

# EL DORADO VALLEY LOGISTICS CENTER



1,734,144 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.



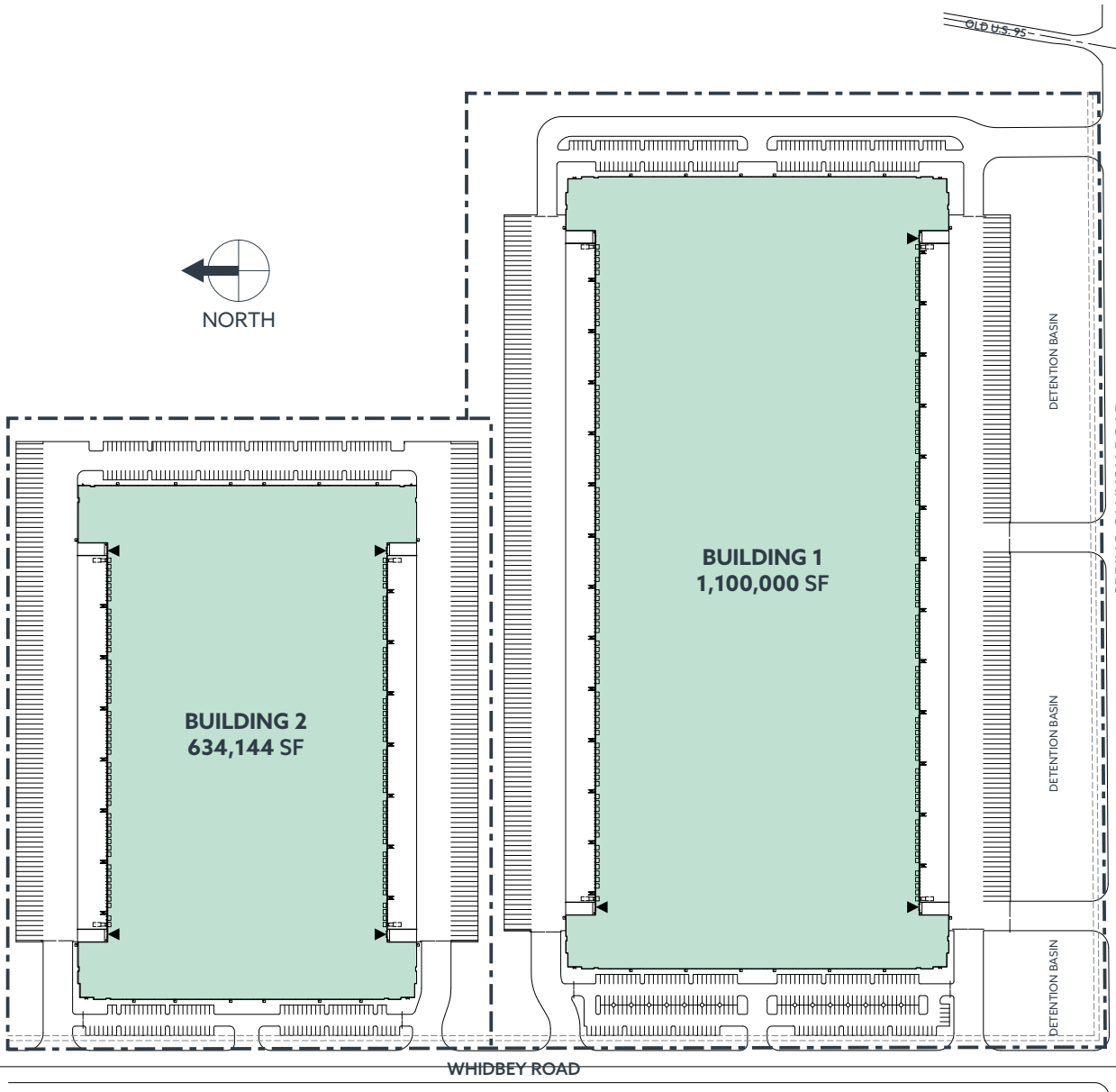
**± 52.4 MILES**  
to CA / NV Border

**± 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

1,734,144 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

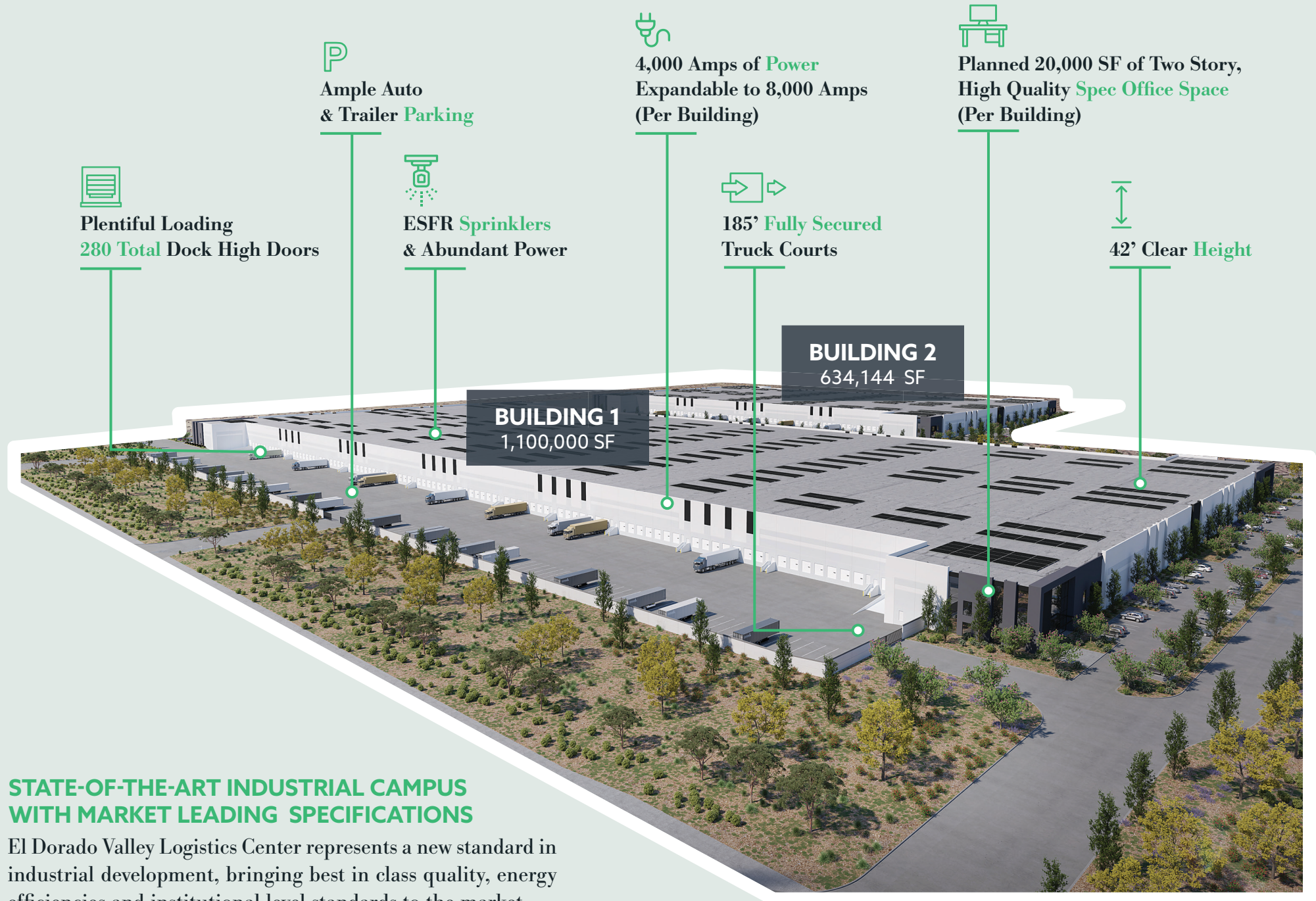


## ROOFING

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

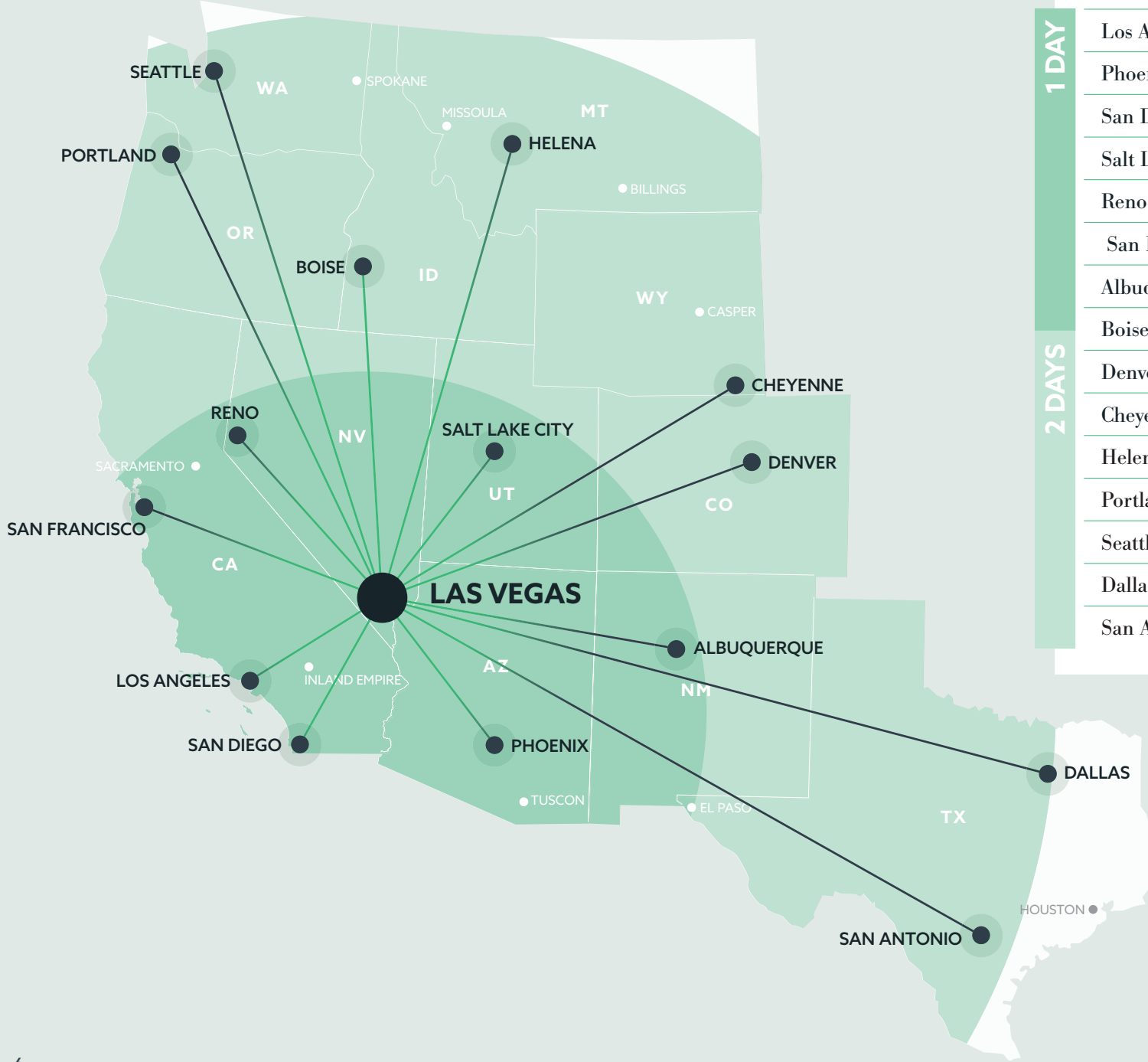


**63.4%**

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



# LOGISTICS ANALYSIS



## DRIVE TIME ANALYSIS

1 DAY  
2 DAYS

| 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    |



# [DIV] INDUSTRIAL

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