

# APEX LOGISTICS HUB

NADINE PETERSEN BOULEVARD WEST OF I-15  
NORTH LAS VEGAS, NV

TWO CLASS A INDUSTRIAL BUILDINGS  
±1,613,600 TOTAL SF FOR LEASE

**DELIVERING Q4 2024**



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NADINE PETERSEN BOULEVARD WEST OF I-15  
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## PROJECT HIGHLIGHTS

Two building project

±1,613,600 total SF

92.57 acres

Cross dock configurations

40' clear height

322 dock high doors

8 grade level doors

938 auto parking spaces

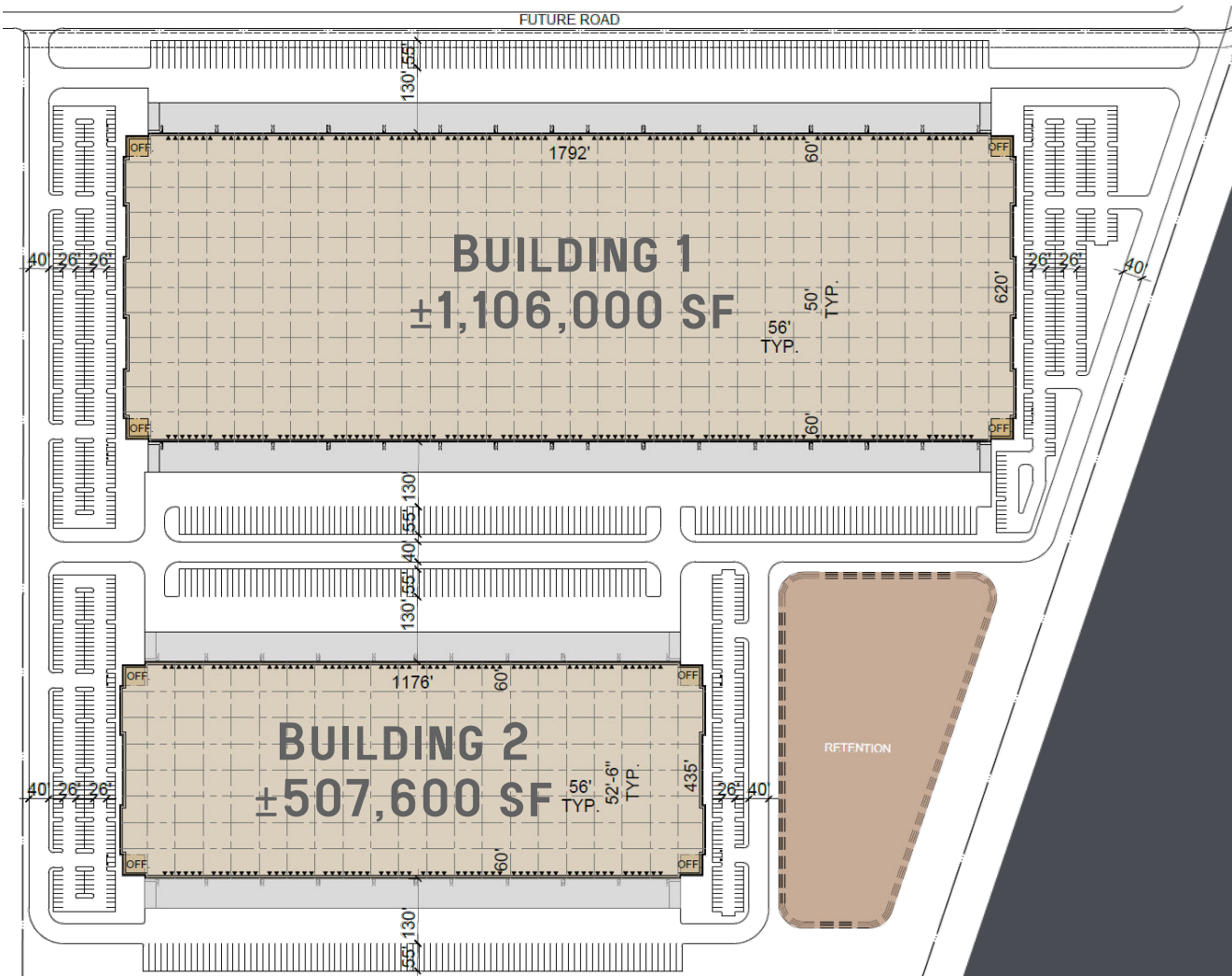
433 trailer stalls

Minimum 185' truck courts

ESFR fire sprinklers

8" concrete slab

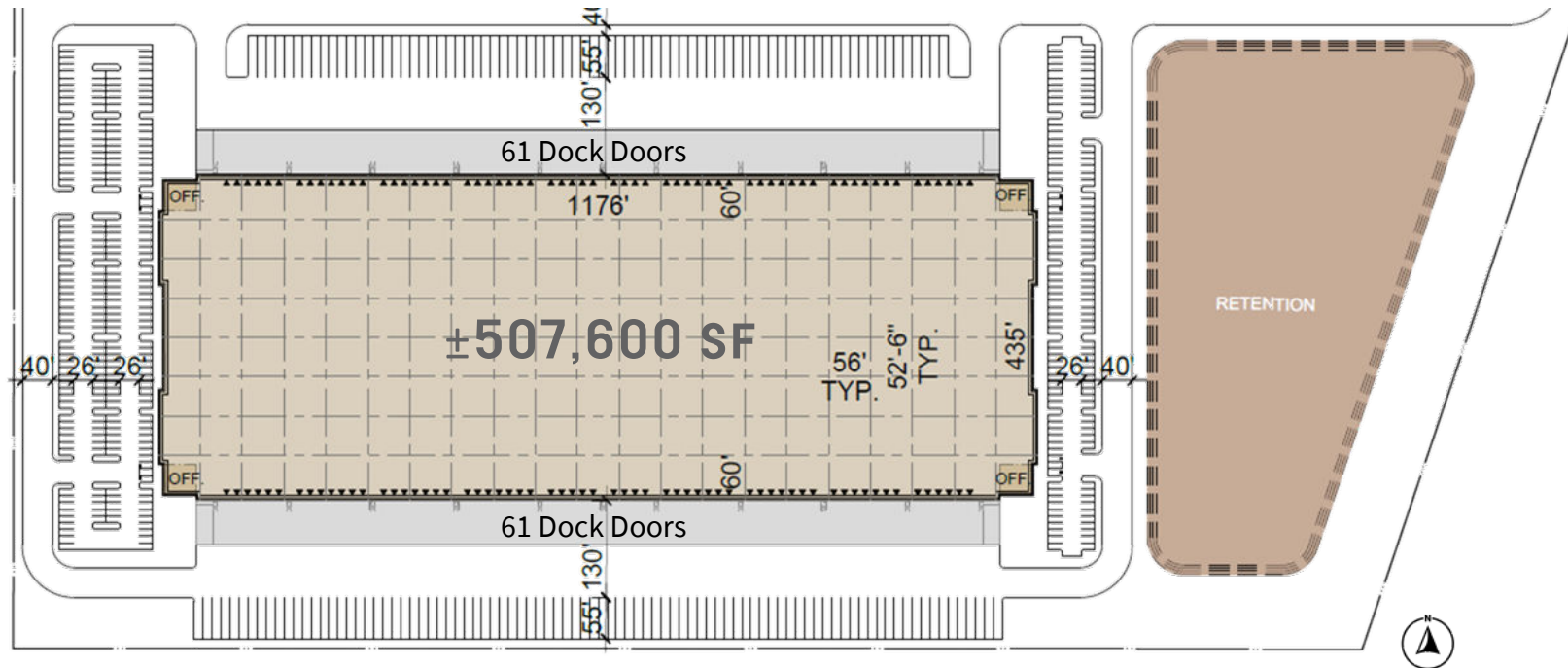
R-19 roof insulation







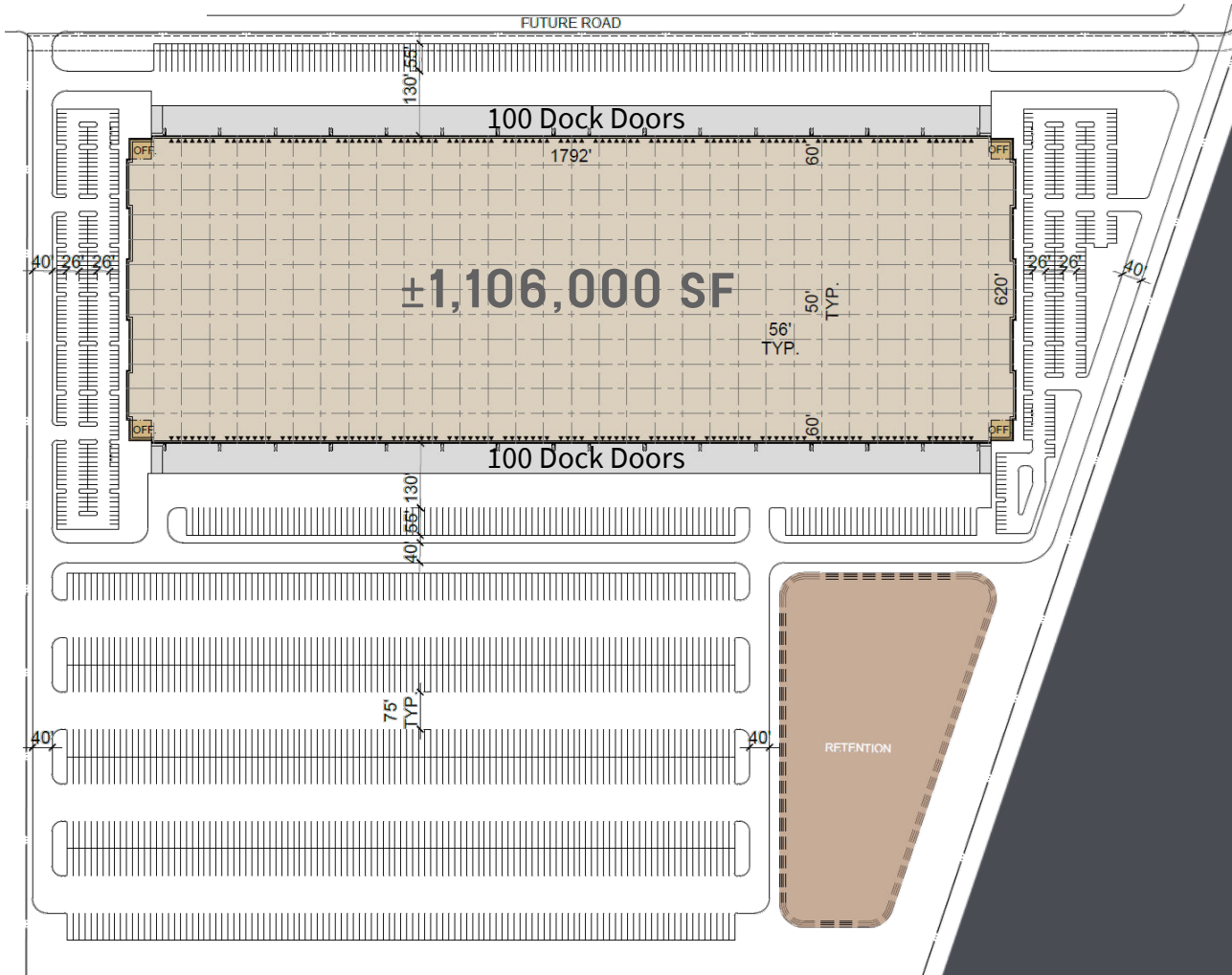
# BUILDING 2



## BUILDING SPECIFICATIONS

- ±507,600 total square feet
- Cross-dock configuration
- BTS office
- One hundred twenty-two (122) dock high doors
- Four (4) grade level doors
- 40' clear height
- ESRF fire sprinklers
- 4,000 amps, 277/480V, 3-phase power
- 362 auto parking stalls (0.71:1000)
- 168 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

# POTENTIAL ALTERNATE SITE PLAN



## BUILDING SPECIFICATIONS

- ±1,106,000 total square feet
- 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



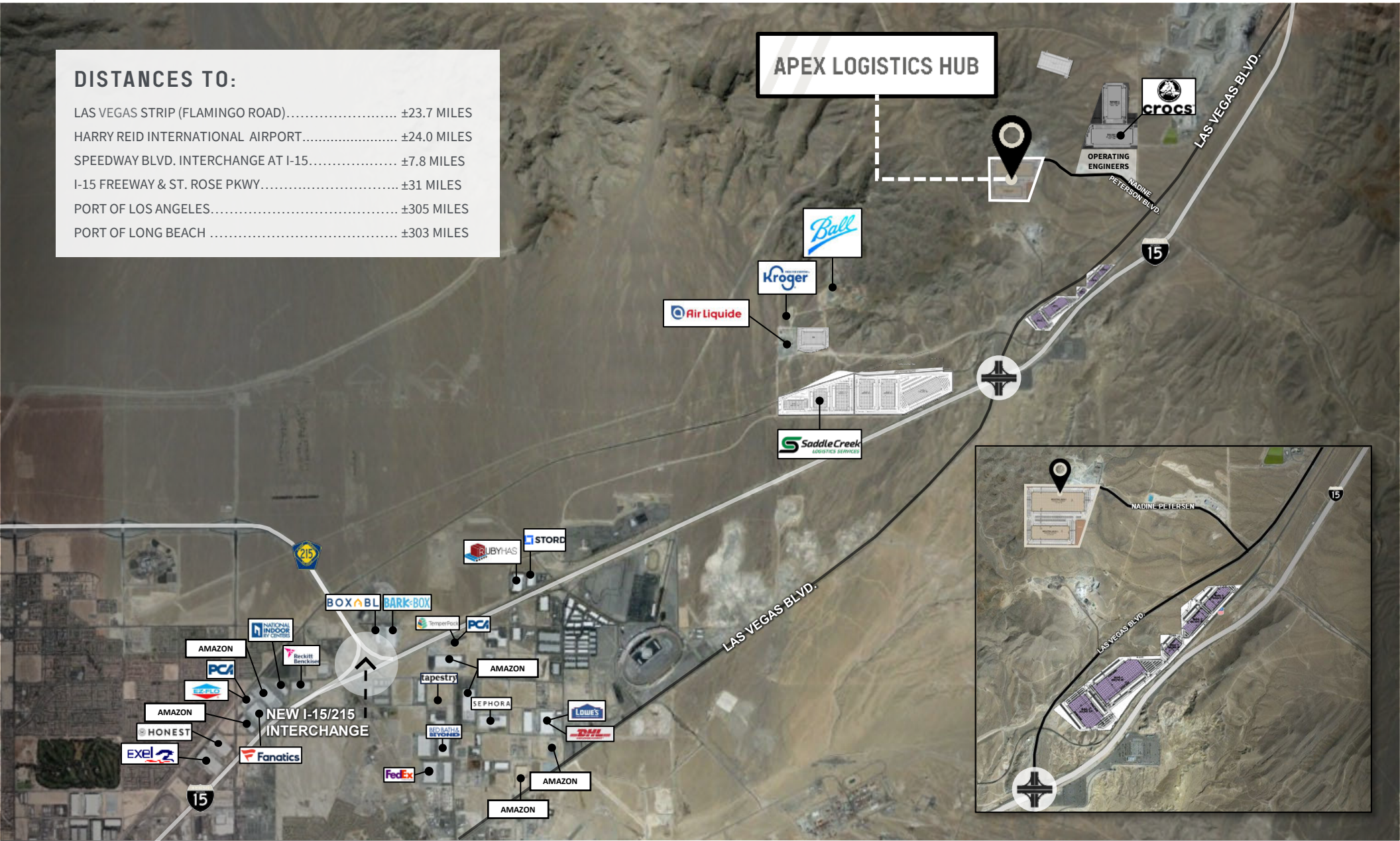


# AERIAL OVERVIEW

## DISTANCES 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
I-15 FREEWAY & ST. ROSE PKWY.....	±31 MILES
PORT OF LOS ANGELES.....	±305 MILES
PORT OF LONG BEACH.....	±303 MILES

## APEX LOGISTICS HUB



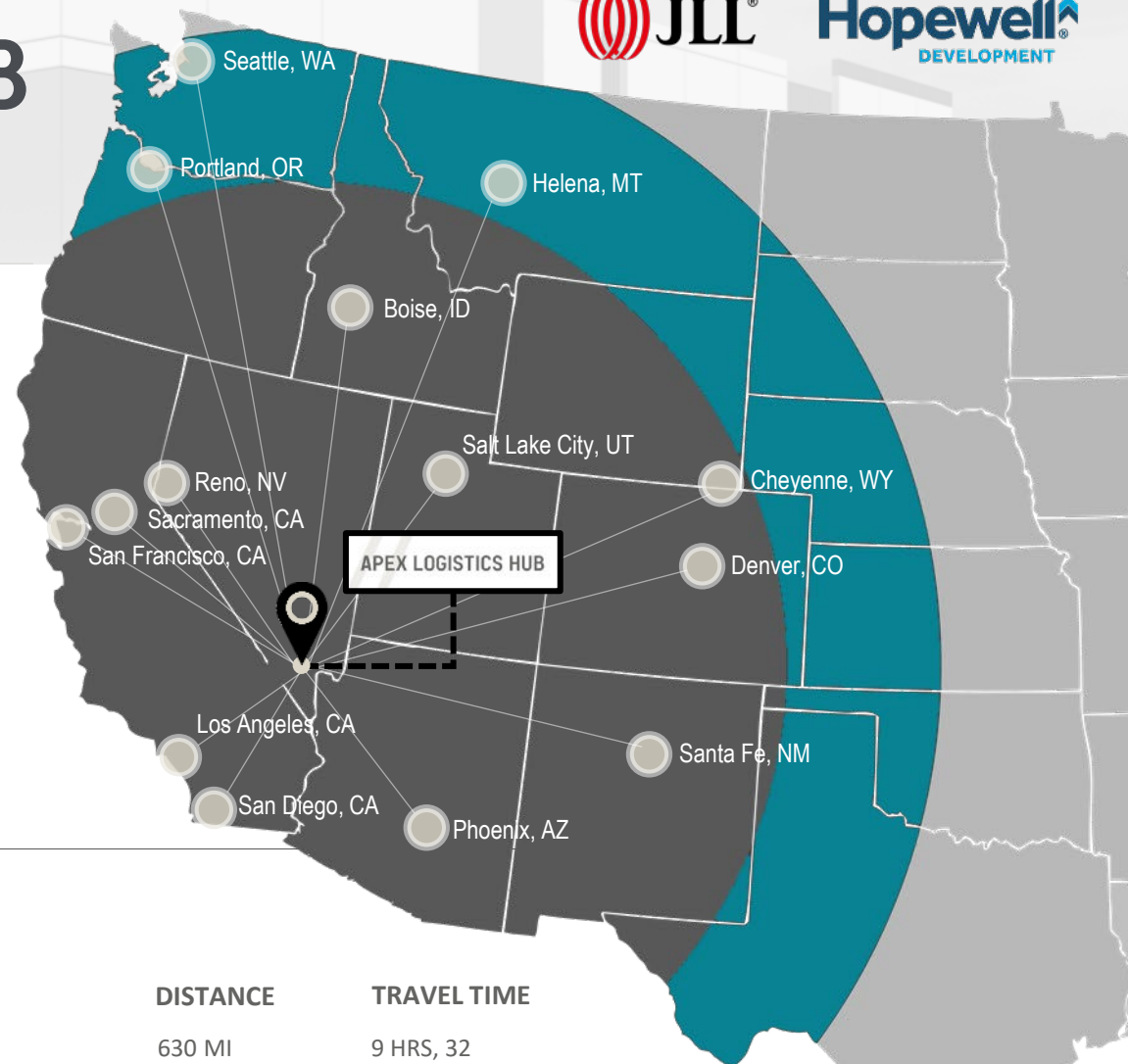
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## TRANSIT ANALYSIS FROM LAS VEGAS

- ONE DAY TRUCK SERVICE**  
19.4% OF US POPULATION
- TWO DAY TRUCK SERVICE**  
23.3% OF US POPULATION



	DISTANCE	TRAVEL TIME
LOS ANGELES	270 MI	4 HRS
PHOENIX	298 MI	4 HRS, 38 MIN
SALT LAKE CITY	421 MI	5 HRS, 51 MIN
RENO	448 MI	7 HRS, 1 MIN
ALBUQUERQUE	574 MI	8 HRS, 20 MIN
SAN FRANCISCO	568 MI	8 HRS, 29 MIN

	DISTANCE	TRAVEL TIME
BOISE	630 MI	9 HRS, 32
DENVER	748 MI	10 HRS, 50 MIN
CHEYENNE	833 MI	12 HRS, 8 MIN
HELENA	901 MI	12 HRS, 35 MIN
PORTLAND	974 MI	15 HRS, 29 MIN
SEATTLE	1,125 MI	15 HRS, 29 MIN





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\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended users of this report regularly seek our guidance.