

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.



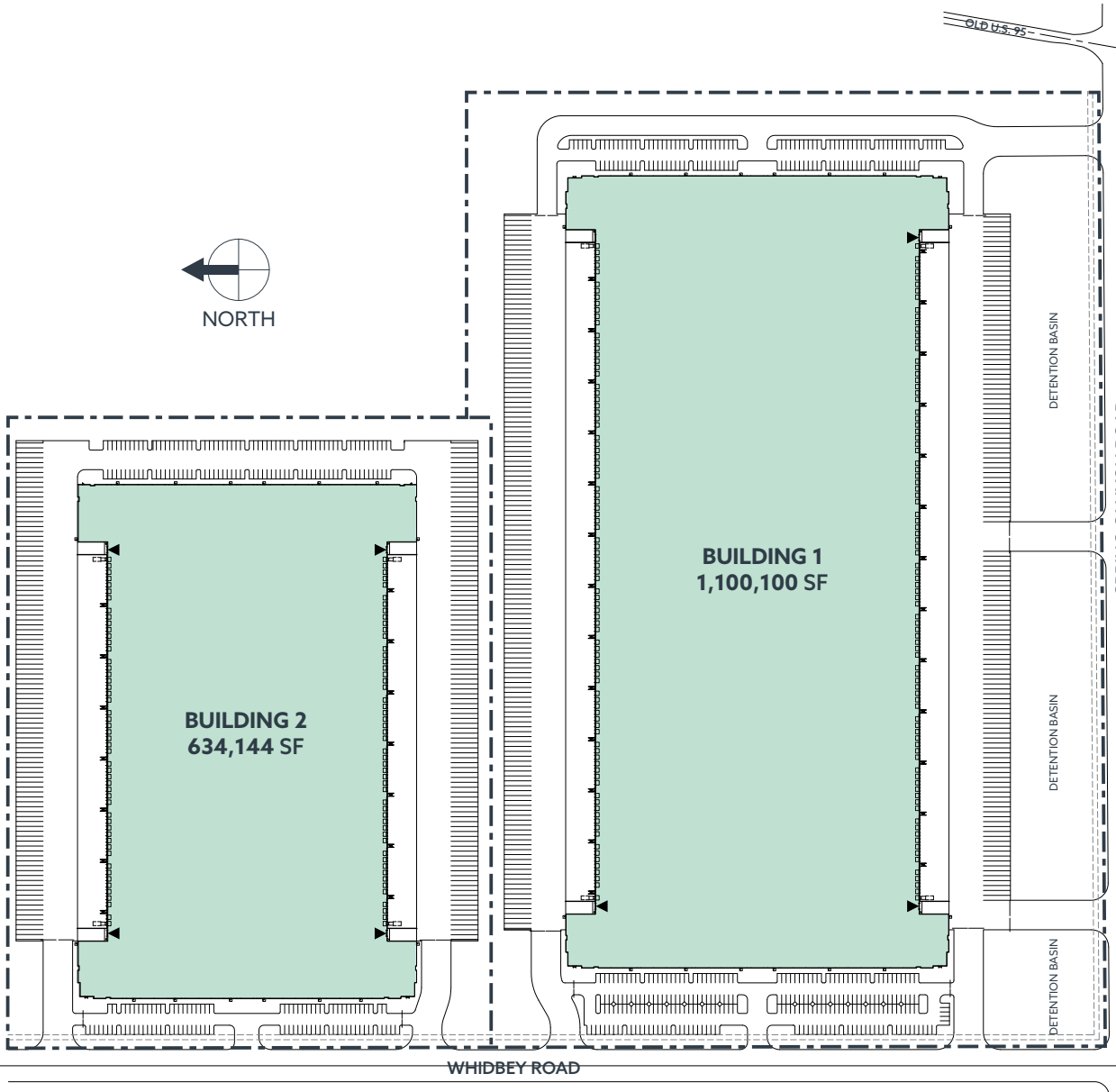
± 52.4 MILES
to CA / NV Border

± 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



POWER

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



OFFICE

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



COLUMN SPACING

58' x 60'



DOCK DOORS

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



CLEAR HEIGHT

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



GRADE DOORS

4 Grade Level Doors



BUILDING WIDTH

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



TRUCK COURTS

185'



SPRINKLERS

ESFR



PARKING

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



INSULATION

Fully Conditioned
Warehouse with
R-38 at Roof



FLOOR SLAB

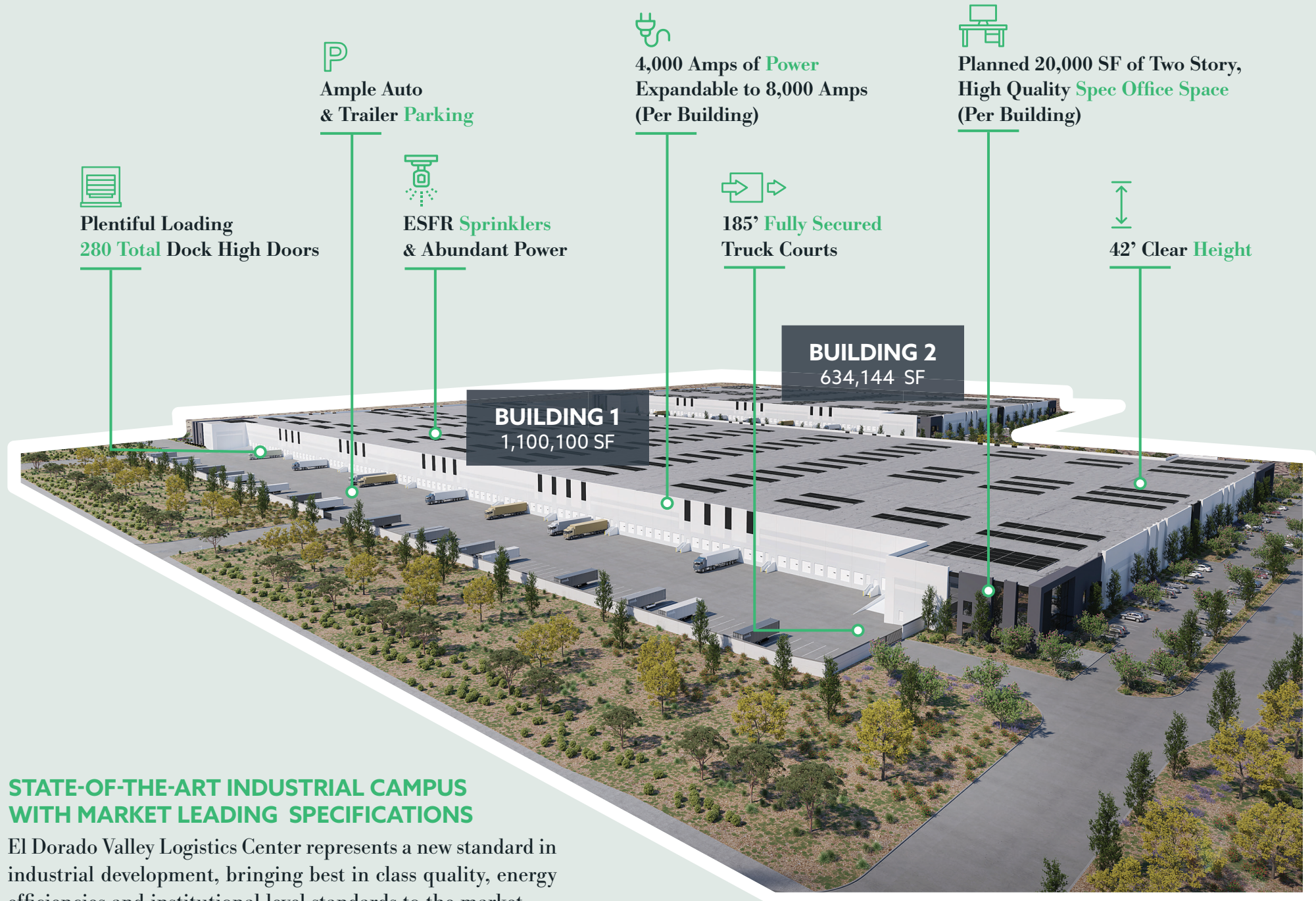
8" Fully Reinforced Slab



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

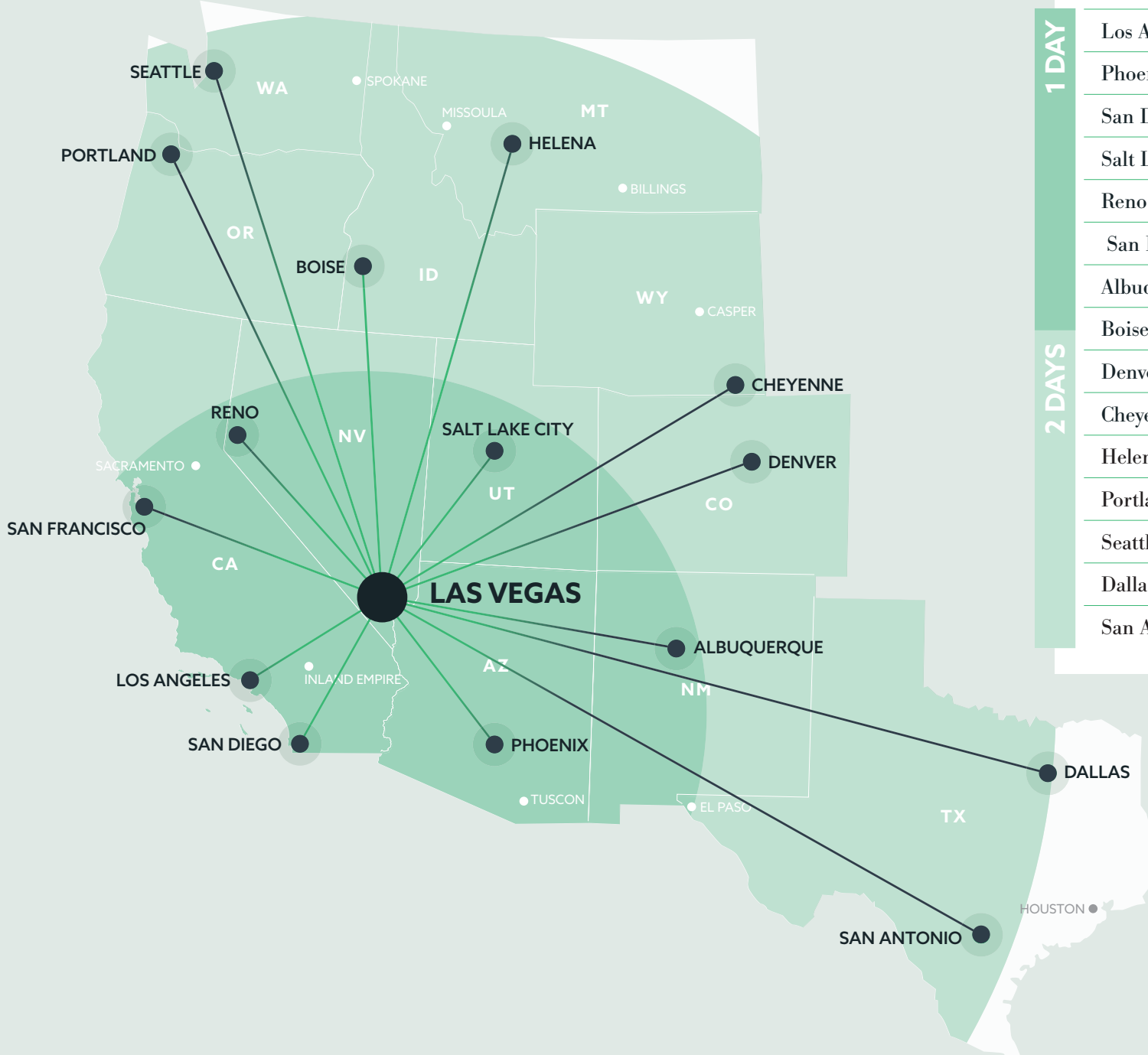
Median Home Value



63.4%

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

LOGISTICS ANALYSIS



DRIVE TIME ANALYSIS

| Destination | Distance | Time (Est.) |
|----------------|----------|-------------|
| 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 |
| 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 |

1 DAY

2 DAYS

[DIV] INDUSTRIAL

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