Your **Gateway To Success**

PROLOGIS
LAS VEGAS GATEWAY

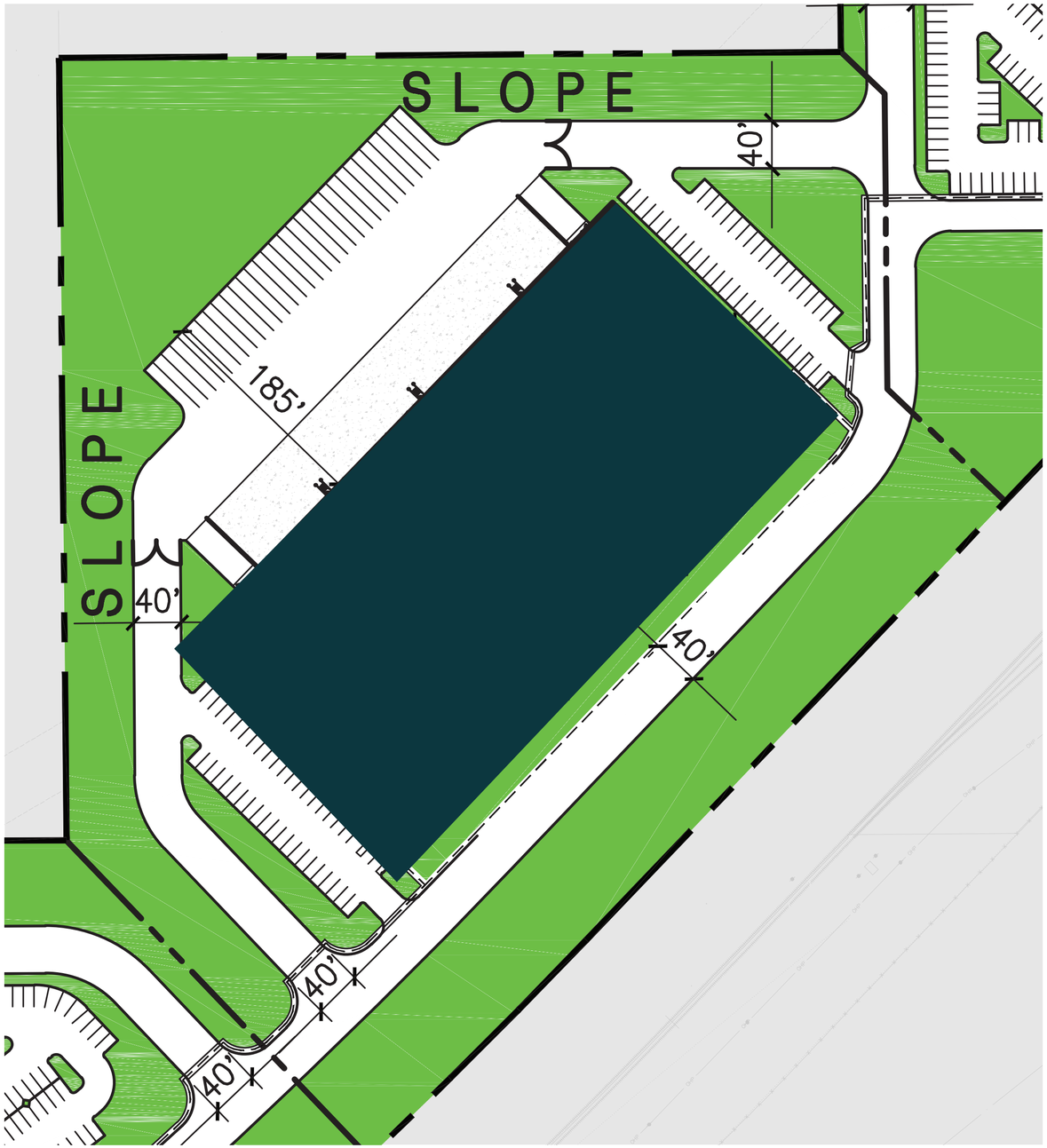
NORTH LAS VEGAS BLVD AND I-15 N | North Las Vegas, NV 89165

PROLOGIS® CBRE

Your Gateway to Efficiency

±135,200 square feet available

- Build-to-Suit options available
- Rear-loading distribution facility
- 36’ minimum clear height
- 2 Grade doors (12’ x 14’)
- 26 Dock doors (9’ x 10’)
- 56’ x 60’ typical column spacing with 60’ speed bays
- 185’ all concrete truck court
- 87 auto parking stalls
- 31 trailer parking stalls
- ESFR sprinkler system
- R-38 roof batt insulation
- Electrical capacity designed to provide 4,000 amp main service to each building (expandable)



Sustainable Logistics Endless Potential

Prologis Gateway is a one-of-a-kind, ready to go opportunity that fully capitalizes on the regional advantages Las Vegas has to offer. We provide more direct, reliable distribution for customers, elevating the efficiency of your logistics.

A Visionary Opportunity

A leading opportunity in a high-potential market that is ready to be capitalized on immediately. Featuring spec and build-to-suit opportunities, this development-ready site is a chance to execute your strategy in a sustainable, modern logistics facility.

The Las Vegas Advantage

Nevada ranks top in the nation for job growth, with over 105,000 distribution, warehousing, and manufacturing workers in the Las Vegas metro area. A tax-friendly environment, abundant labor, and advantageous geographical position enhance North Las Vegas' appeal as a West Coast distribution hub.

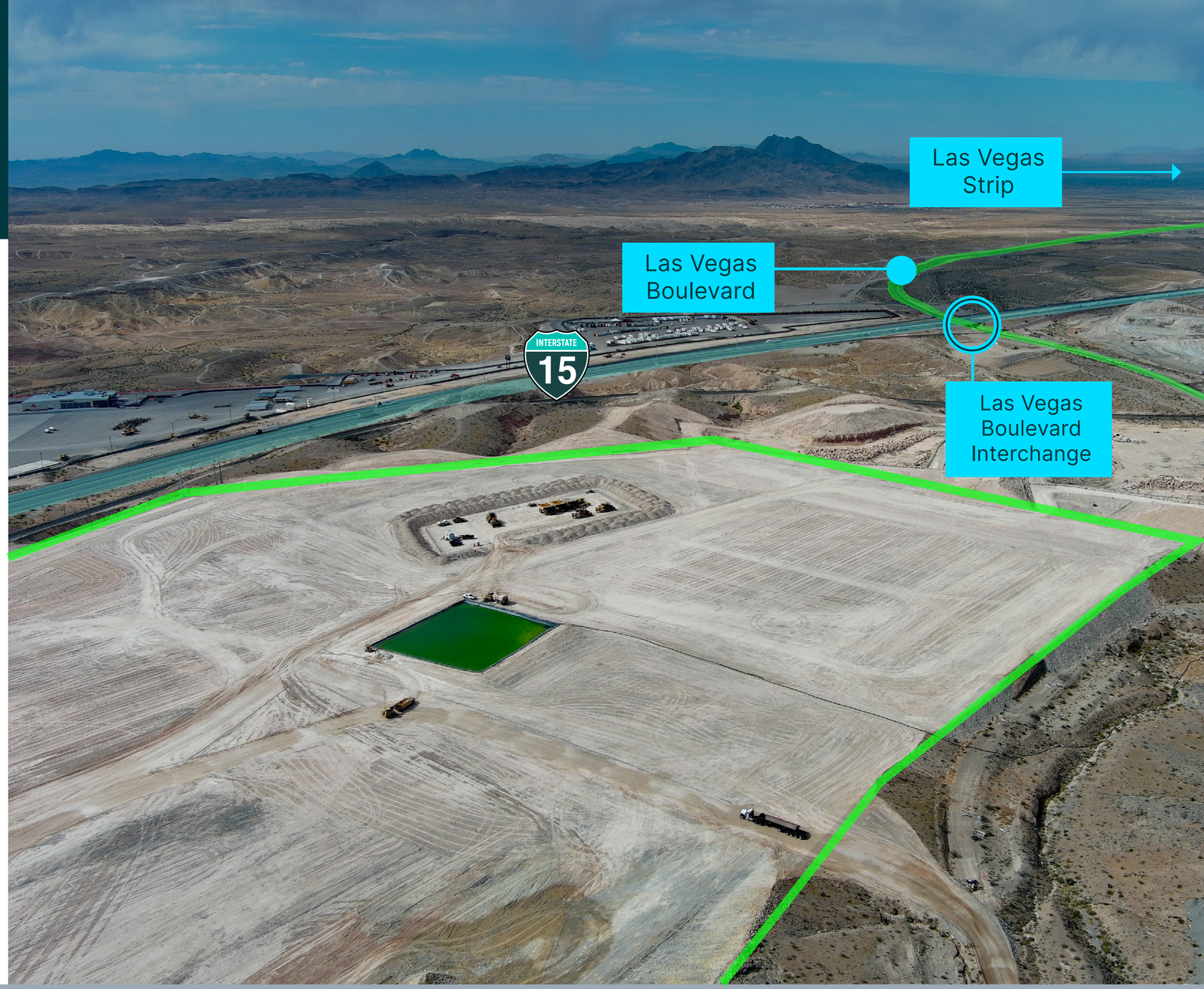
Fast-Track to Market

Prologis Las Vegas Gateway couldn't be more accessible. This entitled site is development ready with utilities in-place, off-sites designed and allows for the self-certification of building plans - bringing new meaning to "speed to market."

Miles Ahead of the Rest

Speed to Market

- Build-to-suit and spec opportunities
- Closest large development site to I-15
- Freeway visibility and signage opportunities
- Improved site ready for development
- Favorable North Las Vegas jurisdiction
- Self-certification of building plans
- Off-sites designed
- ±135,000 - ±1,575,000 SF Available



The Las Vegas Advantage

Business friendly labor environment advantaged with location and deep talent pool.

Las Vegas is positioned for continued growth given its robust labor market, incentives, and new state-of-the-art available space, it can accommodate ongoing occupier demand with business and tax-friendly advantages.

#1

Nevada ranks top in the nation for job growth, outpacing the national average by 2%.

105K+

105,000+ distribution, warehousing and manufacturing workers.

13.8%

Las Vegas's warehouse labor force of 52,256 is expected to grow 13.8% by 2033, according to CBRE Labor Analytics.

Tax Advantage

Nevada is one of the nation's most tax-friendly states, because it does not tax corporate or personal income, estates, franchises, gifts or inventories.

Fast-Track to Market

Minutes from the freeway. Less than a day's drive from the Port of Long Beach, bringing new meaning to "Speed to Market".

- Situated just minutes from the I-15
- Five hours from port to floor, the world's ninth-largest sea port, San Pedro Port Complex
- Available for prompt delivery

Your Gateway to Major Distribution Hubs & Population Centers

5 hours
Los Angeles, CA
Phoenix, AZ

6 hours
Salt Lake City, UT

7.5 hours
Reno, NV

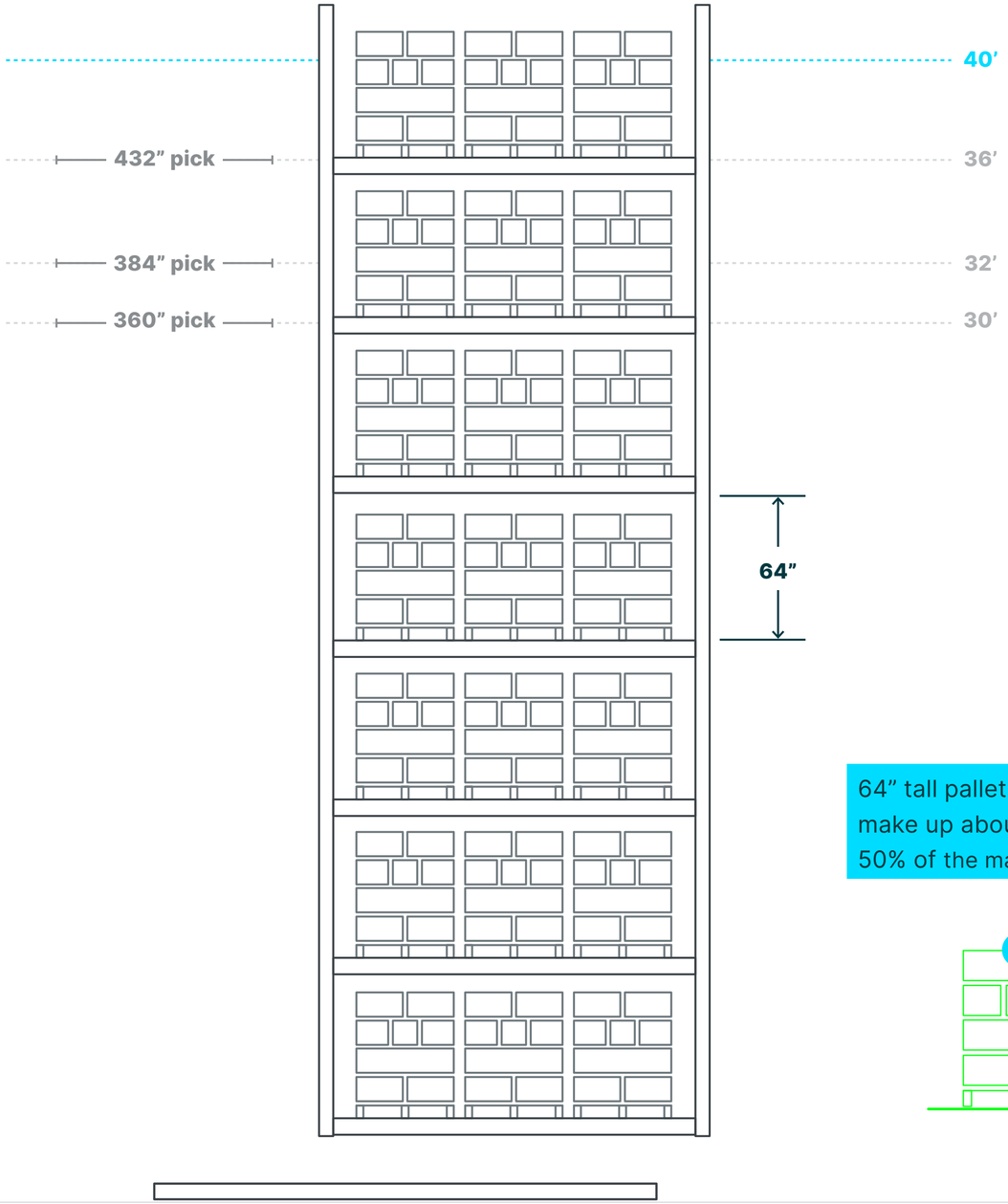
10.5 hours
San Francisco, CA

11.5 hours
Denver, CO

*All drive times are approximate.

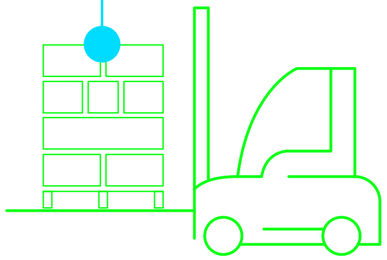
You're in the Clear

A 40' clear height increases cubic capacity by more than 10-25 percent*.



CLEAR HEIGHT	SIZE NEEDED TO ACCOMMODATE
40'	245,000 SF
36'	287,000 SF
32'	343,000 SF
30'	430,000 SF

64" tall pallet loads make up about 50% of the market



*1 more pallet position compared to a 32' clear building.

Prologis Essentials

Keeping You Ahead of What's Next.

Prologis Essentials is the all-in-one way to help build resilience, innovation and growth into your business. Combining the right location with the right operations, energy + sustainability, mobility, and workforce solutions will help you transform today's logistics challenges into opportunities.

LEARN MORE

Operations

Turnkey warehouse solutions to get you operational quickly and keep your product moving efficiently.

- Move in + setup
- Racking systems
- Forklifts and material handling equipment
- Automation solutions

Energy + Sustainability

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators

Mobility

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On-demand power
- Hydrogen fueling
- Workplace charging

Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification

DISCOVER THE BENEFITS

Partner with Prologis

Clear, Simple, Service.

You can count on us as your trusted partner.

Pairing up with Prologis gives you access to an in-house team of property managers, insights from one of the largest global industrial platforms, and leading sustainability expertise. Providing responsive local support 24/7, we work hard every day to help you stay ahead of what's next.

At Prologis, we deliver on our promises so you can deliver on yours.

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Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 1.2 billion square feet owned and under management in 19 countries on four continents.

Data as of May 8, 2024, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.

LEED SILVER CERTIFICATION

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