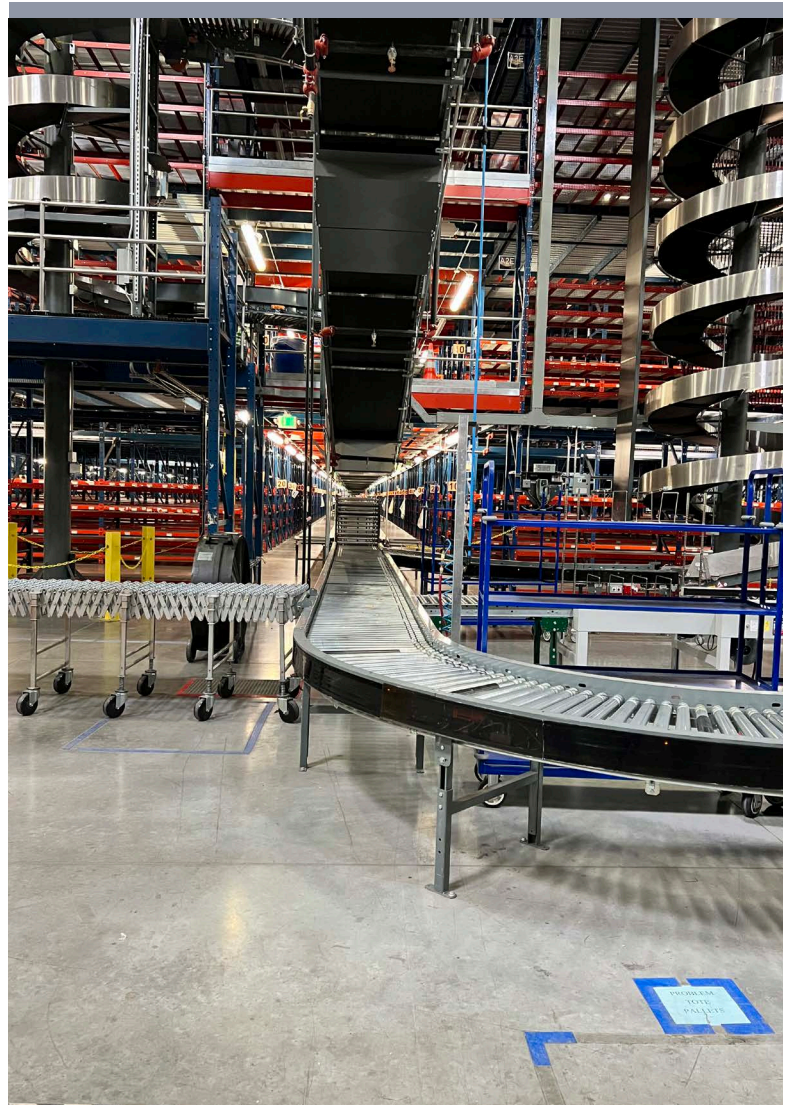
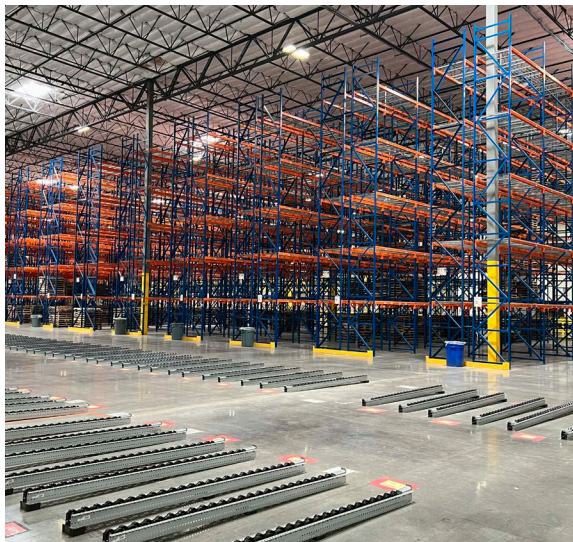
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