

CAPROCK
HIGHLANDER
LOGISTICS CENTER

AVAILABLE FOR LEASE

NADINE PETERSON BLVD. AND HWY 91,
NORTH LAS VEGAS, NV 89124



1,480,500 SF
ACROSS 2 BUILDINGS



PROJECT OVERVIEW

CapRock Highlander Logistics Center features two brand-new industrial distribution facilities totaling 1,480,500 SF, situated on 85 acres. Located in the North Las Vegas/Apex submarket, which is the epicenter of e-commerce/logistics in the southwest region, this development provides excellent connectivity and immediate access to the I-15 and other key transportation routes.



LED Warehouse Lighting



M-2 General Industrial



60 Mil single ply TPO mechanically fastened roof with 20-year NDL warranty, R38 roof insulation under deck with white scrim



4,000 - 6,000 SF Spec Offices



Speed Bay 60'



ESFR Fire Suppression System



Offering 8" concrete slabs. Type II 4" aggregate base with an allowable bearing pressure of 4,500 PSI.



40' Clear Height



Designed to accommodate future HVAC & solar improvements.





Building A

Building Size	1,019,800 SF
Clear Height	40'
Auto Parking	663 stalls
Dock Doors	(157) 9'X10'
Grade Level Doors	(4) 14'W X 16' H
Trailer Parking	369 trailer stalls
Power	12,000 amps, 277/480 Volts
Column Spacing	60' X 60'
Skylights	1.5%
Spec Office	6,000 SF

Building B

Building Size	460,700 SF
Clear Height	40'
Auto Parking	288 stalls
Dock Doors	(64) 9'X10'
Grade Level Doors	(4) 14'W X 16' H
Trailer Parking	181 trailer stalls
Power	8,000 amps, 277/480 Volts
Column Spacing	60' X 60'
Skylights	1.5%
Spec Office	4,000 SF

SITE PLAN



NADINE PETERSON BLVD.

82 Trailer Stalls
96 Trailer Stalls

Building A
1,019,800 SF

118 Trailer Stalls

Building B
460,700 SF

26 Trailer Stalls
39 Trailer Stalls

DETENTION BASIN



SPEC
OFFICE



9' W X 10' H DOCK
HIGH DOORS



14' W X 16' H GRADE
LEVEL DOORS

PROPERTY HIGHLIGHTS

- » Conveniently located within 30 minutes of the Las Vegas Strip and Harry Reid International Airport
- » CapRock Highlander Logistics Center delivers on the region's need for new, state-of-the-art industrial facilities
- » Prime location in North Las Vegas/Apex submarket with access to I-15 freeway via Hwy91/Las Vegas Blvd

Class "A" Facilities

- » 40' minimum clear height
- » 8-inch concrete slab
- » ESFR sprinklers
- » 8,000-12,000 Amps power
- » Abundant trailer parking
- » Drive-around access
- » Excess trailer parking



OUTSTANDING LABOR POOL

Access to a strong labor force of approximately 950,000 employees within a 25-mile radius of the property.

THRIVING INDUSTRIAL MARKET

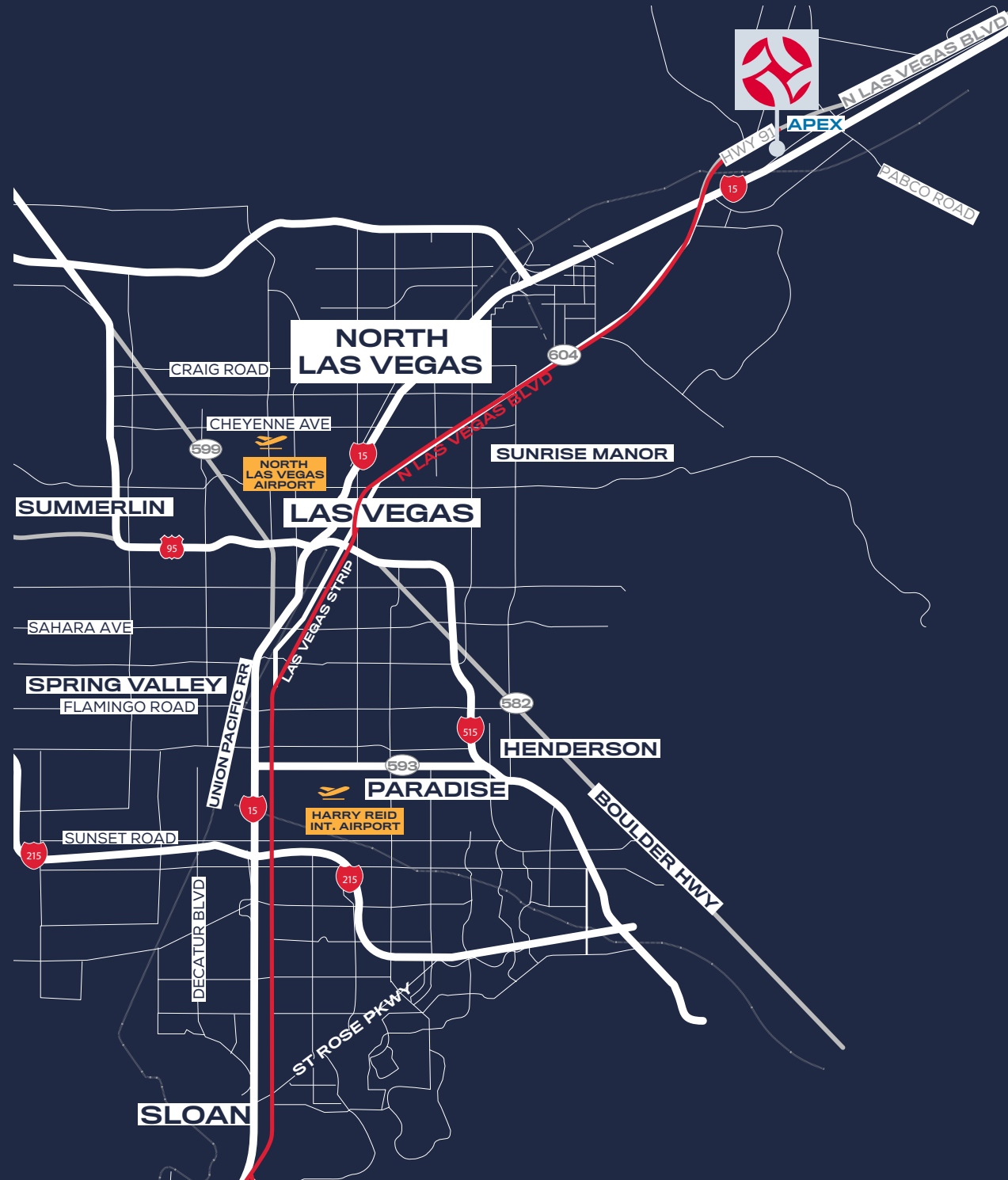
Surrounded by premium tenants such as: Air Liquide, Ball, Saddle Creek Logistics Services, Crocs, and Smith's-Kroger

EXCEPTIONAL FREEWAY ACCESS

Immediate freeway access is provided via north/southbound on/off ramps to the Interstate-15 Freeway at Hwy 91

STRONG AMENITIES AND MIX OF USES

Apex has the ability to accommodate a variety of user requirements, including large bulk and multi-tenant space.



BUSINESS FRIENDLY ENVIRONMENT

An ideal southwest distribution hub. Conveniently located within a one-day truck drive to five major markets (Los Angeles, Phoenix, Salt Lake, San Diego, and San Francisco), as well as international ports

Las Vegas business stats Nevada is at the forefront of the nation with one of the most favorable tax climates for businesses and employees.

- » No personal income tax
- » No corporate income tax
- » No franchise tax
- » No unitary tax
- » No inheritance tax
- » No estate tax

298 mi. | 5 hrs.
LOS ANGELES

326 mi. | 6 hrs.
PHOENIX

361 mi. | 6 hrs.
SAN DIEGO

402 mi. | 6 hrs.
SALT LAKE CITY

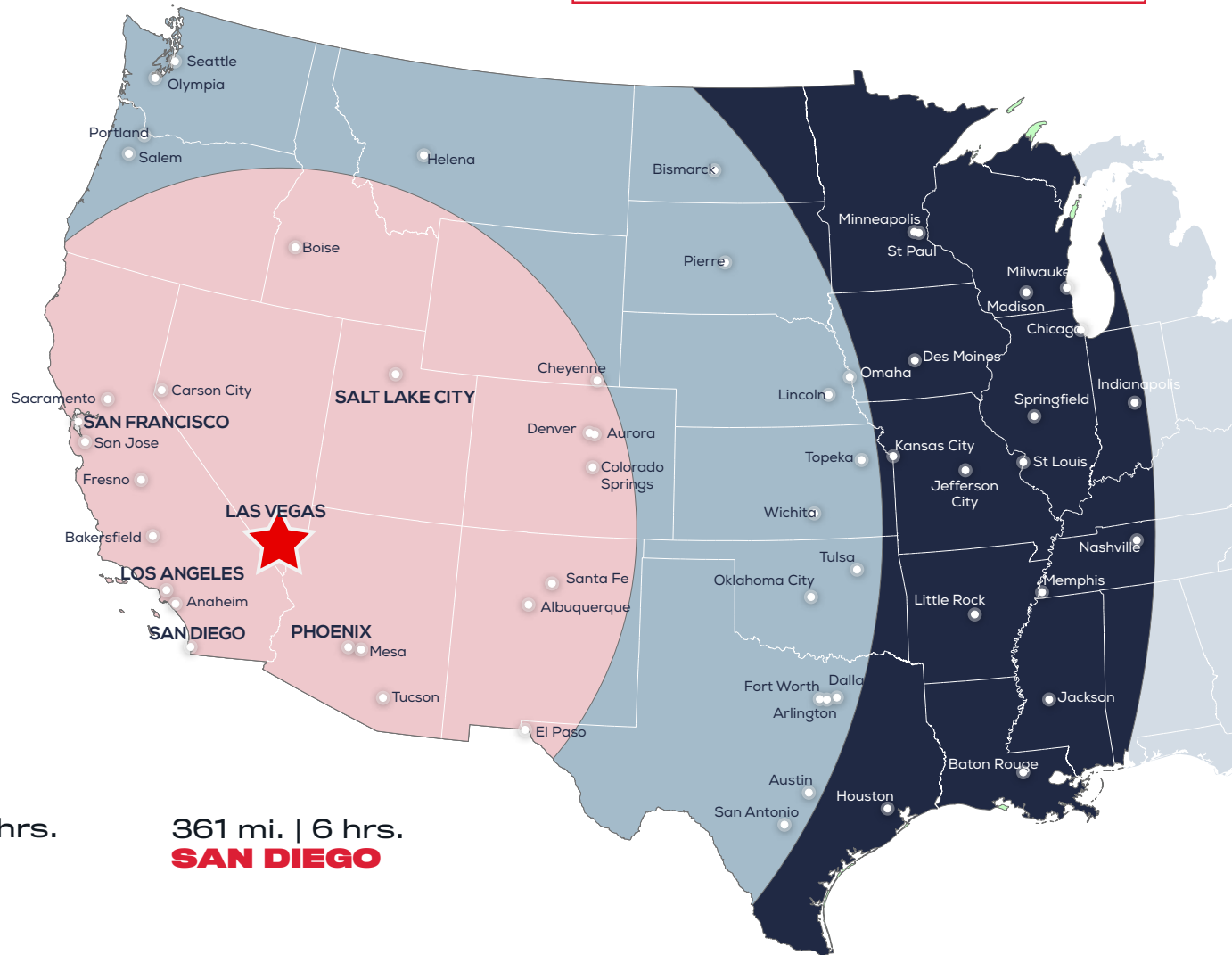
603 mi. | 10 hrs.
SAN FRANCISCO

TRUCK SERVICE

1 Day

2 Day

3 Day



CAPROCK
|
HIGHLANDER
|
LOGISTICS CENTER

For more information, please contact:

Donna Alderson, SIOR
Vice Chair
+1 702 605 1692
donna.alderson@cushwake.com

Greg Tassi, SIOR
Vice Chair
+1 702 605 1713
greg.tassi@cushwake.com



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-03.8.2024