

EL DORADO VALLEY LOGISTICS CENTER



1,734,244 SF Available for lease

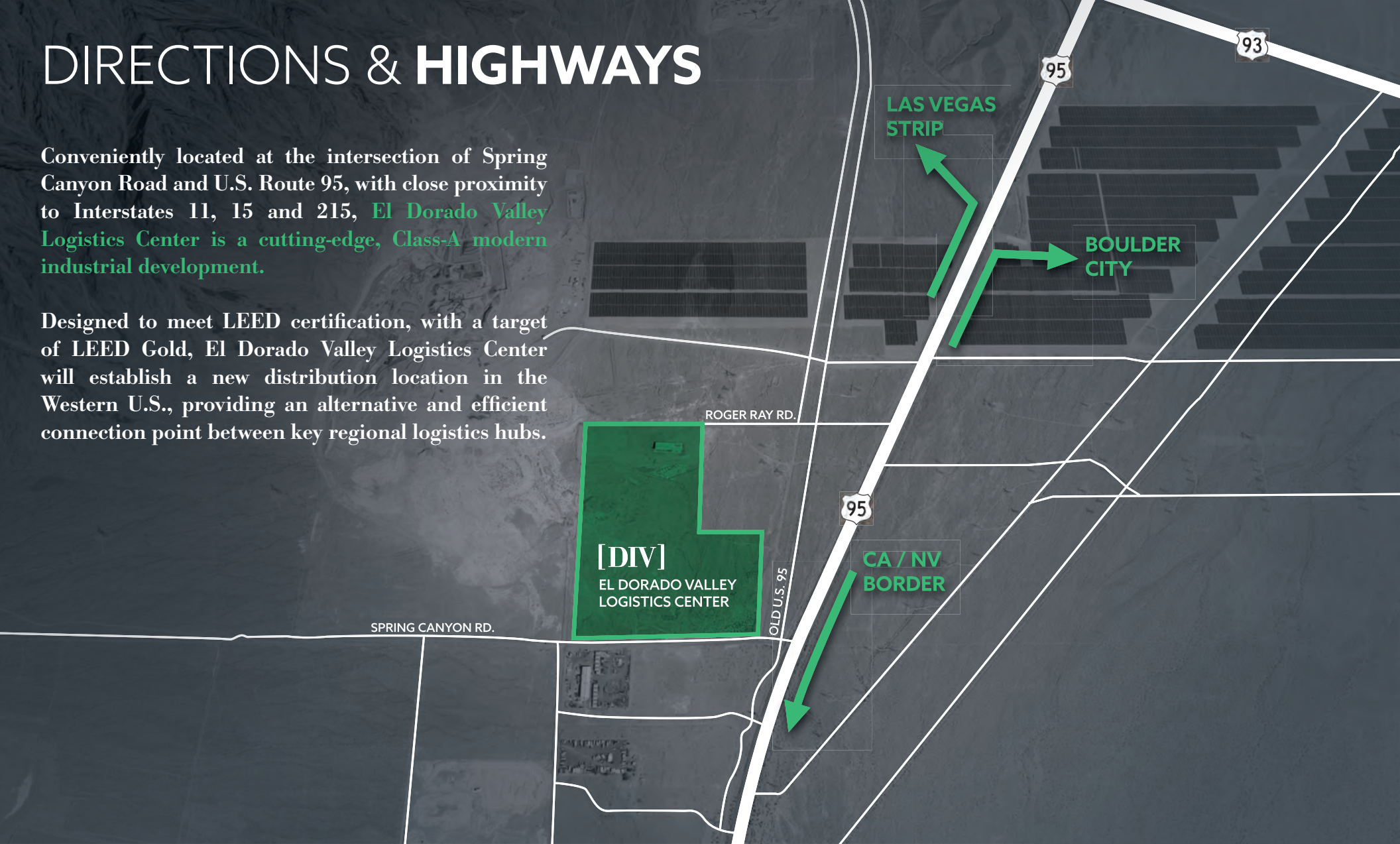


[DIV] INDUSTRIAL

DIRECTIONS & HIGHWAYS

Conveniently located at the intersection of Spring Canyon Road and U.S. Route 95, with close proximity to Interstates 11, 15 and 215, **El Dorado Valley Logistics Center** is a cutting-edge, Class-A modern industrial development.

Designed to meet LEED certification, with a target of LEED Gold, El Dorado Valley Logistics Center will establish a new distribution location in the Western U.S., providing an alternative and efficient connection point between key regional logistics hubs.



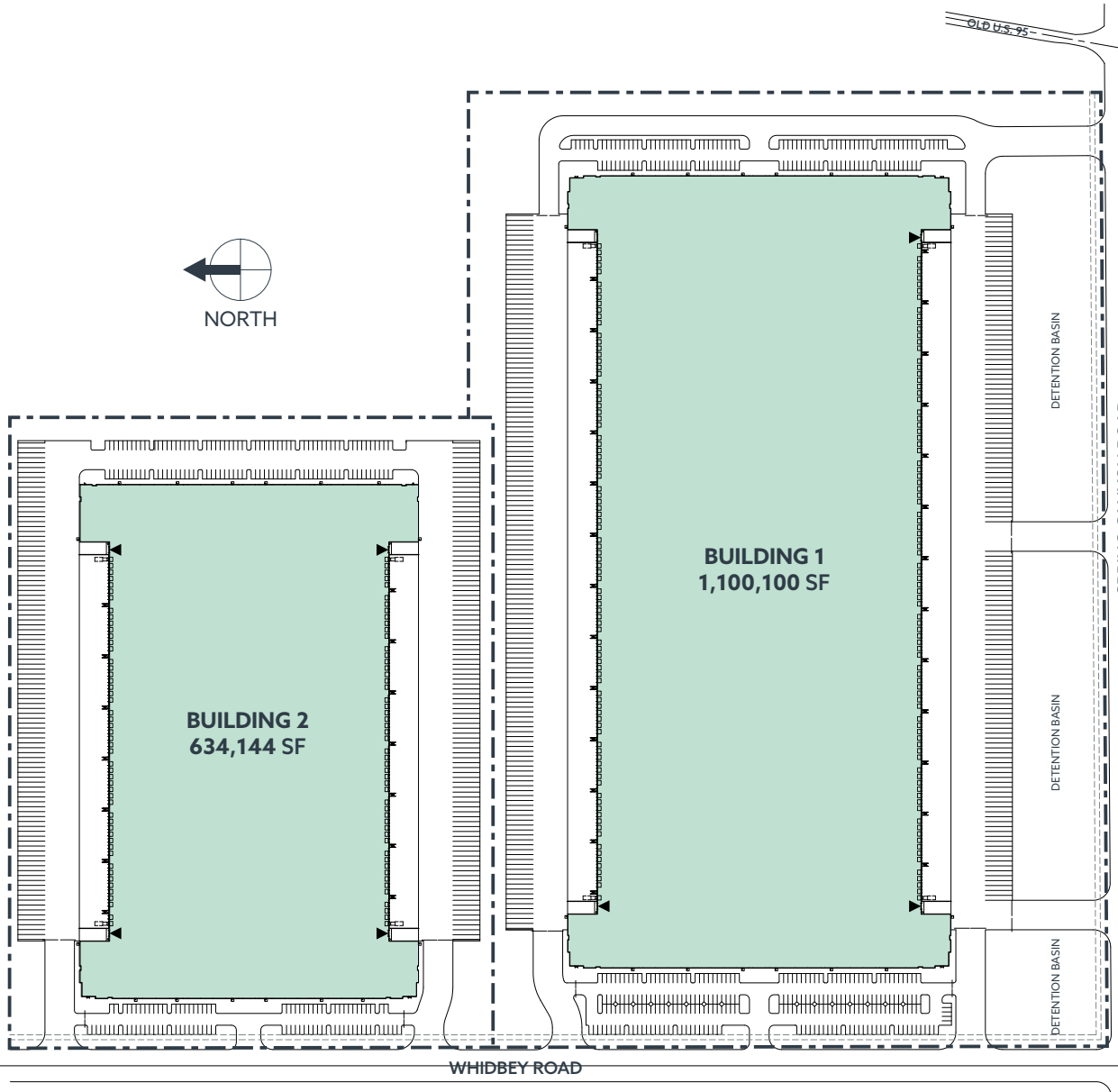
± **52.4** MILES
to CA / NV Border

± **26.3** MILES
to Las Vegas Strip

± **22.0** MILES
to Harry Reid International Airport

± **6.9** MILES
to Boulder City

PROPERTY OVERVIEW



TOTAL SF

1,734,244 SF



OFFICE

20,000 SF per Building
includes 10,000 SF mezz



DOCK DOORS

Bldg. 1: 180 Dock Doors
Bldg. 2: 100 Dock Doors



GRADE DOORS

4 Grade Level Doors



TRUCK COURTS

185'



PARKING

Bldg. 1: 371 Auto / 278 Trailer
Bldg. 2: 218 Auto / 202 Trailer



FLOOR SLAB

8" Fully Reinforced Slab



POWER

4,000 Amps per Building
Expandable to 8,000 Amps



COLUMN SPACING

58' x 60'



CLEAR HEIGHT

Bldg. 1: 42'
Bldg. 2: 42'



BUILDING WIDTH

Bldg. 1: 660' x 1,612'
Bldg. 2: 570' x 1,046'



SPRINKLERS

ESFR



INSULATION

Fully Conditioned
Warehouse with
R-38 at Roof



ROOFING

White TPO

PROPERTY HIGHLIGHTS



STATE-OF-THE-ART INDUSTRIAL CAMPUS WITH MARKET LEADING SPECIFICATIONS

El Dorado Valley Logistics Center represents a new standard in industrial development, bringing best in class quality, energy efficiencies and institutional level standards to the market.

WHY LAS VEGAS

BUSINESS FRIENDLY ENVIRONMENT

Nevada attracts numerous companies from a diverse range of industries to relocate to Nevada from surrounding states due to its pro-business environment, which includes extensive business assistance programs and attractive tax benefits.

ATTRACTIVE TAX STRUCTURE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax

BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

CLARK COUNTY DEMOGRAPHICS



2.3M

Total Population



\$64,210

Median Household Income



\$308,800

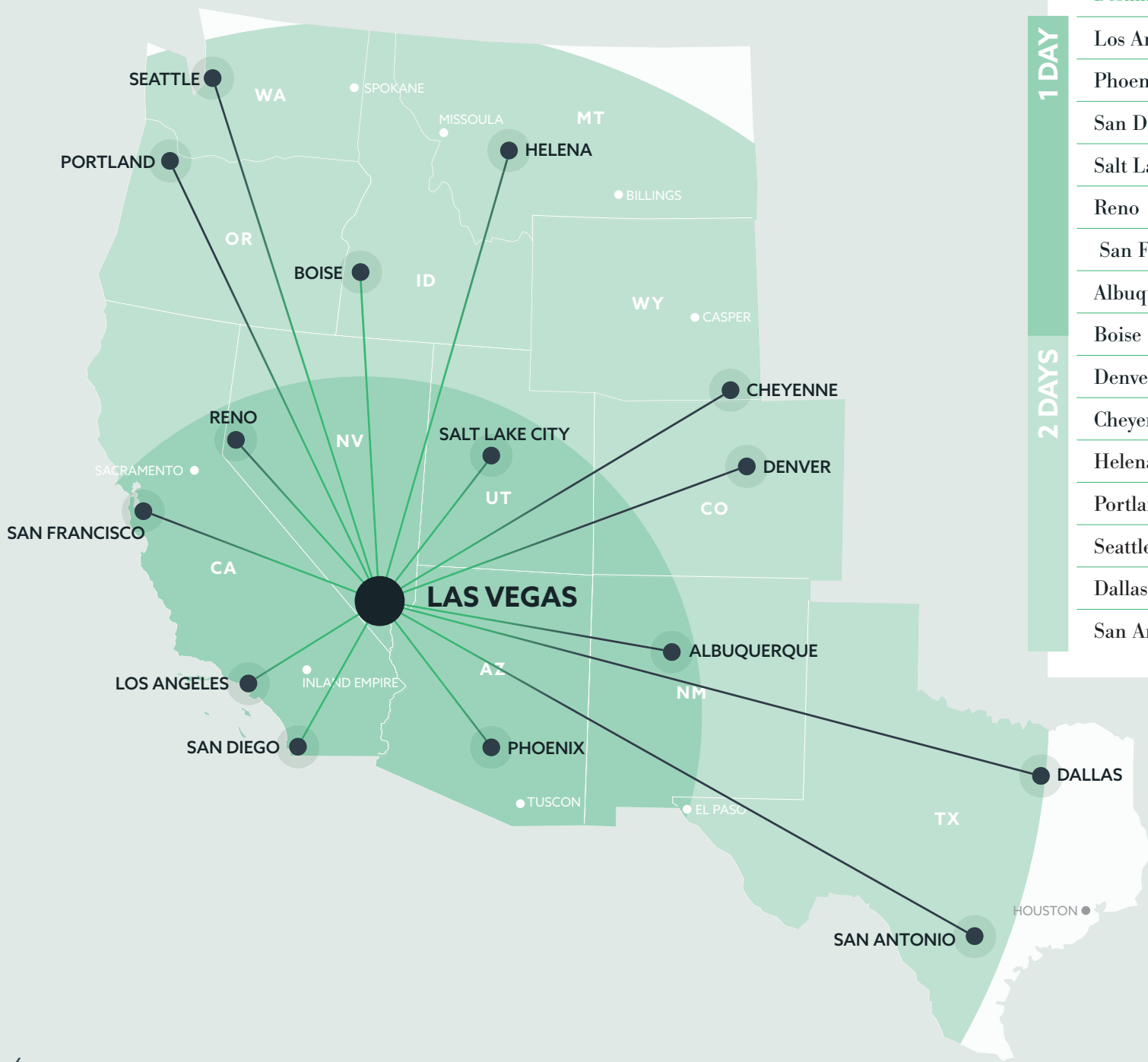
Median Home Value



63.4%

Percent of Population in
Civilian Labor Force (Age 16+)

LOGISTICS ANALYSIS



DRIVE TIME ANALYSIS

Destination	Distance	Time (Est.)
1 DAY		
Los Angeles	270	4 hours
Phoenix	298	5 hours
San Diego	332	5 hours
Salt Lake City	421	6 hours
Reno	448	7 hours
San Francisco	568	9 hours
Albuquerque	574	9 hours
Boise	630	10 hours
2 DAYS		
Denver	748	11 hours
Cheyenne	833	12 hours
Helena	901	13 hours
Portland	974	16 hours
Seattle	1,125	17 hours
Dallas	1,195	17 hours
San Antonio	1,250	18 hours

[DIV] INDUSTRIAL

Nicholas Ilagan

CO-FOUNDER & MANAGING PARTNER

nicholas@divindustrial.co

Mobile 949 439 7700

Jessica Quesada

CO-FOUNDER & MANAGING PARTNER

jessica@divindustrial.co

Mobile 949 290 9530



Donna Alderson, SIOR

VICE CHAIR
INDUSTRIAL & LOGISTICS

donna.alderson@cushwake.com

Direct 702 605 1692

Mobile 702 683 3330

Greg Tassi, SIOR

VICE CHAIR
INDUSTRIAL & LOGISTICS

greg.tassi@cushwake.com

Direct 702 605 1713

Mobile 702 743 2949