

# DEVELOPMENT READY

## For Sale or Lease

APEX  
LOGISTICS HUB

ALL UTILITIES & ACCESS ROAD IN PLACE



CLICK HERE  
FOR INTERACTIVE  
VIDEO

JOHN J. LEE PARKWAY, NORTH LAS VEGAS, NV

Land Parcels:  $\pm 35$  to  $\pm 92$  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**



### Utilities and Condition

<b>ACCESS</b>	John J. Lee Pkwy installed from Nadine Petersen Blvd via Las Vegas Blvd	<b>GAS</b>	6" gas line installed in John J. Lee Pkwy
<b>WATER</b>	24" waterline in John J. Lee Pkwy available for connection with 12" stub installed	<b>FIBER</b>	4" conduit installed in John J. Lee Pkwy
<b>SEWER</b>	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	<b>POWER</b>	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



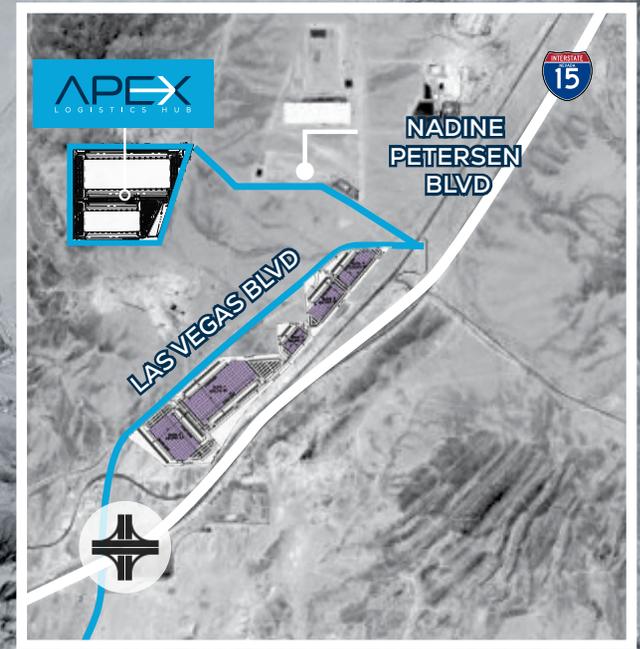
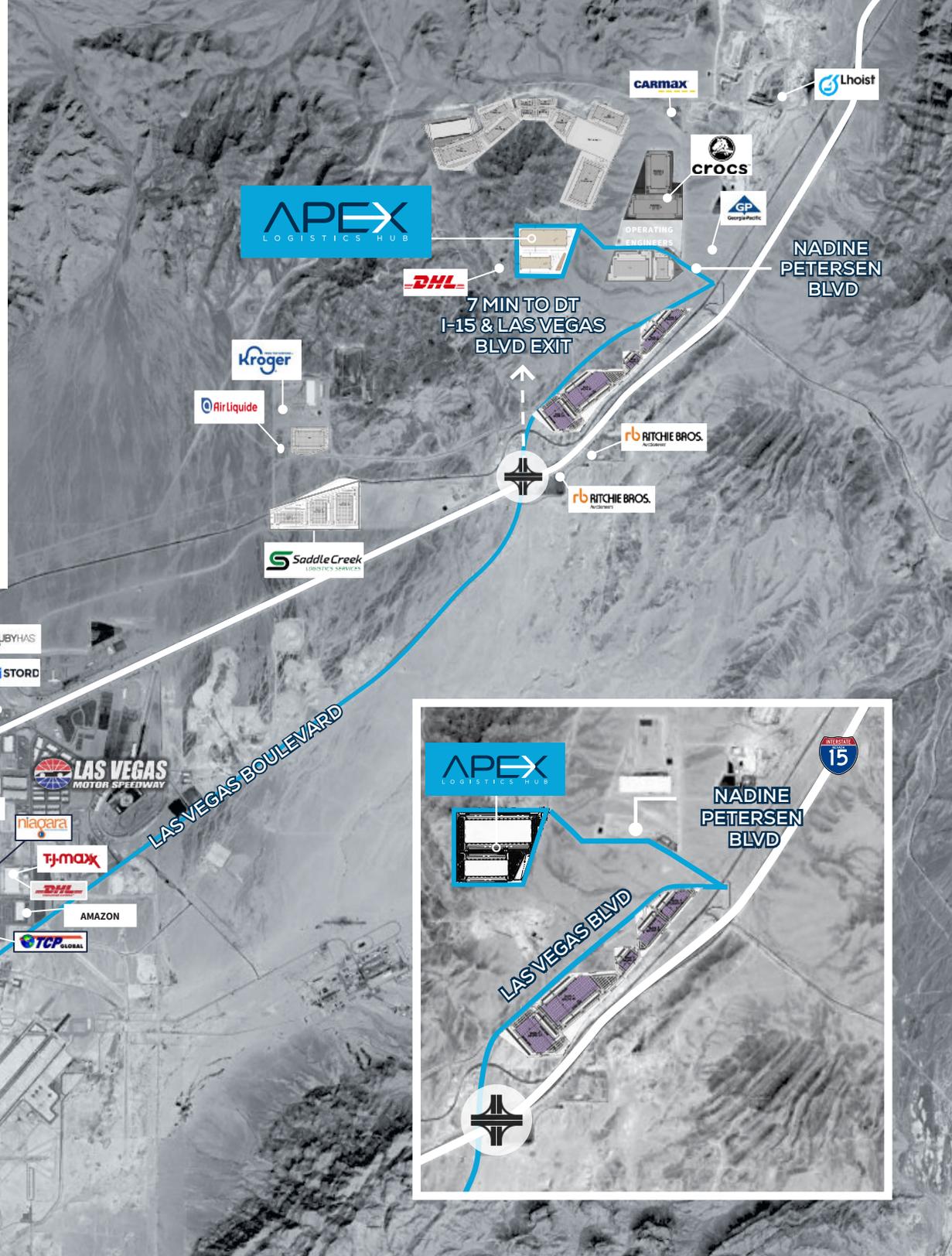
THE SITE IS IN BUSINESS-  
FRIENDLY NORTH LAS  
VEGAS JURISDICTION



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





# 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

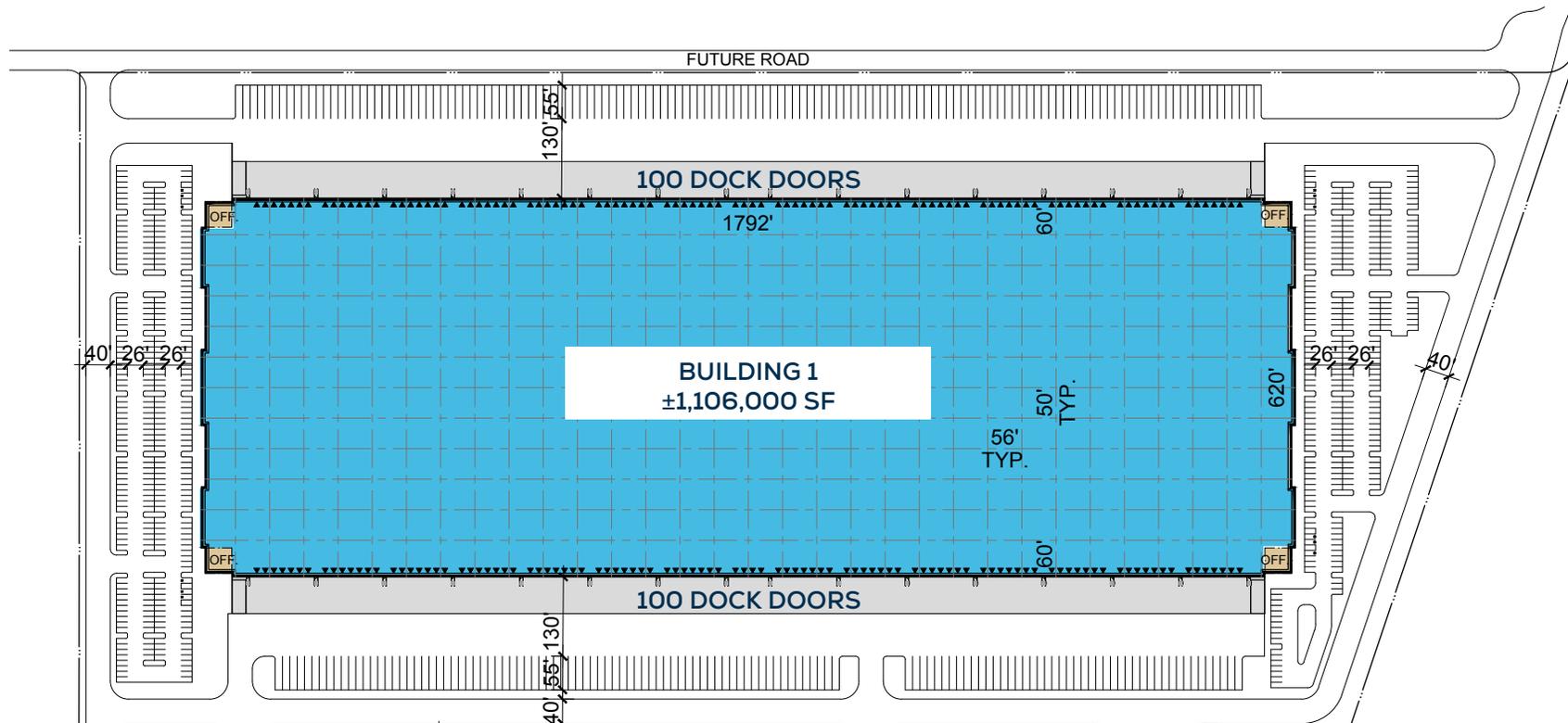
R-19 roof insulation

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

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



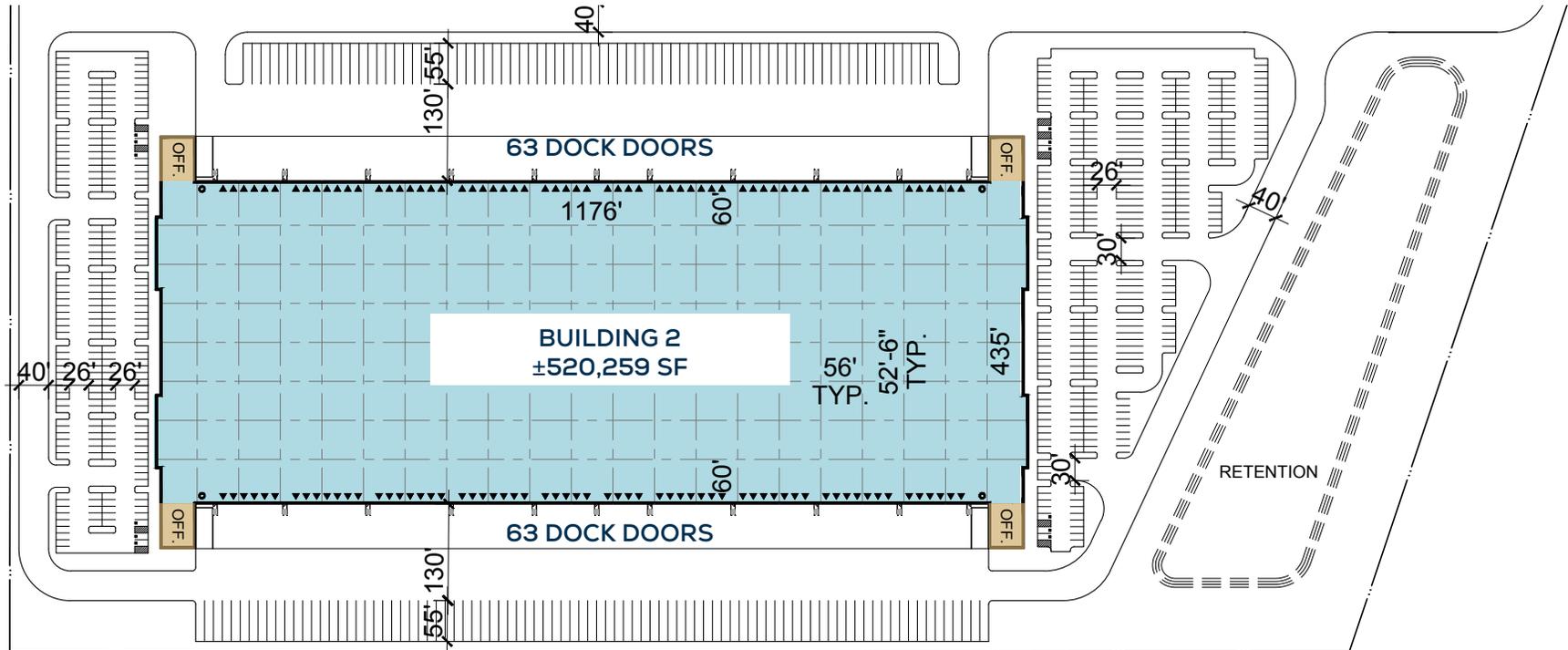
# BUILDING 1



## 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



# 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

LOGISTICS HUB

**Rob Lujan, SIOR, CCIM**  
Executive Managing Director  
+1 702 522 5002  
rob.lujan@jll.com  
NV Lic. # S.0051018

**Jason Simon, SIOR**  
Executive Managing Director  
+1 702 522 5001  
jason.simon@jll.com  
NV Lic. # S.0045593

**Danny Leanos**  
Senior Associate  
+1 702 522 5008  
danny.leanos@jll.com  
NV Lic. #S.0191773

**Brayden Stockbauer**  
Associate  
+1 702 522 5114  
brayden.stockbauer@jll.com  
NV Lic. #S.0203930

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# 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*

