



SOUTH VEGAS INDUSTRIAL CENTER

1.4M SF PHASE 1 AVAILABLE FOR LEASE

Interstate 15 and State Route 161, Jean, NV 89019



For more information, please contact:

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SOUTH VEGAS INDUSTRIAL CENTER

South Vegas Industrial Center (SVIC) is a 200-acre master planned industrial park consisting of a total ± 2.8 M square feet of state of the art industrial buildings, located just off I-15 at the south end of the Las Vegas Valley providing the best and closest access to the massive Southern California markets and population base. SVIC is proximate to the south Las Vegas Valley submarkets, which boast tenants like Amazon, FedEx, Kroger, Levi's, Olukai and Aristocrat Technologies.

LAS VEGAS: 15 MILES

BUILDING A
PHASE I

BUILDING B
PHASE I



TERRIBLE'S

PHASE II

PHASE II

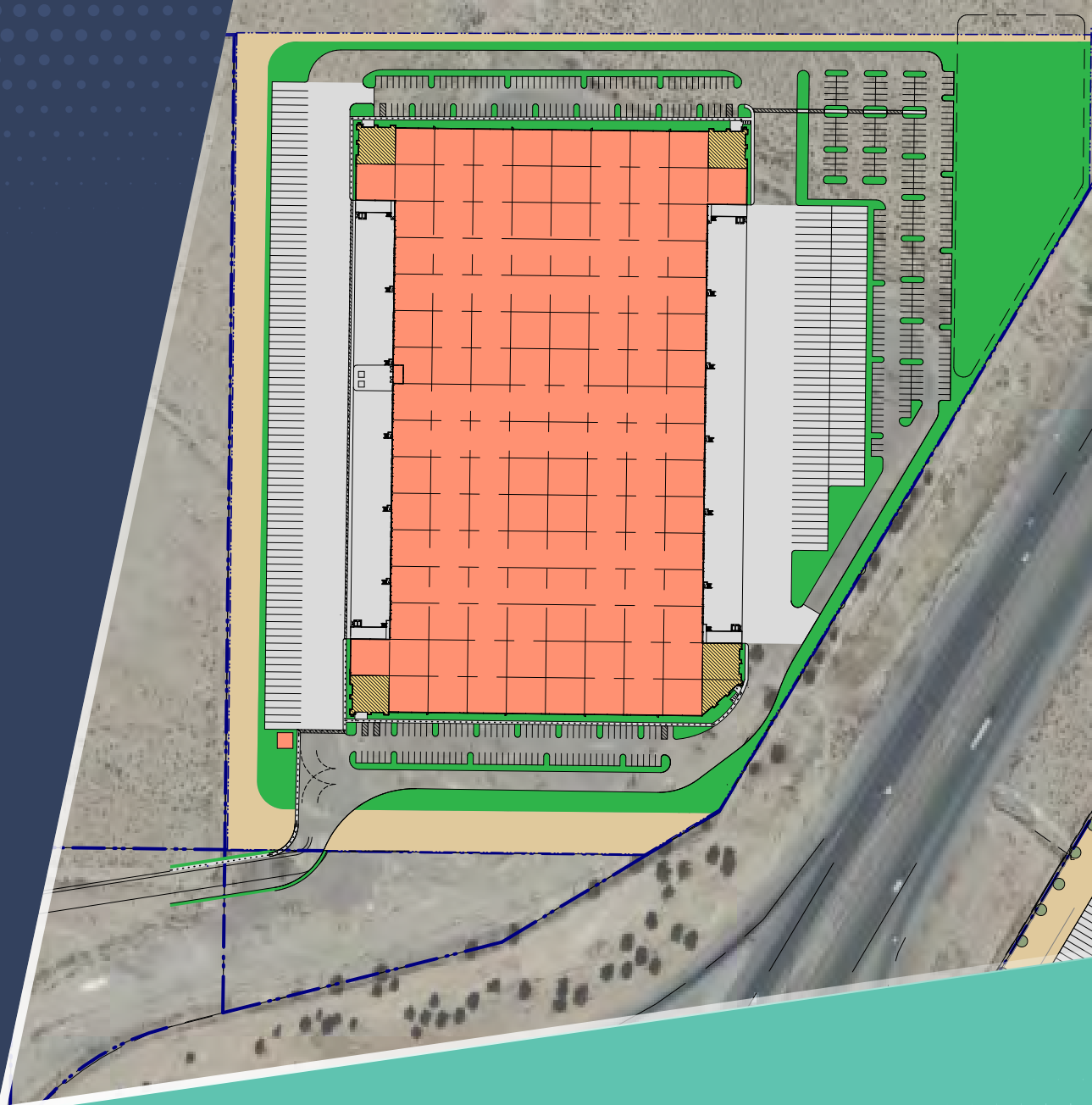




SOUTH VEGAS INDUSTRIAL CENTER

BUILDING A - PHASE 1

Address:	2 Goodsprings Road
Building Size:	455,280 SF
Lot Size:	33.02 Acres
Clear Height:	±36' Minimum
Auto Parking:	451 Stalls
Dock Doors:	80 (9'x10')
Grade Doors:	4 (12'x14')
Trailer Parking:	177 Stalls
Power:	277/480 Volts, 3-Phase
Dimensions:	600' x 896'
Column Spacing:	56' x 60'



LED Warehouse
Lighting



MD, Designed
Manufacturing
Zoning



60'
Speed Bay



ESFR Fire
Suppression
System



SOUTH VEGAS INDUSTRIAL CENTER

BUILDING B - PHASE 1

Address:	S. Las Vegas Blvd
Building Size:	1,000,209 SF
Lot Size:	58.61 Acres
Clear Height:	±36' Minimum
Auto Parking:	585 Stalls
Dock Doors:	198 (9'x10')
Grade Doors:	4 (12'x14')
Trailer Parking:	279 Stalls
Power:	277/480 Volts, 3-Phase
Dimensions:	640' x 1,868'
Column Spacing:	50' x 56'



LED Warehouse
Lighting



MD, Designed
Manufacturing
Zoning



60'
Speed Bay



ESFR Fire
Suppression
System



SOUTH VEGAS INDUSTRIAL CENTER

PHASES OF PROJECT

PHASE I

BUILDING A ±455,280 SF

BUILDING B ±1,000,209 SF

PHASE II

BUILDING C ±272,320 SF

BUILDING D ±115,440 SF

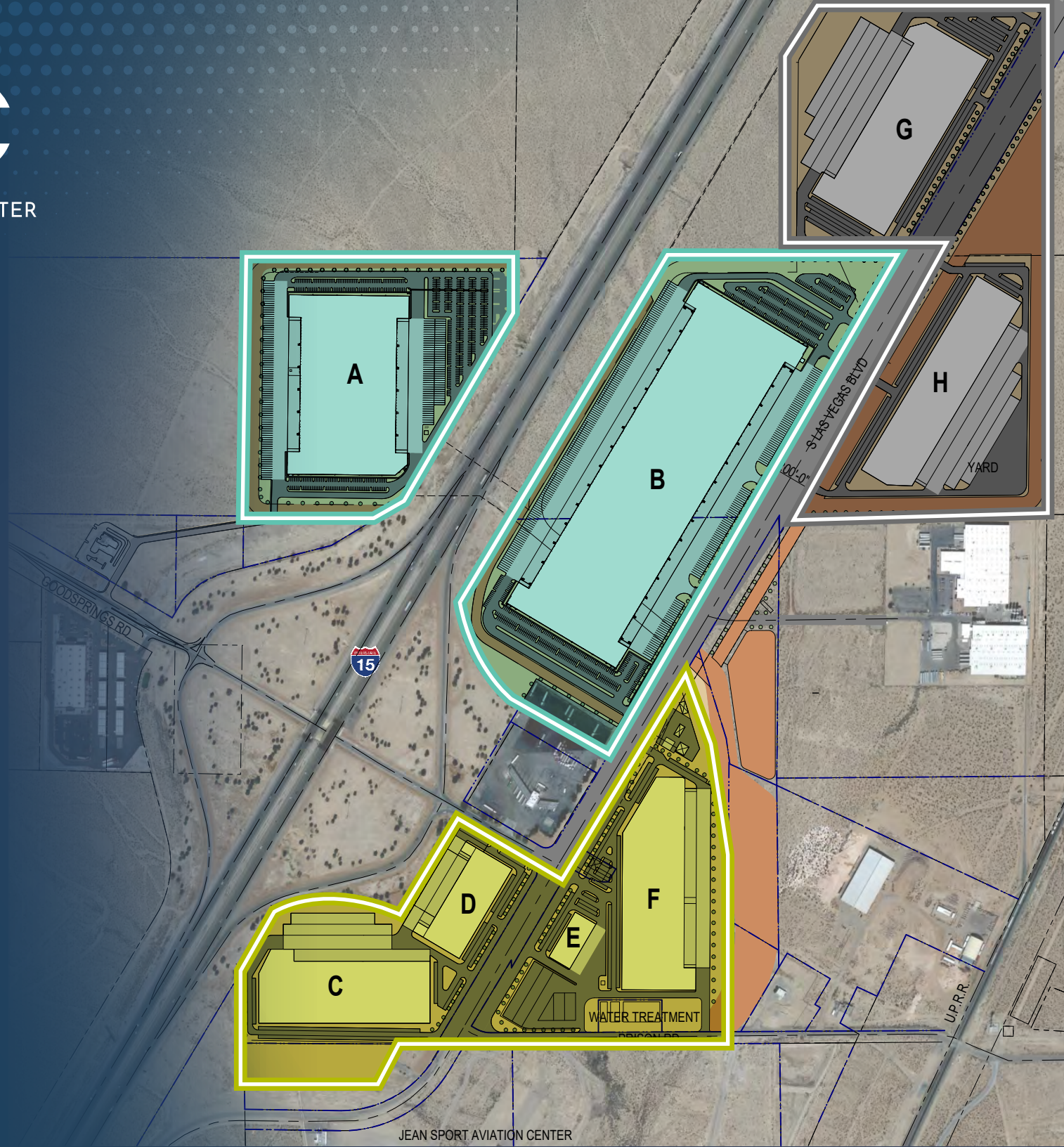
BUILDING E ±31,200 SF

BUILDING F ±313,136 SF

PHASE III

BUILDING G ±381,240 SF

BUILDING H ±289,980 SF





SOUTH VEGAS INDUSTRIAL CENTER

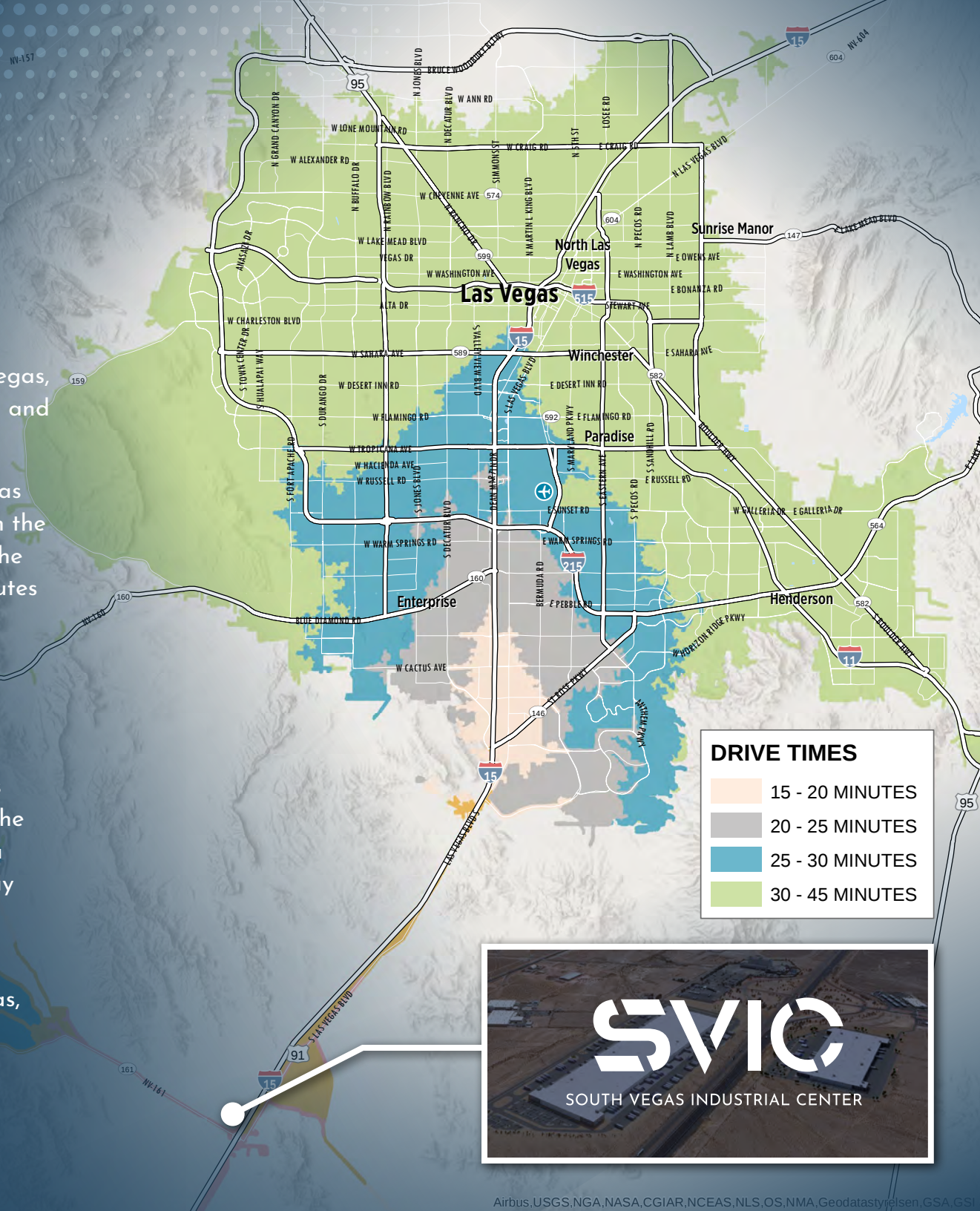
Dynamic Market - Direct proximity to Las Vegas, one of the fastest growing MSA's in population and employment for the past decade.

Available Workforce - Despite strong growth, Las Vegas still has the highest unemployment rate in the US. There is an abundant existing workforce in the south end of the Las Vegas Valley within 15 minutes from the site.

Outstanding Proximity - Located immediately off the I-15. More than 1.9 million people within a 45-minute drive.

Hours of Service - Project location allows trucks to make one day round-trip service to, or from, the Port of Long Beach or other Southern California locations, rather than drivers being forced to stay overnight due to drive-time rest restrictions.

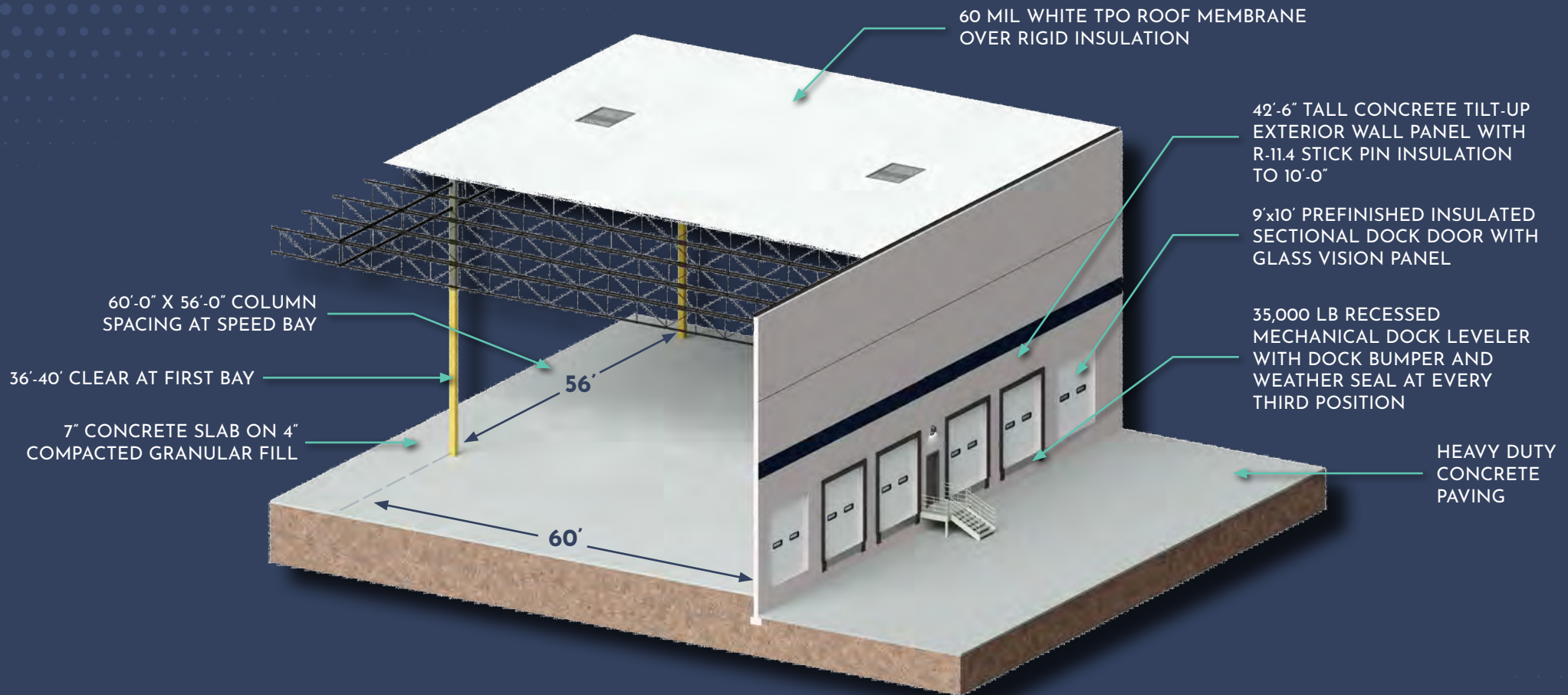
30 Under 30 - Site is located approximately 30 miles and within 30 minutes to Central Las Vegas, which is the same distance and drive time from Central Las Vegas to Apex





SOUTH VEGAS INDUSTRIAL CENTER

CROSS SECTION RENDERING





SOUTH VEGAS INDUSTRIAL CENTER

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

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 inventory tax
- ☐ No inheritance tax
- ☐ No estate tax

Nevada Provides Generous **State Incentive Programs**

- Sales & Use, Modified Business and Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling, Aviation parts abatement and Data Center abatement
- Nevada Train Employees Now assists new and expanding companies achieve high productivity by delivering skills-based intensive job training
- Silver State Works Employee Hiring Incentive



LOCATION	TIME (EST)	MILES
Los Angeles, CA	3.5 Hrs	240
Phoenix, AZ	5 Hrs	320
San Diego, CA	4.5 Hrs	300
Salt Lake City, UT	6.5 Hrs	450
Reno, NV	7.5 Hrs	470
San Francisco, CA	8 Hrs	540
Sacramento, CA	8 Hrs	535

LOCATION	TIME (EST)	MILES
Boise, ID	10 Hrs	650
Santa Fe, NM	9.5 Hrs	660
Denver, CO	11.5 Hrs	780
Cheyenne, WY	13 Hrs	875
Helena, MT	13.5 Hrs	930
Portland, OR	16 Hrs	999
Seattle, WA	17.5 Hrs	1,144



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