

Premier location. Tailored design.

PROLOGIS®
I-15 SPEEDWAY
LOGISTICS CENTER 11

±79,290 - ±309,159 Turnkey
Industrial Space Available for Lease



6250 E. Washburn Road, North Las Vegas, NV 89115



Efficiency redefined

The Prologis I-15 Speedway Logistics Center is a ±309,159 SF Class-A industrial facility located in the thriving North Las Vegas/Speedway submarket. Positioned just south of the I-15 via Tropical Parkway, it offers excellent accessibility to major highways, corporate neighbors, and key logistics infrastructure.

With front and rear loading options, BTS office space, and a 36' minimum clear height, the facility is designed for flexibility and efficiency to meet your business needs.



Class-A Infrastructure

Crafted to streamline operations with front and rear loading options, large warehouse scale & 36' min. clear height.



Prime Location

In the heart of the North Las Vegas Submarket just south of the I-15 via Tropical Pkwy. Easily accessed from Washburn Rd. and Mt. Hood St.



Premier Connectivity

Direct access to the ports of Los Angeles & Long Beach, LAX, and BNSF & Union Pacific hubs, with seamless connectivity to key distribution corridors serving the Midwest and East Coast.

Flexibility meets functionality

±309,159

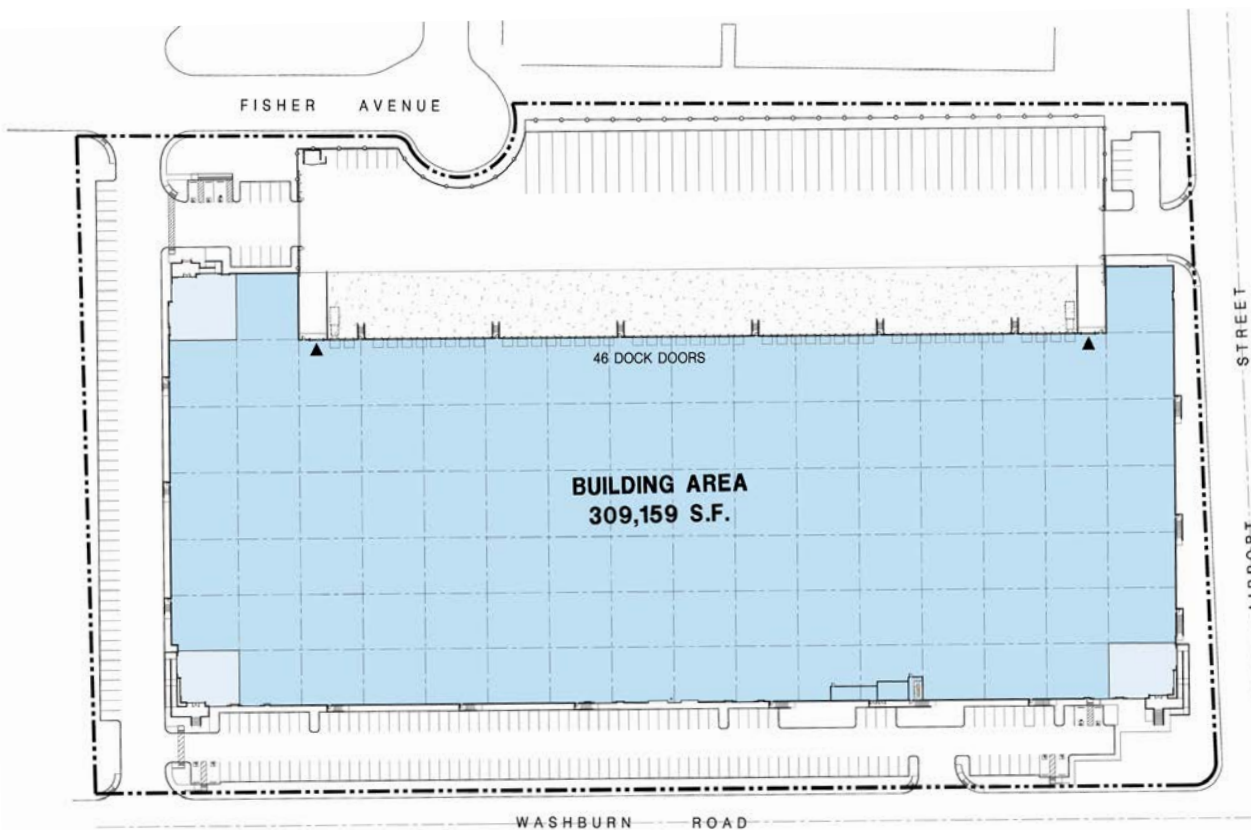
SF Building

±79,290

Divisibility

±13.91

Acre Site



BUILDING FEATURES

- 100% HVAC Climate Controlled
- Front & Rear Loading Options
- ±3,638 SF Office
- 46 Dock Doors (9'x10')
- 2 Grade Doors (12'x14')
- 36' Minimum Clear Height
- 60' Speed Bays
- 50'x60' Typical Column Spacing
- 135'x185' Truck Court
- 232 Car Parking Stalls
- 43 Trailer Parking Stalls
- ESFR Sprinkler System
- 277/480v, 3-Phase Power
- Concrete Dock Apron
- Paved Truck Court
- Electrical Capacity Designed 4,000-Amp
- Main Service to Building (expandable)
- R-38 Roof Batt Insulation
- 7" Reinforced Concrete Floor Slab (0.5% Slope)
- Solar-Ready Roof (30 year, 80 mil TPO)
- Underground Conduit for Future EV Charging

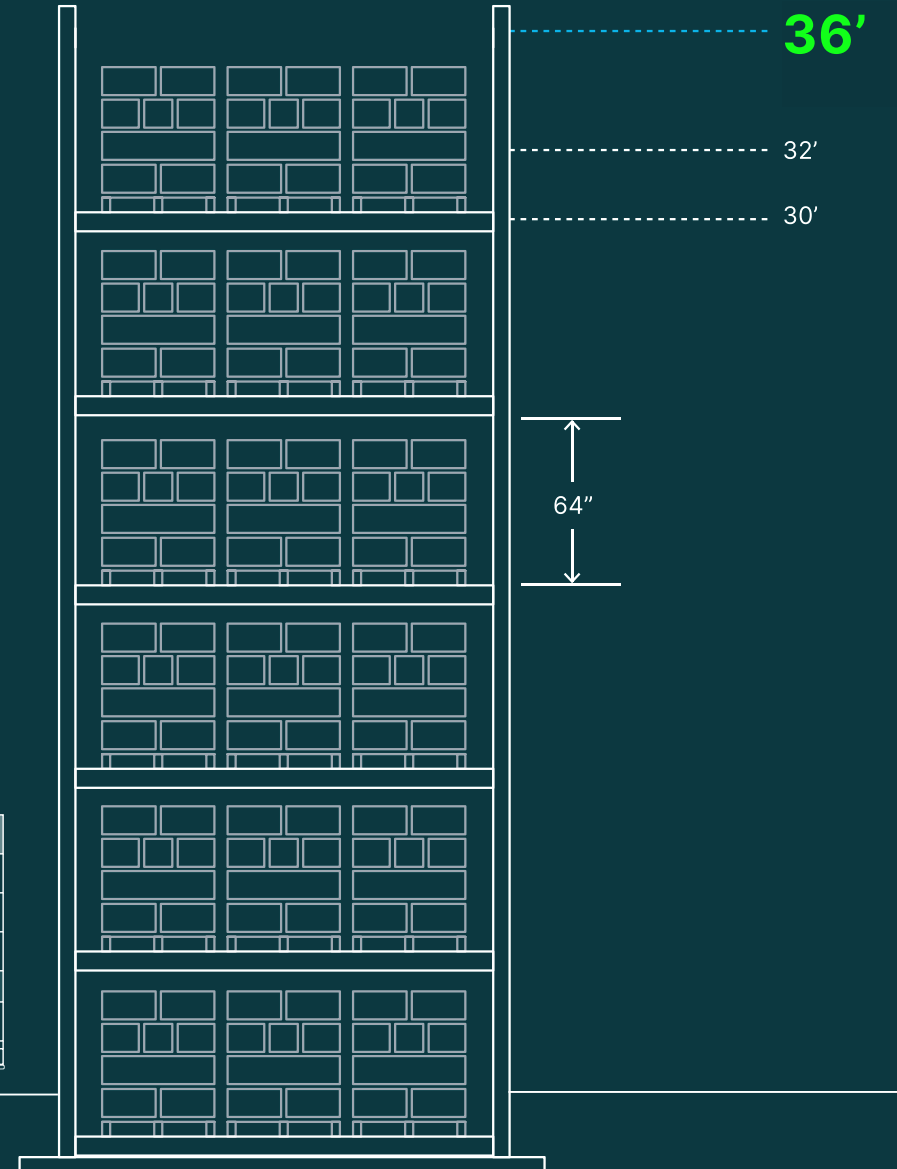
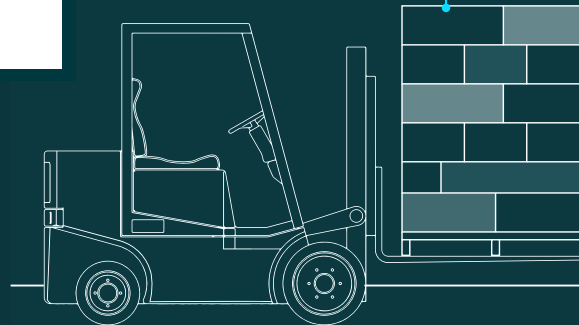


Take your storage solutions to new heights

Our **36' clear height** increases cubic capacity up to 10-25%.

CLEAR HEIGHT	SIZE NEEDED TO ACCOMMODATE
36'	287,000 SF
32'	343,000 SF
30'	430,000 SF

64" tall pallet loads make up about 50% of the market



Racking solutions



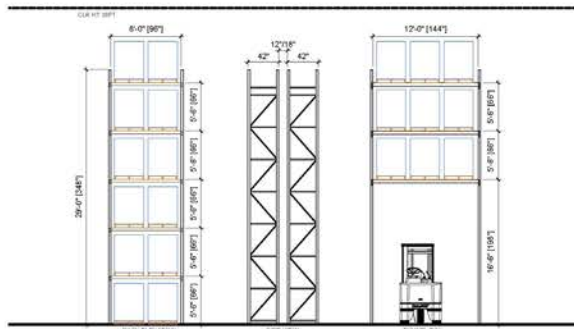
Custom designs to elevate your operations

Rack Layout: VNA

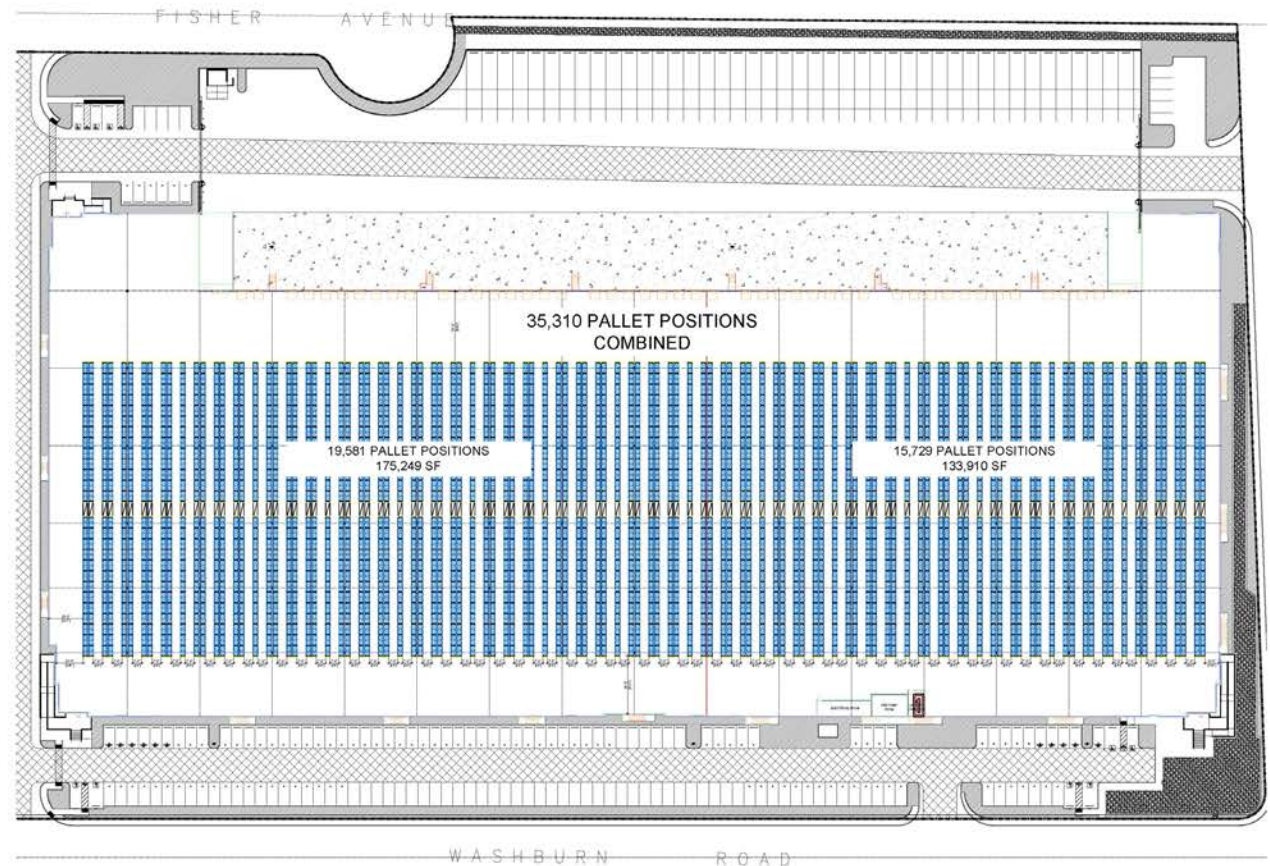
35,310 Total Pallet Positions

7'-0" aisle (Typical)

New and Used Racking Available



CONCEPTUAL



For racking designs, inquiries, and pricing, please contact:

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Las Vegas: The Crossroads of Commerce

FREEWAYS

Interstate 15	2.1 Miles
Interstate 215	2.2 Miles
Interstate 95	5.5 Miles

AIRPORTS

Harry Reid International Airport	9.8 Miles
North Las Vegas Airport	5.2 Miles
Henderson Executive Airport	16.6 Miles

INTERMODAL/PORTS

BNSF Yard (Las Vegas)	5.9 Miles
Union Pacific Yard (Las Vegas)	6.2 Miles
Port of Los Angeles	265 Miles
Port of Long Beach	275 Miles

SAN FRANCISCO
10.5 HOURS

RENO
7.5 HOURS

SALT LAKE CITY
6 HOURS

DENVER
7.5 HOURS

UTAH

PROLOGIS I-15 SPEEDWAY
LOGISTICS CENTER 11

LOS ANGELES
5 HOURS

PHOENIX
5 HOURS

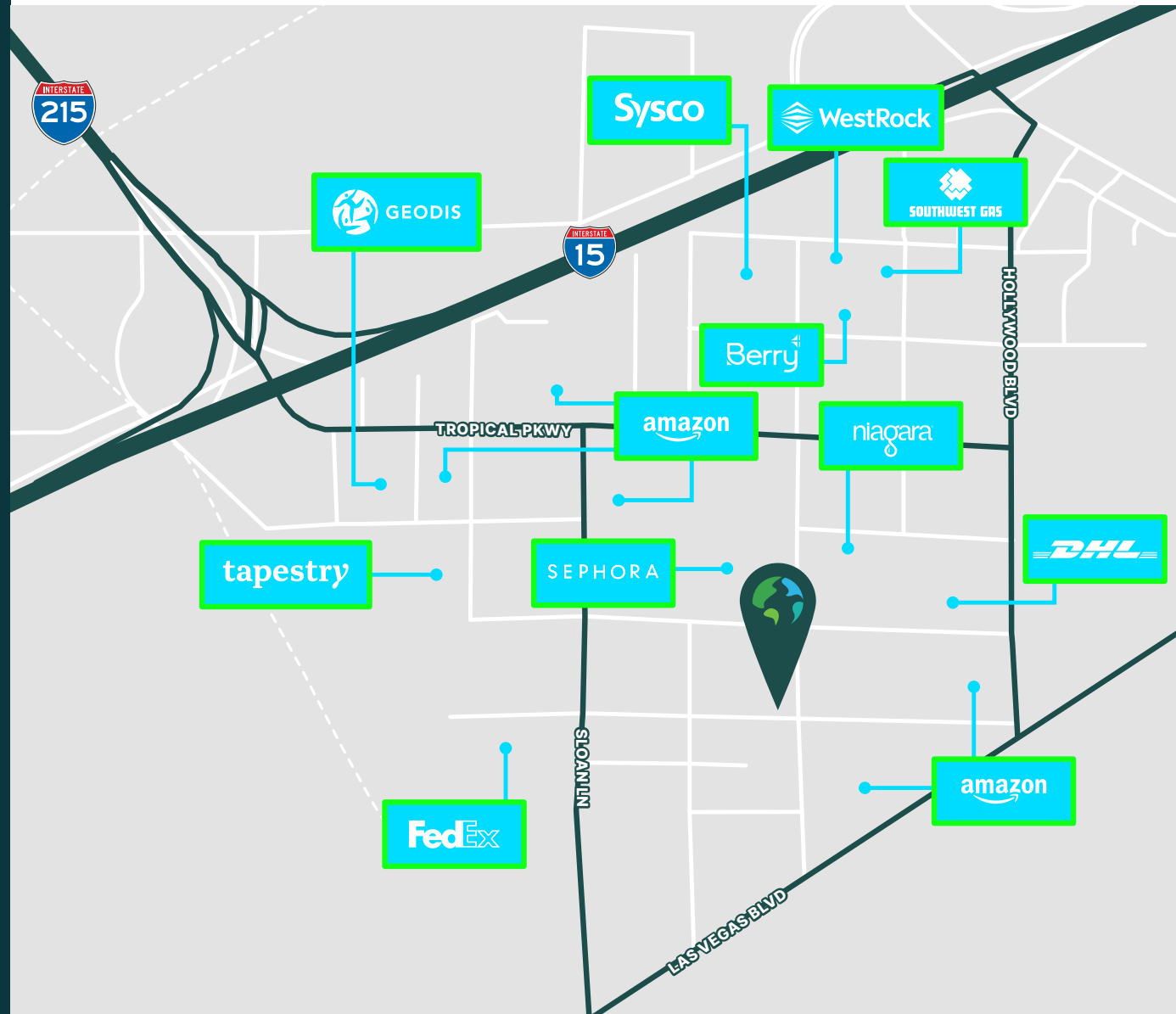
ARIZONA

NEVADA

CALIFORNIA

Where top brands build their future

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.



Strategic. Connected. Competitive.

NEVADA WAS RANKED #7 IN THE US FOR
THEIR BUSINESS-FRIENDLY TAX CLIMATE,
BY THE TAX FOUNDATIONS 2024 STATE
BUSINESS TAX CLIMATE INDEX

LABOR

- Southern Nevada boasts some of the lowest labor costs in the region.
- The Las Vegas metro employs over 105,800 workers in distribution, transportation, warehousing, and manufacturing.
- The University of Nevada, Las Vegas, and the College of Southern Nevada together have more than 60,000 enrolled students.
- Industrial employment sectors in Las Vegas are anticipated to grow at a faster rate than the national average.
- By the end of 2023, employment growth in Las Vegas reached 4.1%, compared to 3.5% in Nevada, both exceeding the national average of 1.9%.

NO Corporate Tax

NO Personal Income Tax

NO Inventory Tax

NO Unitary Tax

NO Estate and/or Gift Tax

NO Franchise Tax

NO Inheritance Tax

NO Special Intangible Tax

TAX INCENTIVES

Nevada has one of the most business-friendly tax structures in the country and from a business planning perspective the return on investment in the form of tax savings can be enormous. Companies continue to identify Southern Nevada as an economy characterized by ease of doing business, favorable tax structures and incentives. This business-friendly environment is creating an unparalleled motivation for business leaders to establish roots in Nevada.



Favorable Tax
Structure



Low Cost
of Business



Influx of
New Business



Proximity to
Major Markets



Impressive Job &
Population Growth

Keeping you ahead of what's next

Prologis Essentials is the all-in-one way to help build resilience, innovation and growth into your business. Combining the right location with the right operations, energy + sustainability, mobility, and workforce solutions will help you transform today's logistics challenges into opportunities.

[LEARN MORE >](#)

OPERATIONS

Prologis Essentials is the all-in-one way to help build resilience, innovation and growth into your business. Combining the right location with the right operations, energy + sustainability, mobility, and workforce solutions will help you transform today's logistics challenges into opportunities.

- Move in + setup
- Racking systems
- Forklifts and material handling equipment
- Automation solutions

[LEARN MORE >](#)

MOBILITY

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On-demand power
- Hydrogen fueling
- Workplace charging

WORKFORCE

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification

ENERGY + SUSTAINABILITY

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators



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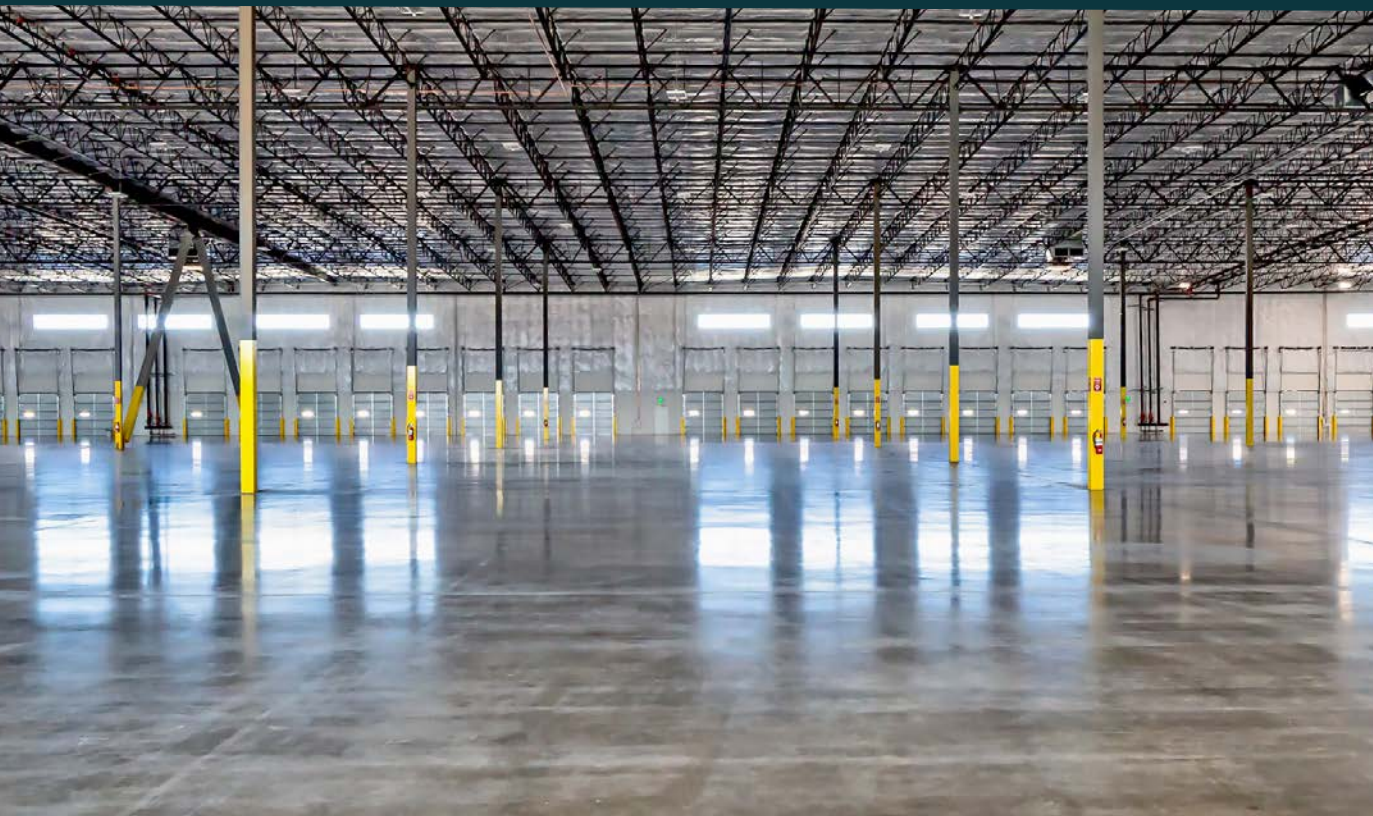
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