



NORTHGATE DISTRIBUTION CENTER

±95,513 - ±417,873 SF FOR LEASE



BUILDING 5 & 9 | RECENTLY COMPLETED

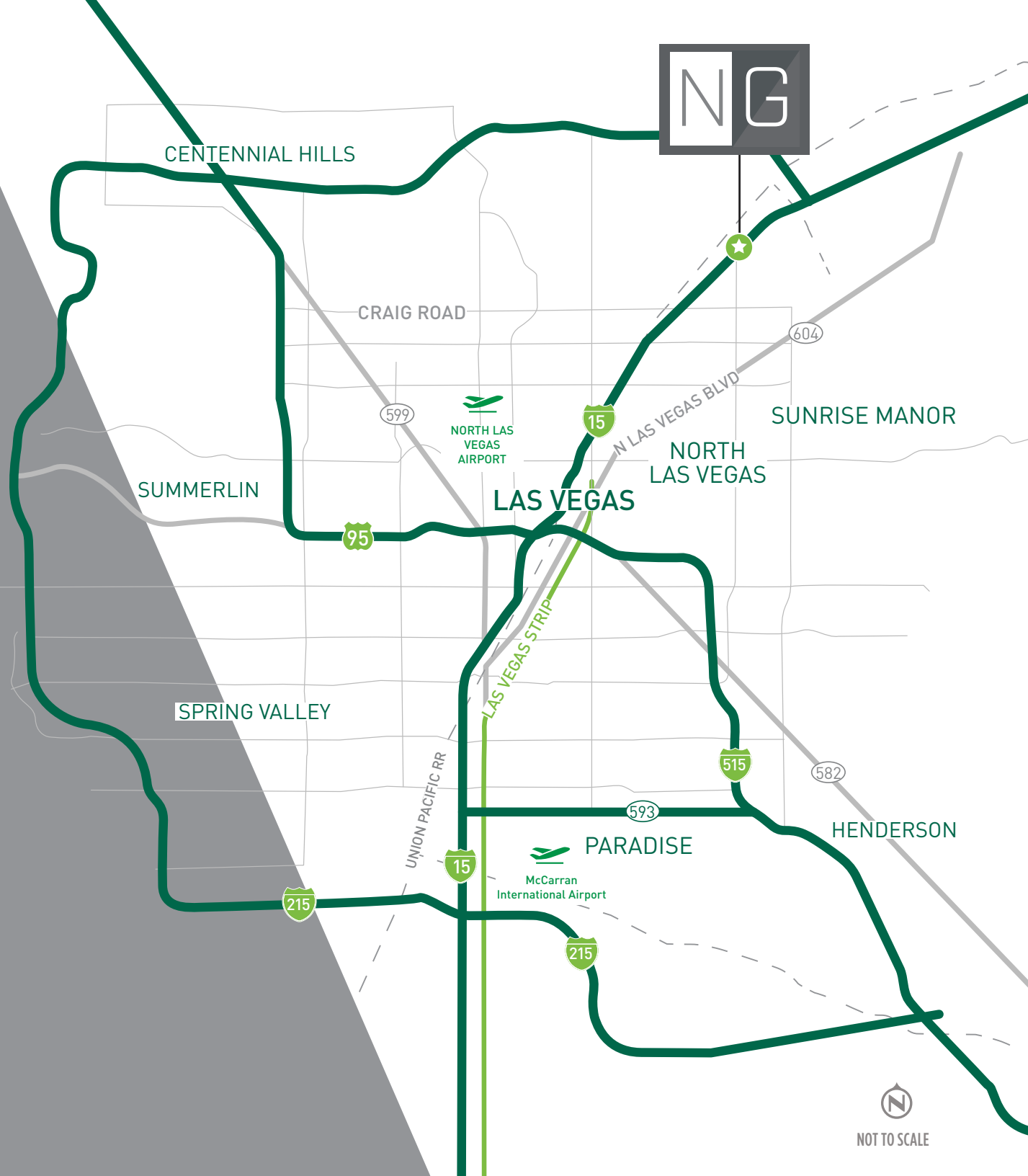
PROJECT HIGHLIGHTS

LOCATION

- Immediate access to I-15 via Lamb Blvd. Interchange
- Building signage with I-15 frontage
- City of North Las Vegas jurisdiction
- Monument signage

PROJECT

- Availability from ±95,513 to ±417,873 SF
- Divisibility from ±95,513 SF to ±254,757
- Cross dock, front and rear loading configurations
- Office BTS
- 32' - 36' minimum clear height
- Abundant trailer parking
- ESFR sprinkler system

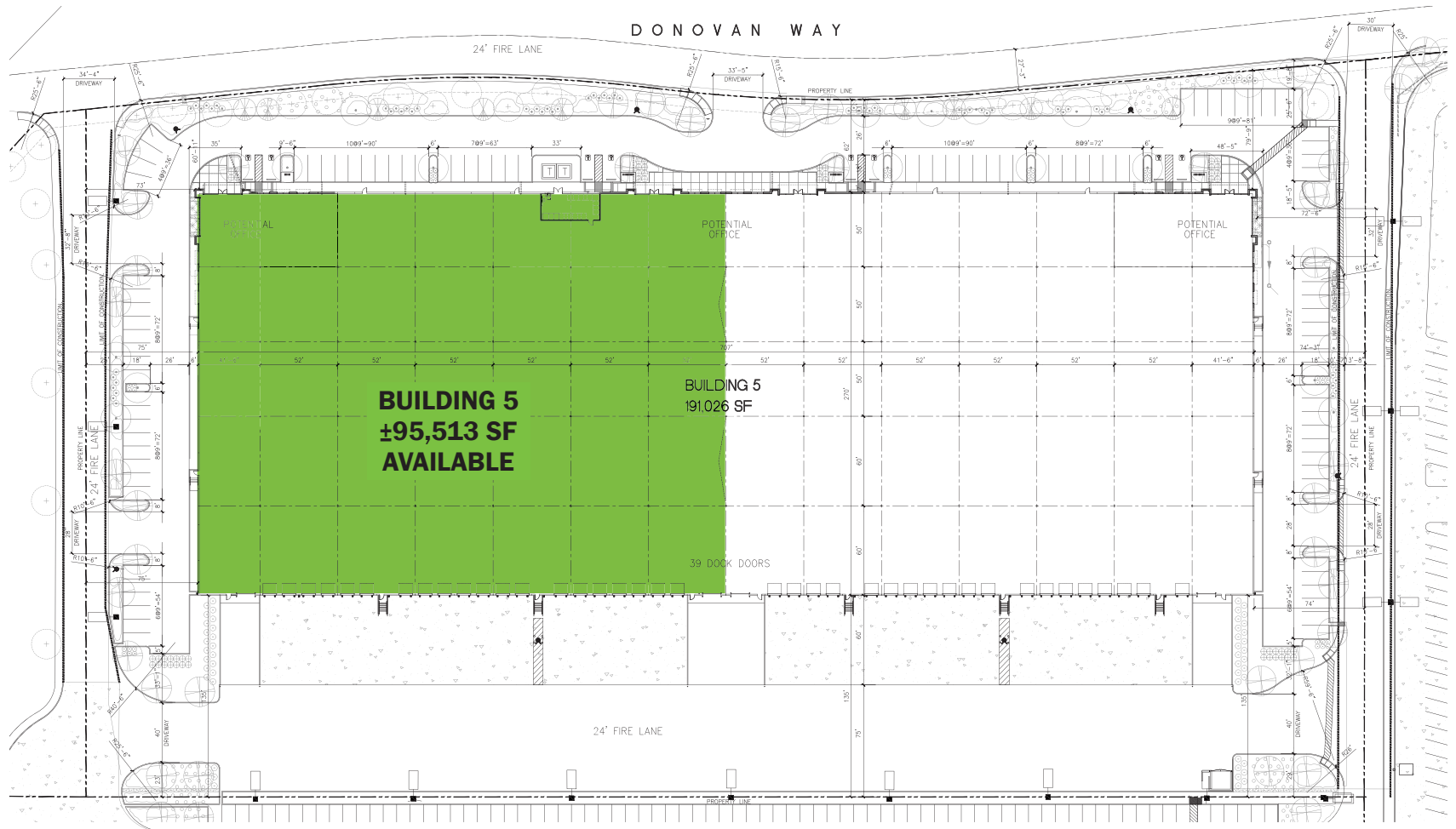




BUILDING FIVE

5840 DONOVAN WAY
NORTH LAS VEGAS, NV 89115

- ±95,513 SF total
- Office BTS
- Clear height: ±32'
- Rear loading configuration
- 20 (±9' x 10') dock doors
- 2 (±12' x ±14') ramp to grade doors
- ±50' x ±52' typical column spacing
- ±52' x ±60' speed bay
- ESFR fire sprinklers
- 277/480v, 3-phase power
- 6" reinforced concrete floors
- 2% skylights
- Ready for tenant improvements

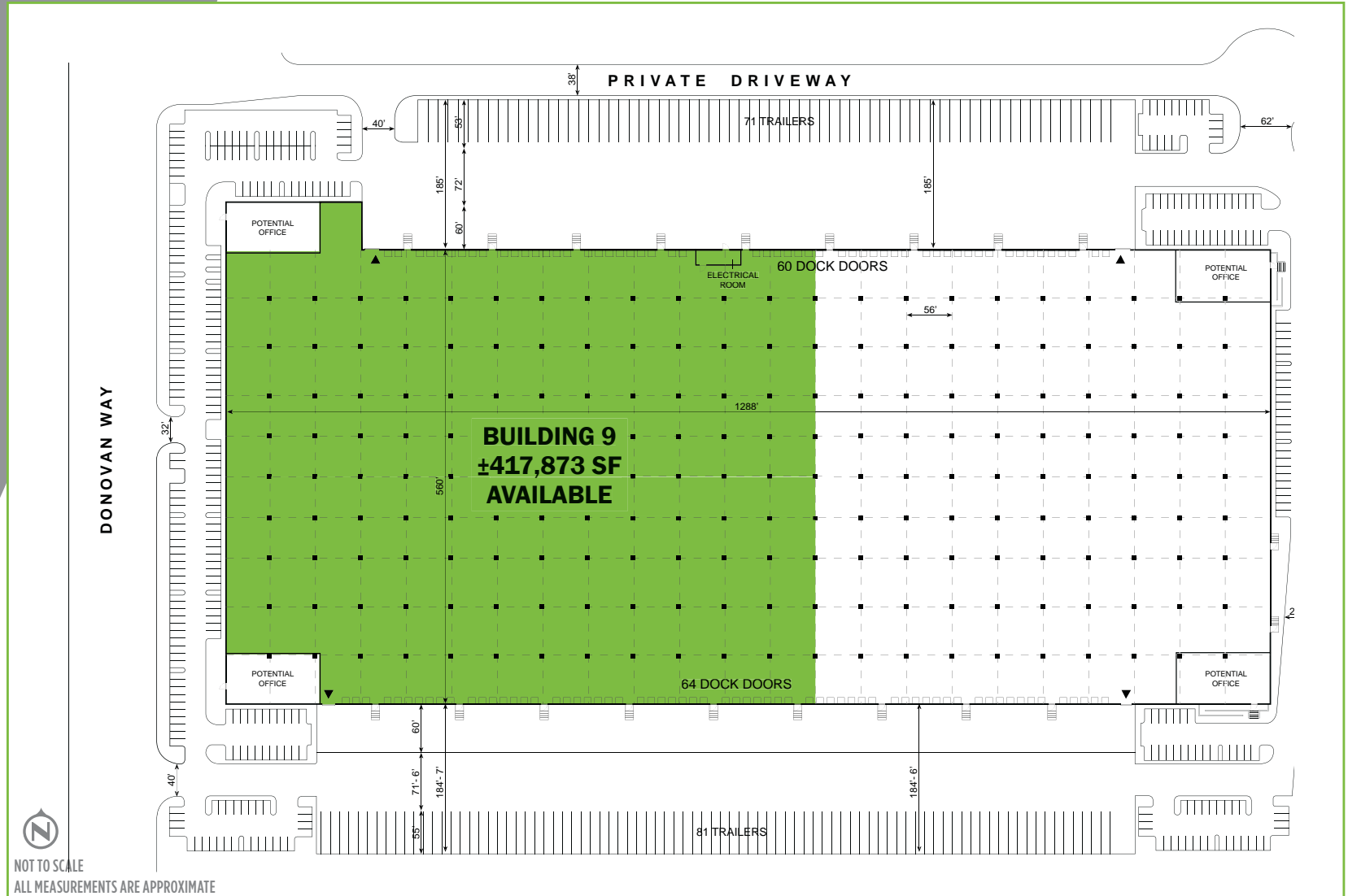


NOT TO SCALE
ALL MEASUREMENTS ARE APPROXIMATE

BUILDING NINE

5430 Donovan Way
North Las Vegas, NV 89115

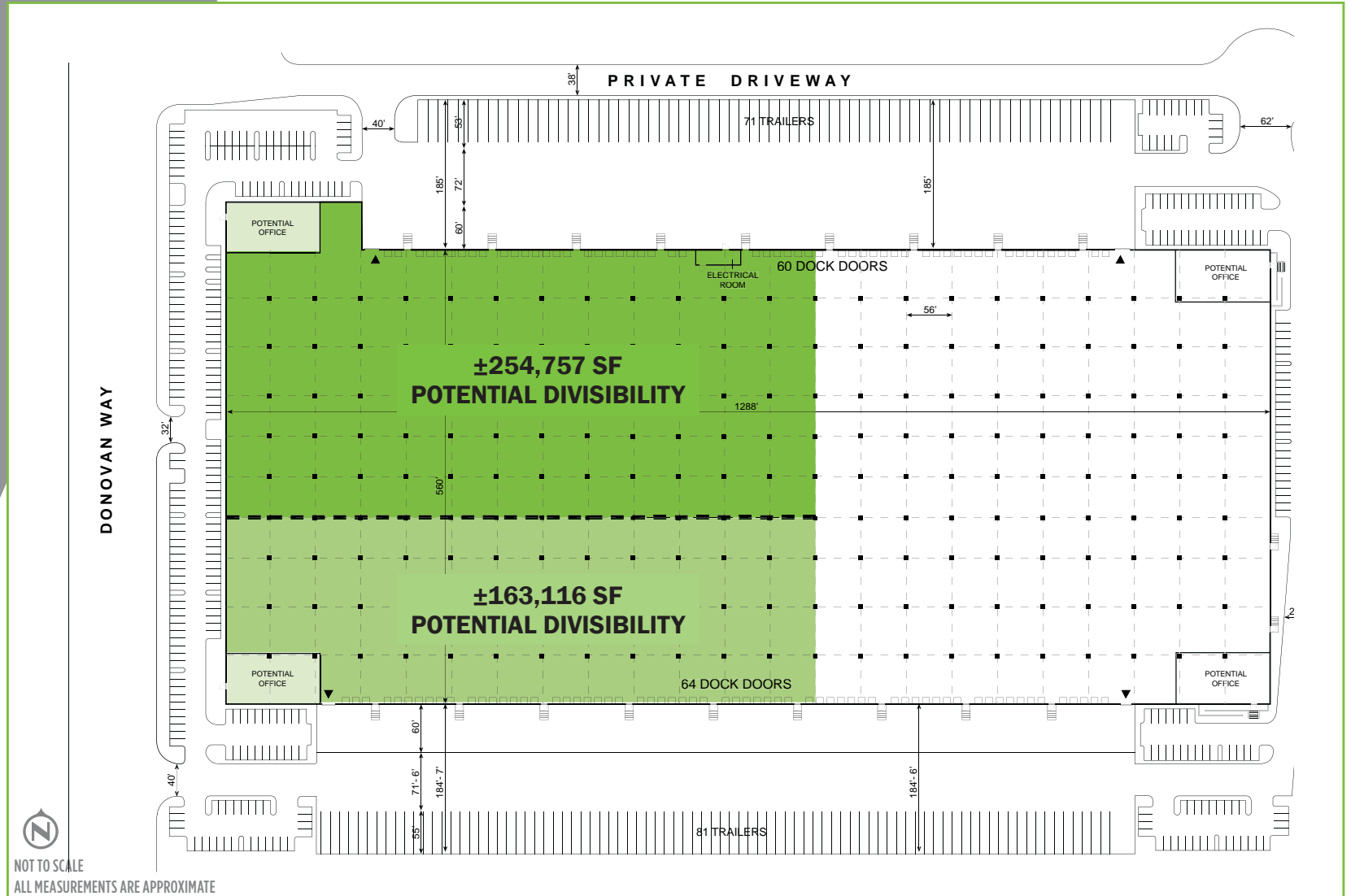
- ±417,873 SF total
- Divisible to ±163,000 SF
- Office BTS
- Clear height: ±36'
- ESFR fire sprinklers
- 2% skylights
- Cross dock, front and rear loaded configurations
- 70 dock doors
- 2 ramp to grade doors
- 56' x 60' typical column spacing
- 277/480v, 3-phase power
- Trailer parking stalls
- 213 auto parking stalls
- 7' reinforced concrete slab
- Ready for tenant improvements



BUILDING NINE

5430 Donovan Way
North Las Vegas, NV 89115

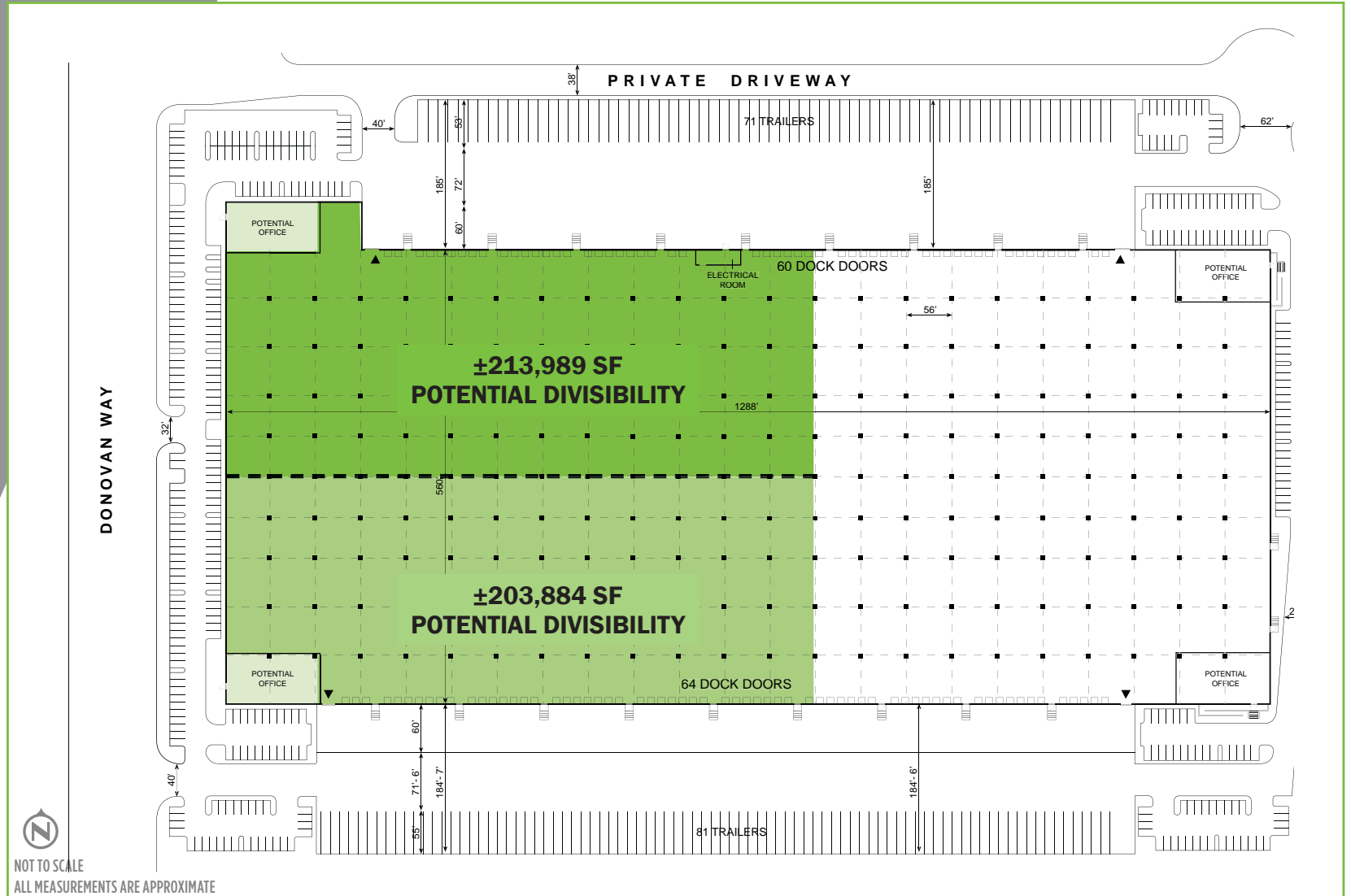
ALTERNATIVE B



BUILDING NINE

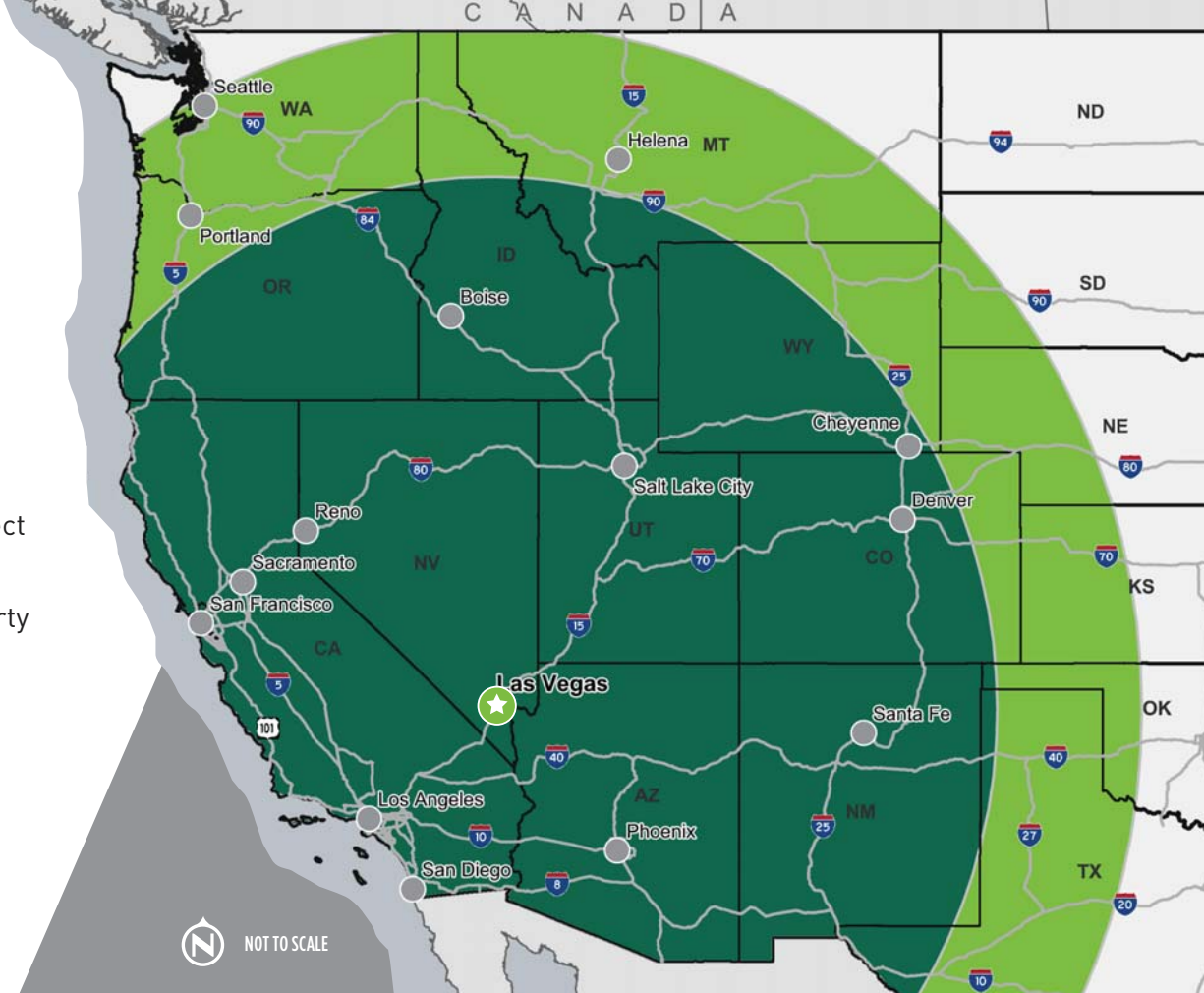
5430 Donovan Way
North Las Vegas, NV 89115

ALTERNATIVE C



LOCATION & TRANSPORTATION

- US-95 and I-15 interchange is ± 7 miles from subject property
- McCarran Airport is ± 15 miles from subject property
- Resort Corridor (Sahara and LV Blvd) is ± 11 miles from property
- Proximity to Distribution Hubs
 - FedEx Freight - 1 Miles
 - FedEx Ship Center - 6 Miles
 - FedEx Air Cargo - 17 Miles
 - FedEx Ground - 30 Miles
 - UPS Freight Service Center - 2 Miles
 - UPS Customer Center - 8 Miles
 - UPS Air Cargo - 21 Miles
 - US Post Office - 6 Miles



● One Day Truck Service
 ● Two Day Truck Service

Transit Analysis From Las Vegas, NV

	Distance (mi.)	Time (est.)		Distance (mi.)	Time (est.)
Los Angeles, CA	265	3 hrs, 54 min	Boise, ID	634	9 hrs, 31 min
Phoenix, AZ	300	4 hrs, 39 min	Santa Fe, NM	634	9 hrs, 8 min
San Diego, CA	327	4 hrs, 46 min	Denver, CO	752	10 hrs, 45 min
Salt Lake City, UT	424	5 hrs, 50 min	Cheyenne, WY	837	11 hrs, 52 min
Reno, NV	452	6 hrs, 55 min	Helena, MT	907	12 hrs, 31 min
San Francisco, CA	562	8 hrs, 20 min	Portland, OR	982	15 hrs, 44 min
Sacramento, CA	565	8 hrs, 14 min	Seattle, WA	1,129	16 hrs, 52 min

LAS VEGAS

BUSINESS FACTS

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

Nevada Tax Climate

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

Labor

- Nevada has one of the lowest labor costs in the region
- The metro Las Vegas area has more than 55,000 workers in the transportation, logistics and manufacturing industries
- Nearly 65,000 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- According to CBRE-EA manufacturing jobs are expected to grow by 1.4%, wholesale trade by 3.0%, and transportation and warehousing by 1.8%.
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages





NORTHGATE

DISTRIBUTION CENTER

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CBRE