

DEVELOPMENT READY

For Sale or Lease

ALL UTILITIES & ACCESS ROAD IN PLACE

APEX
LOGISTICS HUB



CLICK HERE
FOR INTERACTIVE
VIDEO

JOHN J. LEE PARKWAY, NORTH LAS VEGAS, NV

Land Parcels: ± 35 to ± 92 Acres
Industrial Buildings: $\pm 520,000$ SF to $\pm 1,100,000$ SF



Hopewell
DEVELOPMENT

DEVELOPMENT OPPORTUNITY or Land for Sale

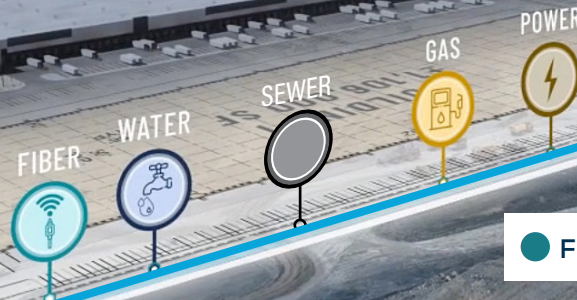
Parcel Details

LAND SIZE	±92 Acres, Divisible to ±35 Acres
ZONING	M-2 (General Industrial)
JURISDICTION	City of North Las Vegas
APN	103-33-010-008

APEX
LOGISTICS HUB

DHL

JOHN J. LEE AVENUE



● FIBER ● WATER ● SEWER ● GAS ● POWER

Utilities and Condition

ACCESS

John J. Lee Pkwy installed from Nadine Petersen Blvd via Las Vegas Blvd

WATER

24" waterline in John J. Lee Pkwy available for connection with 12" stub installed

SEWER

10" gravity sanitary sewer line along John J. Lee Pkwy however property will be on temporary pump-out tanks until available outlet to sewage treatment plant for sanitary flows

GAS

6" gas line installed in John J. Lee Pkwy

FIBER

4" conduit installed in John J. Lee Pkwy

POWER

10 MW immediately available with 6" conduit installed in John J. Lee Pkwy, additional capacity available from new GoForth substation

PROJECT OVERVIEW

The Hopewell Apex Development Opportunity totals ±92 acres within the growing North Las Vegas Apex submarket. This partially improved site is located approximately 2 miles from the I-15 & Las Vegas Blvd interchange and represents one of the only large parcel sites that can be immediately put into production for development in the desirable Apex submarket.

Development is active on surrounding parcels within the Apex area. Join notable occupiers such as Crocs, DHL, Saddle Creek Logistics Services and Kroger. Located in the pro-business municipality of City of North Las Vegas, the proximity to the both the California and Utah borders makes Apex one of the key logistics submarkets in the West.

Apex Logistics Hub is one of the best-located development sites in the submarket that can accommodate a building of over 1 million square feet.



INVESTMENT HIGHLIGHTS



EXISTING SITE CONDITIONS
OFFER EXCEPTIONAL SPEED
TO MARKET OPPORTUNITY



LARGE SITE WITH ALL
MAJOR UTILITIES IS RARE IN
GREATER LAS VEGAS VALLEY



THE SITE IS IN BUSINESS-
FRIENDLY NORTH LAS
VEGAS JURISDICTION



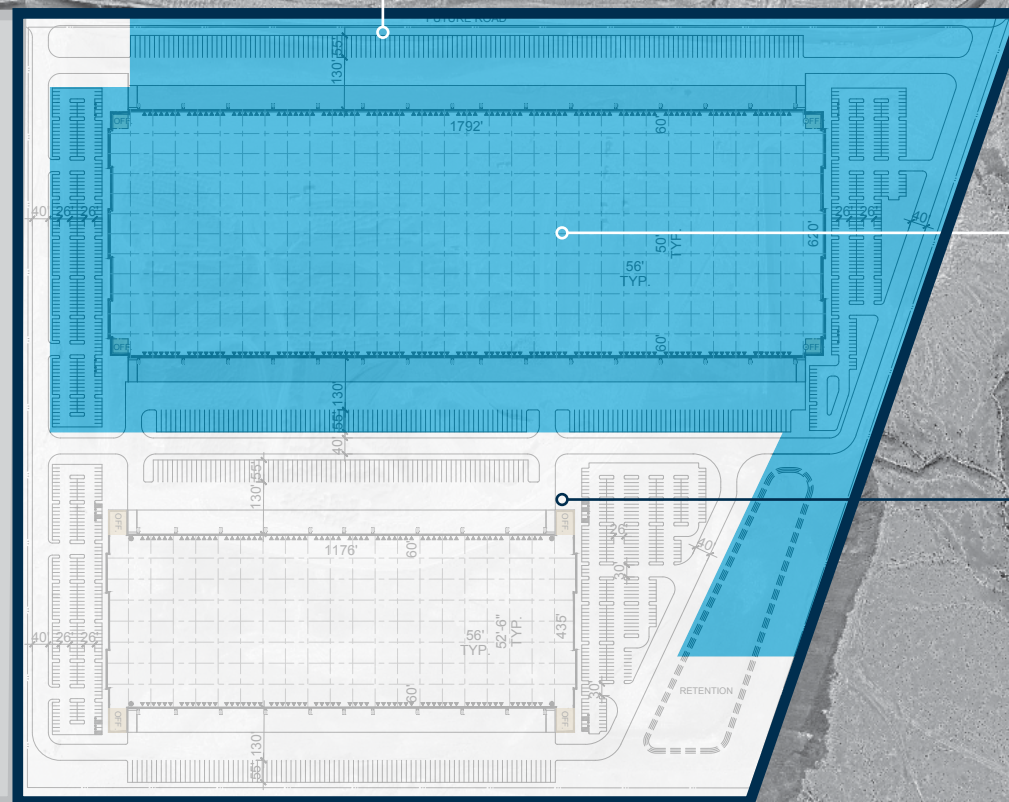
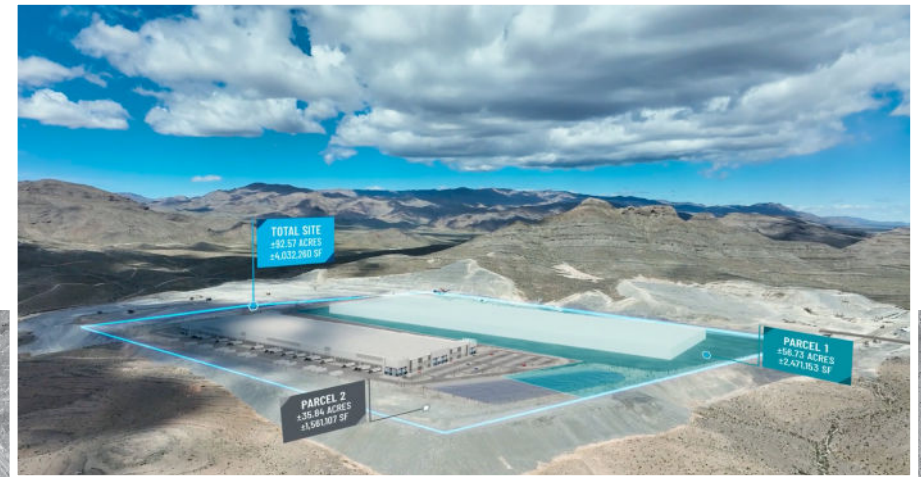
NEIGHBORING DEVELOPMENT
ACTIVITY PROVIDES MARKET
MOMENTUM

DISTANCE TO

Las Vegas Strip (Flamingo Road)	±23.7 MILES
Harry Reid International Airport	±24.0 MILES
Speedway Blvd Interchange at I-15	±7.8 MILES
California Border	±70 MILES
Utah Border	±65 MILES
Port of Los Angeles	±305 MILES
Port of Long Beach	±303 MILES



POTENTIAL LOT SUBDIVISION



TOTAL SITE: ±92.57 ACRES

PARCEL 1: ±56.73 ACRES

PARCEL 1: ±35.84 ACRES

PROPOSED Industrial Spec Buildings

Highlights

Two building project

±1,626,259 total SF

92.57 acres

Cross-dock configurations

40' clear height

326 dock high doors

8 drive in doors

852 auto parking spaces

429 trailer stalls

Minimum 185' truck courts

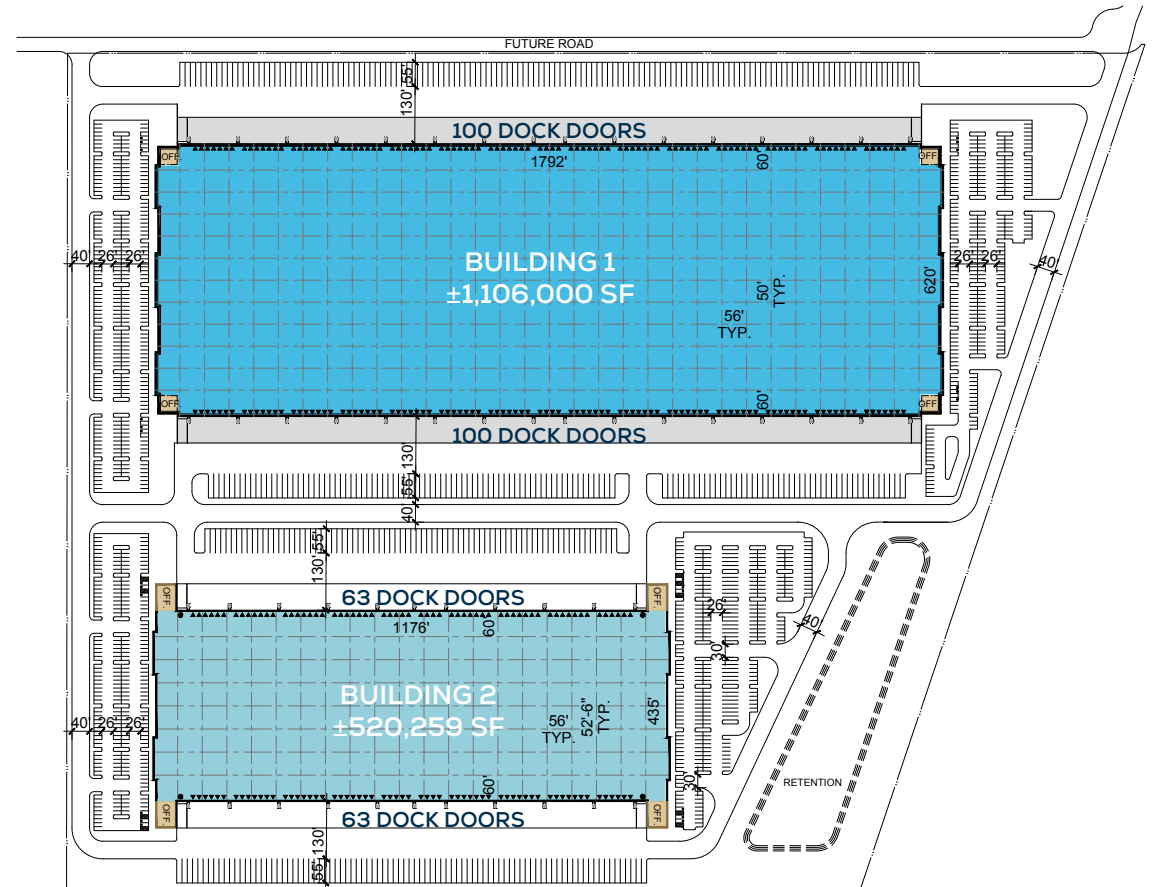
ESFR fire sprinklers

8" concrete slab

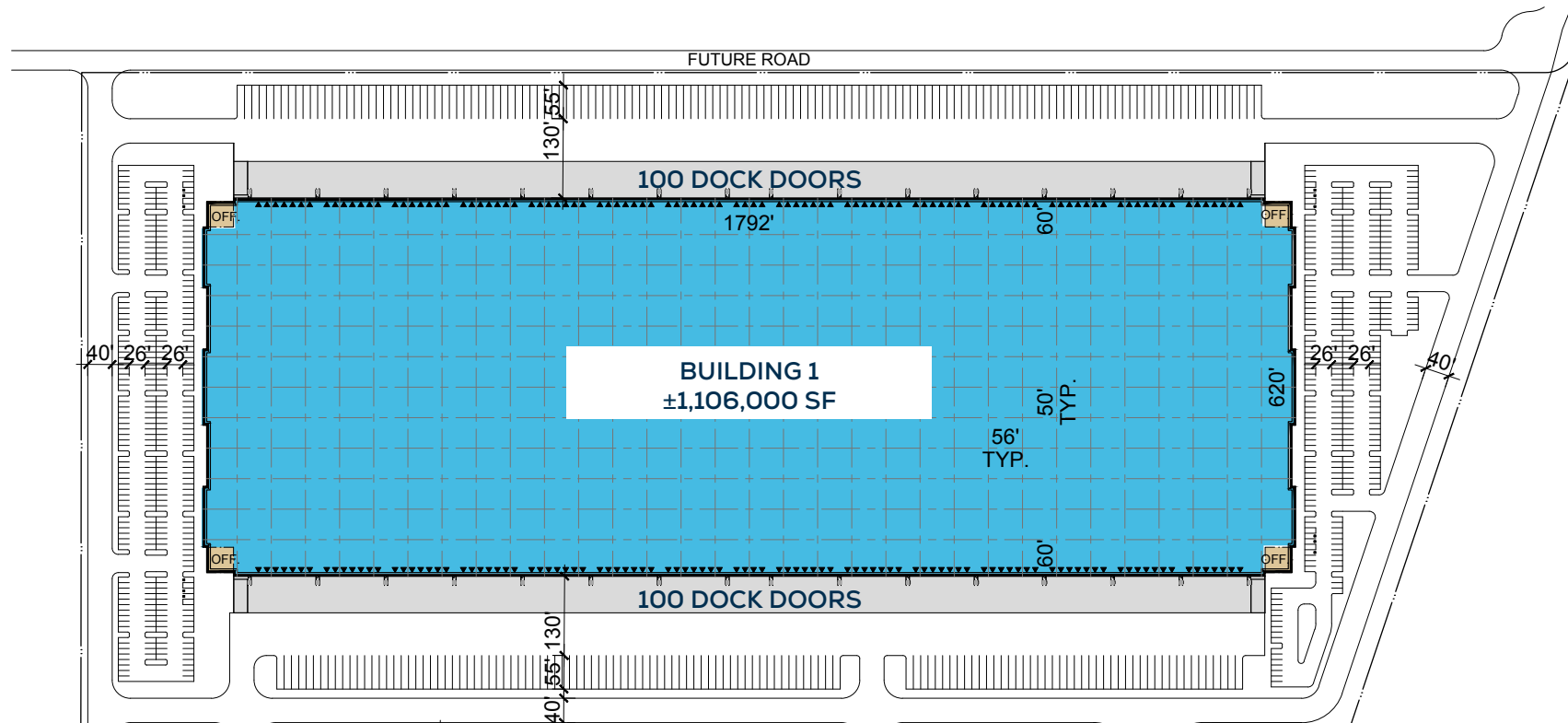
R-19 roof insulation

8,000 amps, 277/480V, 3-phase power (Bldg. 1)

4,000 amps, 277/480V, 3-phase power (Bldg. 2)



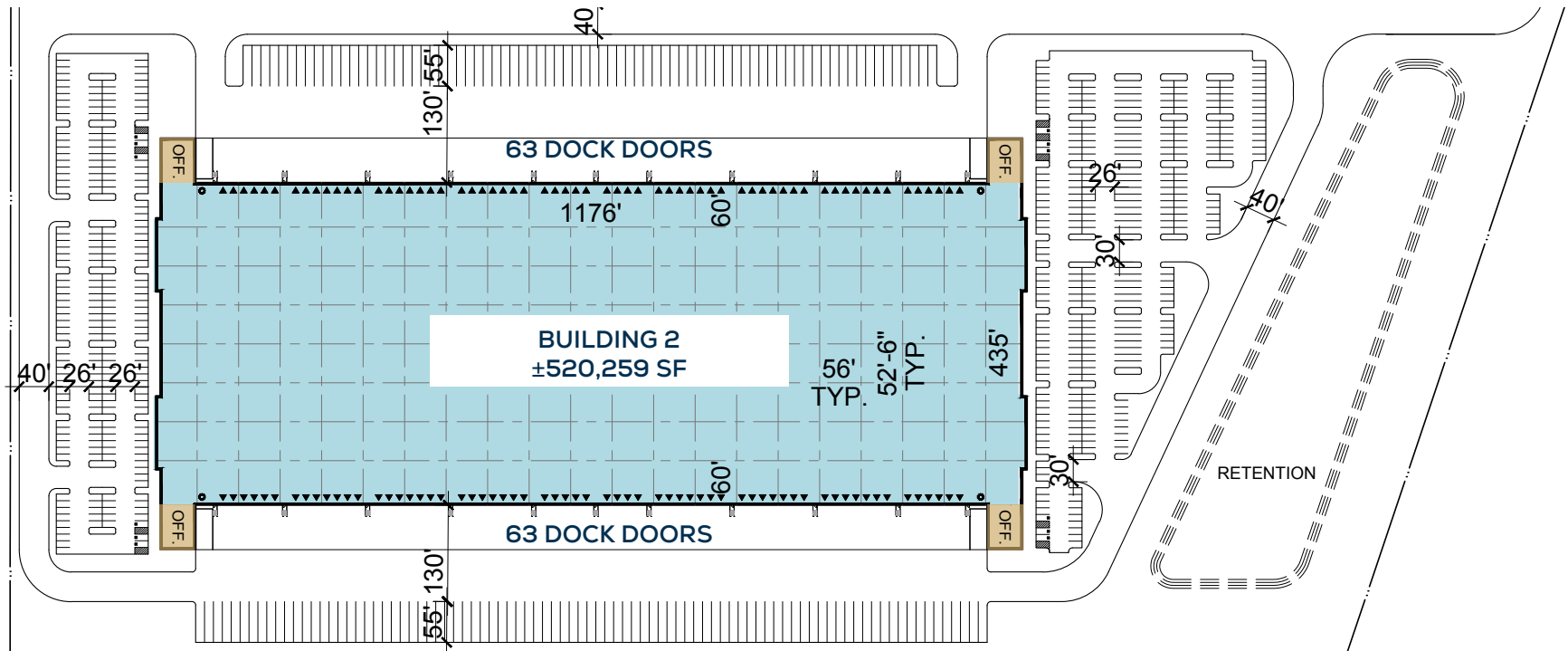
BUILDING 1



BUILDING SPECS

- ±1,106,000 total square feet
- Cross-dock configuration
- Office BTS
- Two hundred (200) dock high doors
- Four (4) drive in doors
- 40' clear height
- ESFR fire sprinklers
- 8,000 amps, 277/480V, 3-phase power
- 576 auto parking stalls (0.52:1000)
- 262 trailer stalls
- 56' x 50' typical column spacing
- 60' speed bays
- Minimum 185' truck court
- 8" concrete slab
- 60 mil TPO roofing
- R-19 insulation
- BTS available

BUILDING 2



BUILDING SPECS

- ±520,259 total square feet
- Cross-dock configuration
- Office BTS
- One hundred twenty-six (126) dock high doors
- Four (4) drive in doors
- 40' clear height
- ESFR fire sprinklers
- 4,000 amps, 277/480V, 3-phase power
- 570 auto parking stalls (1.09:1,000 SF)
- 167 trailer stalls
- 56' x 52' typical column spacing
- 60' speed bays
- Minimum 185' truck court
- 8" concrete slab
- 60 mil TPO roofing
- R-19 insulation
- BTS option available

SITE PHOTOS



ROUGH GRADED SITE



JOHN J LEE PARKWAY



JOHN J LEE UTILITIES



DHL DEVELOPMENT ON ADJACENT PARCEL

TRANSIT ANALYSIS

from Las Vegas

	Distance	Travel Time
LOS ANGELES	270 Miles	4 Hours
PHEONIX	298 Miles	4 Hours, 38 Min
SALT LAKE CITY	421 Miles	5 Hours, 51 Min
RENO	448 Miles	7 Hours, 1 Min
ALBUQUERQUE	574 Miles	8 Hours, 20 Min
SAN FRANCISCO	568 Miles	8 Hours, 29 Min
BOISE	630 Miles	9 Hours, 32 Min
DENVER	748 Miles	10 Hours, 50 Min
CHEYENNE	833 Miles	12 Hours, 8 Min
HELENA	901 Miles	12 Hours, 35 Min
PORTLAND	974 Miles	15 Hours, 29 Min
SEATTLE	1,125 Miles	15 Hours, 29 Min





±21M SF

**CLASS A INDUSTRIAL
DELIVERED**

±18M SF

**ACTIVE PROJECTS IN
DEVELOPMENT**



A REPUTATION built on performance

Headquartered in Calgary with offices in Toronto and Phoenix, Hopewell Development LP (“Hopewell”) is the commercial development division of the Hopewell Group of Companies. For 30 years, businesses of all sizes and in all industries have trusted Hopewell, one of North America’s leading commercial developers, to deliver intelligent and highly personalized real estate solutions.

From site selection, planning and design, to financing, construction management and leasing, Hopewell’s team of experienced associates delivers customized solutions that meet the needs of tenants and owners through every phase of the development process.

Hopewell has an extensive track record in all aspects of commercial real estate development and currently has active projects in various stages of development in Vancouver, Edmonton, Calgary, Winnipeg, Toronto, Phoenix, Las Vegas and Dallas/Fort Worth.





APEX

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JLL

Hopewell
DEVELOPMENT

ALTERNATE SITE PLAN 1.1 Million SF

Building Specs

±1,106,000 total square feet on ±92.57 acres

Cross-dock configuration

BTS office

Two-hundred (200) dock high doors

Four (4) grade level doors

40' clear height

ESFR fire sprinklers

12,000 amps, 277/480V, 3-phase power

576 auto parking stalls (0.52:1000)

1,160 trailer stalls

56' x 50' typical column spacing

60' speed bays

Minimum **185'** truck court

8" concrete slab

60 mil TPO roofing

R-19 insulation

Building size can be adjusted to meet requirement

