

APEX LOGISTICS HUB

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

DEVELOPMENT OPPORTUNITY

FOR SALE OR LEASE

LAND PARCELS: ± 35 AC to ± 92 AC

INDUSTRIAL BUILDINGS: $\pm 260,000$ SF to $\pm 1,100,000$ SF



APEX LOGISTICS HUB

PROPERTY DESCRIPTION

The Hopewell Apex Development Opportunity totals ±92 acres within the growing North Las Vegas Apex submarket. This partially improved site is located approximately 2 miles from the I-15 & Las Vegas Blvd interchange and represents one of the only large parcel sites that can be immediately put into production for development in the desirable Apex submarket.

Development is active on surrounding parcels within the Apex area and notable occupiers such as Crocs, DHL, and Kroger are slated to open soon. Located in the pro-business municipality of City of North Las Vegas, the proximity to the both the CA and Utah borders makes Apex one of the key logistics submarkets in the West.

Apex Logistics Hub is one of the best-located development sites in the submarket that can accommodate a building of over 1 million square feet.

INVESTMENT HIGHLIGHTS

- Existing site conditions offer exceptional speed to market opportunity.
- Large site with all major utilities is rare in greater Las Vegas Valley.
- The site is in business-friendly North Las Vegas jurisdiction.
- Neighboring development activity provides market momentum.

Parcel Details

LAND SIZE	±92 Acres, Divisible to ±35 Acres
ZONING	M-2 (General Industrial)
JURISDICTION	City of North Las Vegas
APN	103-33-010-008

Utilities and Condition

ACCESS	Public roadway access from Las Vegas Blvd onto Nadine Petersen Blvd and onto private subdivision roadway (John J. Lee Avenue)
WATER	24" waterline available for connection along John J. Lee Avenue
SEWER	10" gravity sanitary sewer line along John J. Lee Avenue however property will be on temporary pump-out tanks until available outlet to sewage treatment plant for sanitary flows
POWER	4,973 KVA immediately available from Gypsum substation with capacity to be available from new GoForth substation (end of 2025)
GAS	Southwest Gas service to be available for connection in John J. Lee Avenue
FIBER	Telecom services to be available for connection in John J. Lee Avenue by Cox Cable

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
CALIFORNIA BORDER.....	±70 MILES
UTAH BORDER.....	±65 MILES
PORT OF LOS ANGELES.....	±305 MILES
PORT OF LONG BEACH	±303 MILES

APEX LOGISTICS HUB

7 Min DT
I-15 & LAS VEGAS
BLVD EXIT

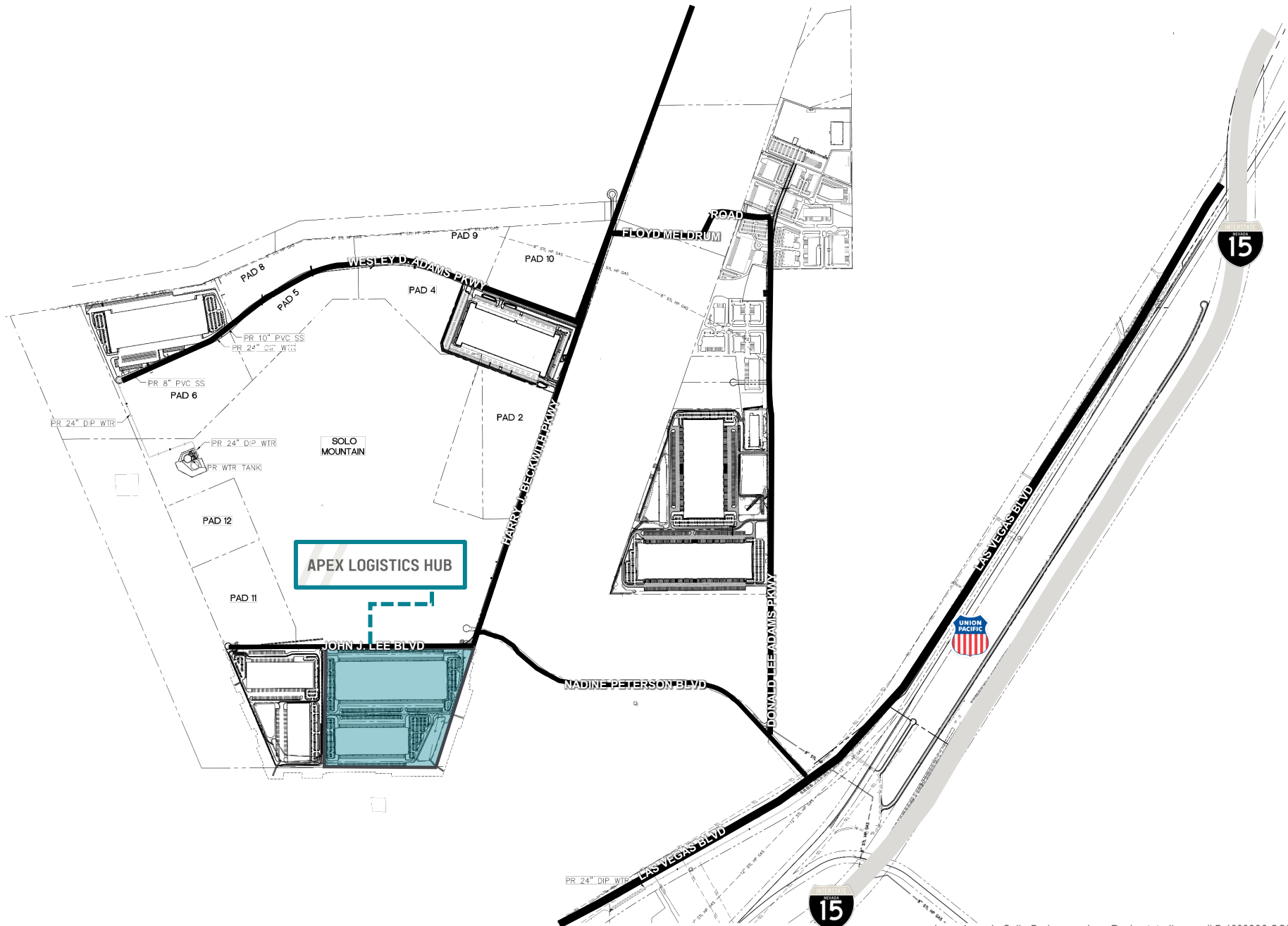
NEW I-15/215
INTERCHANGE

LAS VEGAS
MOTOR SPEEDWAY

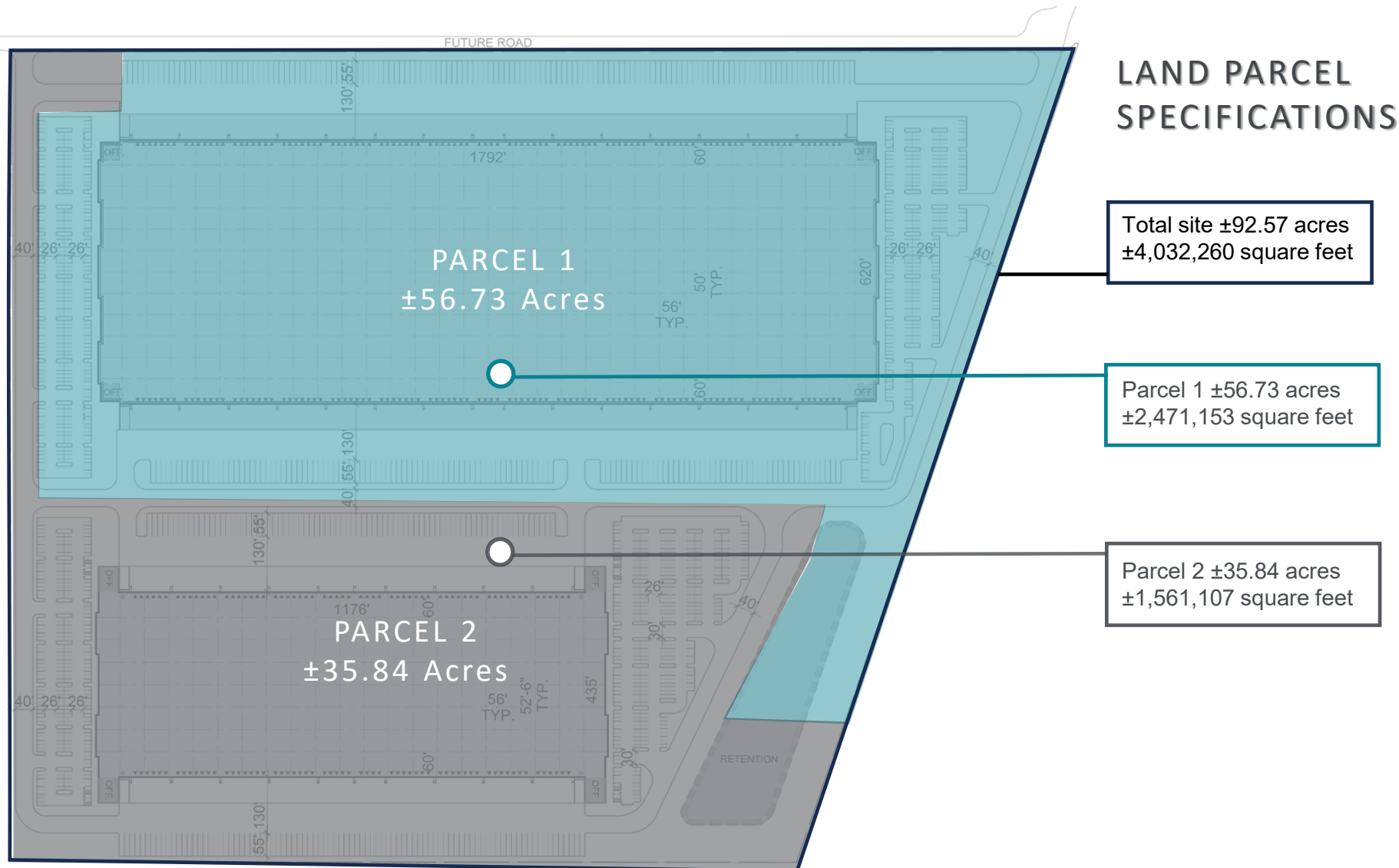
U.S. AIR FORCE



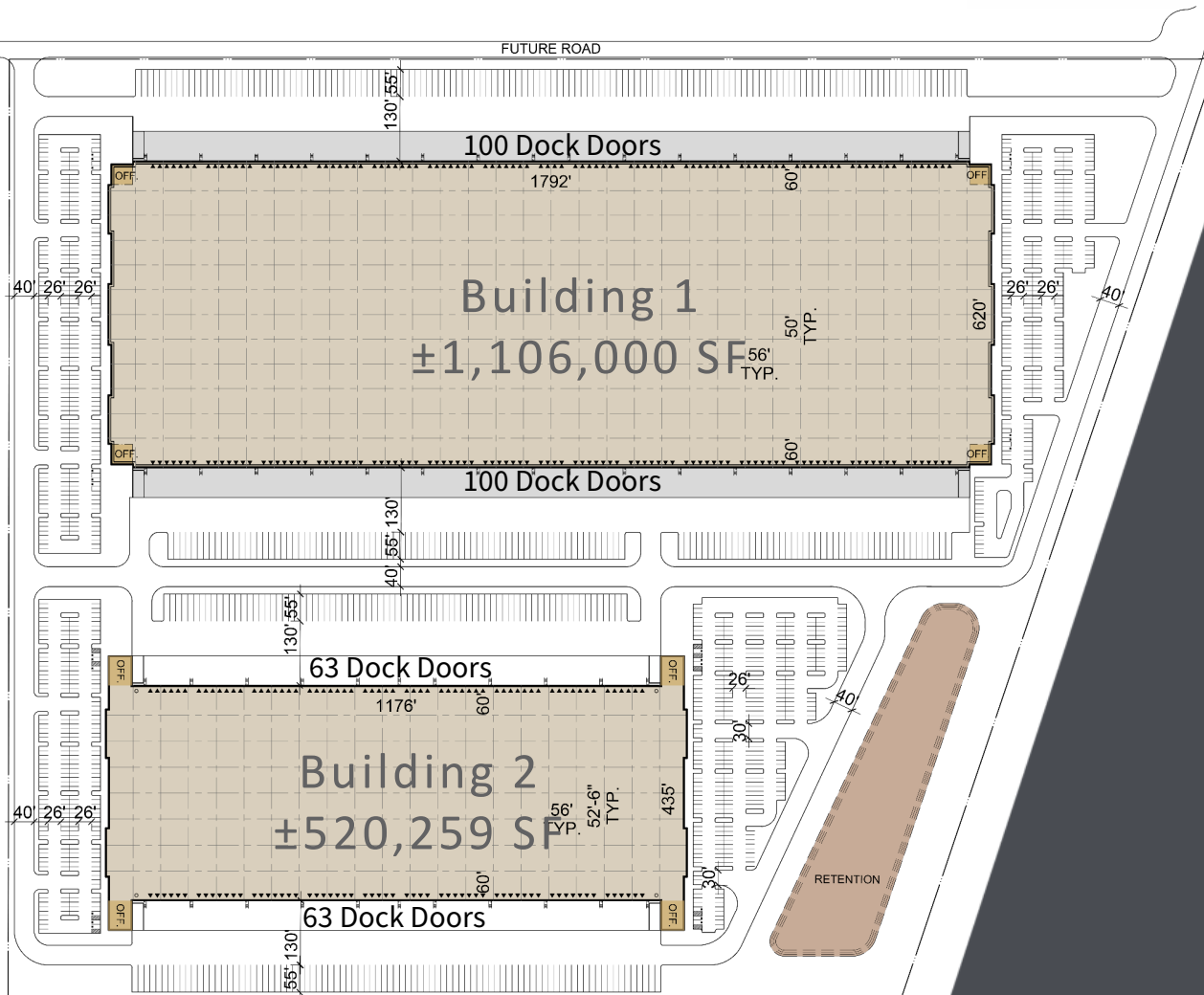
Access Map



Potential Lot Subdivision



Industrial Spec Buildings



PROJECT HIGHLIGHTS

Two building project

±1,626,249 total SF

92.57 acres

Cross-dock configurations

40' clear height

326 dock high doors

8 drive in doors

852 auto parking spaces

429 trailer stalls

Minimum 185' truck courts

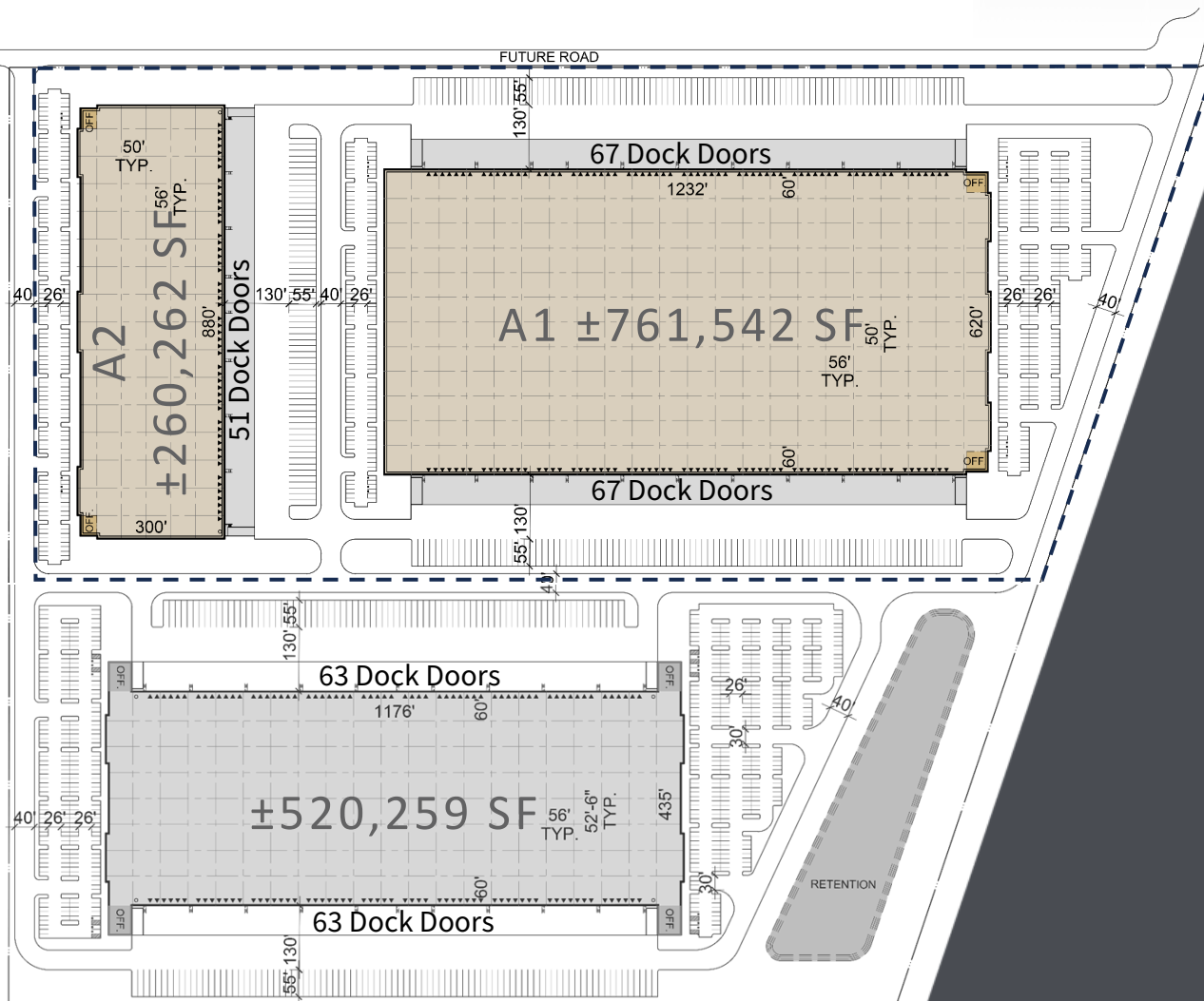
ESFR fire sprinklers

8" concrete slab

R-19 roof insulation



Alternate Site Plan A



A1 BUILDING SPECIFICATIONS

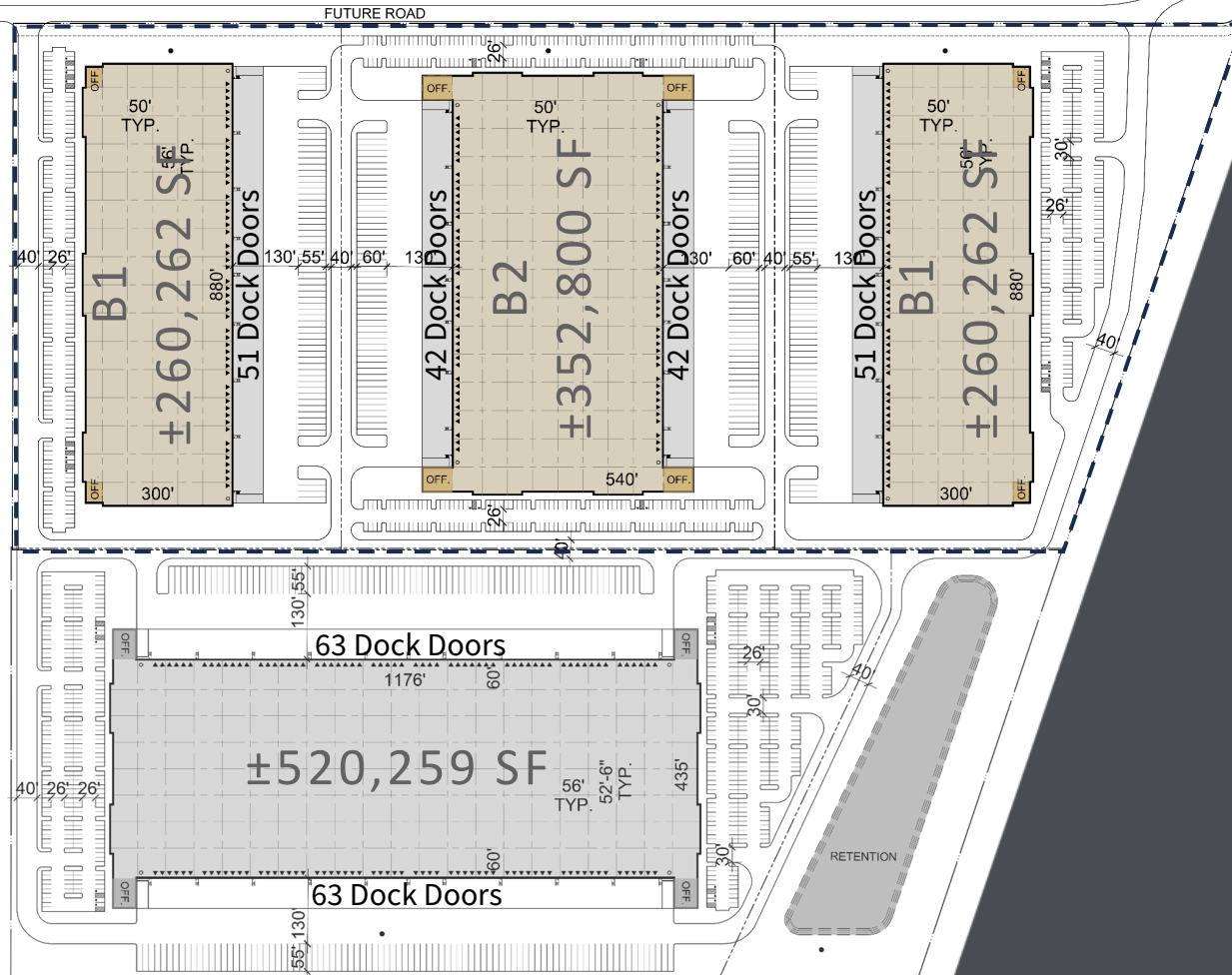
- ±761,542 total square feet
- Cross-dock configuration
- Office BTS
- One hundred thirty-four (134) dock high doors
- Four (4) grade level doors
- 40' clear height

A2 BUILDING SPECIFICATIONS

- ±260,262 total square feet
- Rear-loaded configuration
- Office BTS
- Fifty-one (51) dock high doors
- Four (4) drive in doors
- 36' clear height



Alternate Site Plan B



B1 BUILDING SPECIFICATIONS

- ±260,262 total square feet
- Rear-loaded configuration
- Office BTS
- Fifty-one (51) dock high doors
- Two (4) drive in doors
- 36' clear height

B2 BUILDING SPECIFICATIONS

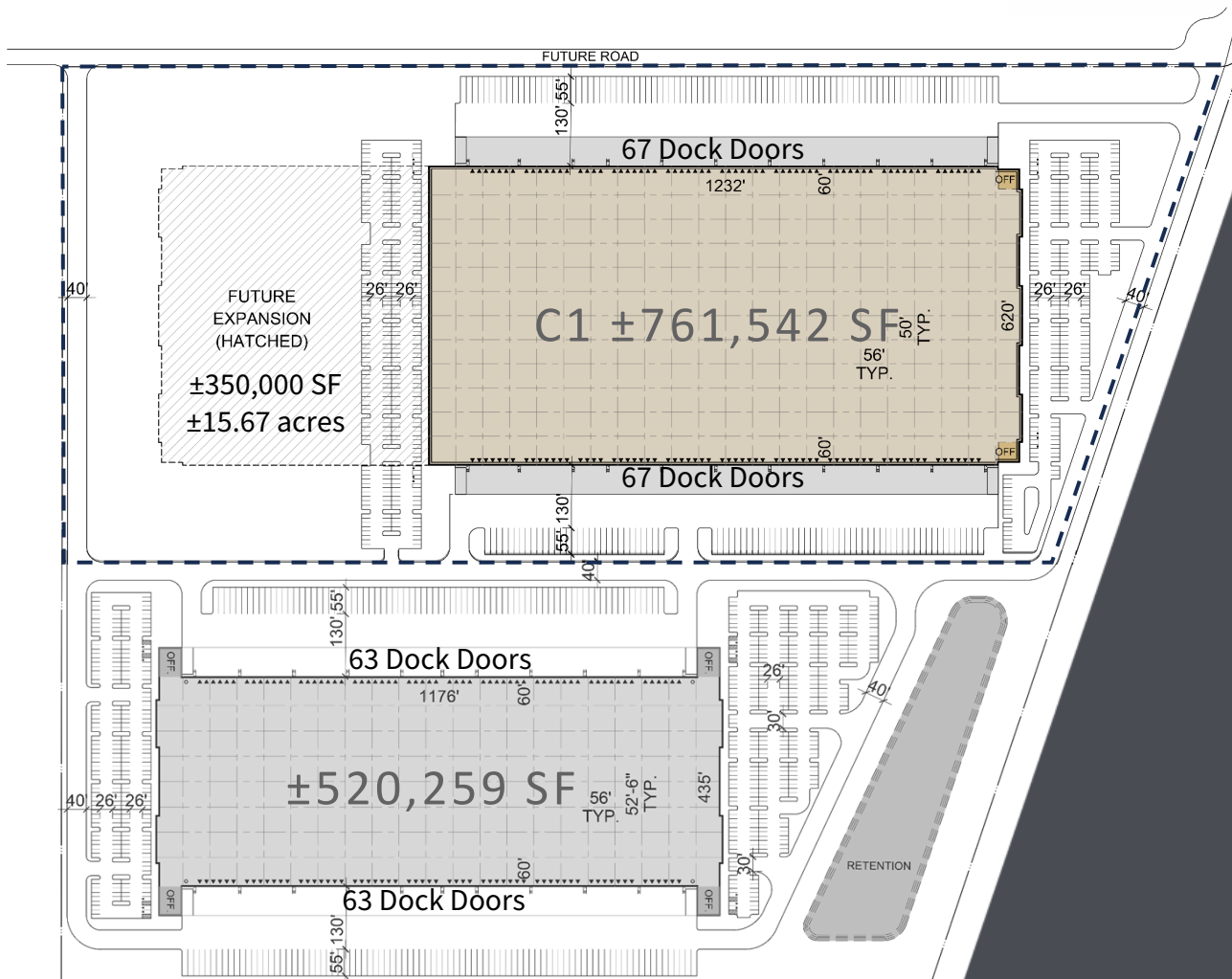
- ±352,800 total square feet
- Cross-dock configuration
- Office BTS
- Eighty-four (84) dock high doors
- Four (4) drive in doors
- 40' clear height

B3 BUILDING SPECIFICATIONS

- ±260,262 total square feet
- Rear-loaded configuration
- Office BTS
- Fifty-one (51) dock high doors
- Two (2) drive in doors
- 36' clear height



Alternate Site Plan C



C1 BUILDING SPECIFICATIONS

- $\pm 761,542$ total square feet
- Cross-dock configuration
- Office BTS
- One hundred thirty-four (134) dock high doors
- Four (4) drive in doors
- 40' clear height
- Future expansion option of $\pm 350,000$ SF/
 ± 15.67 acres



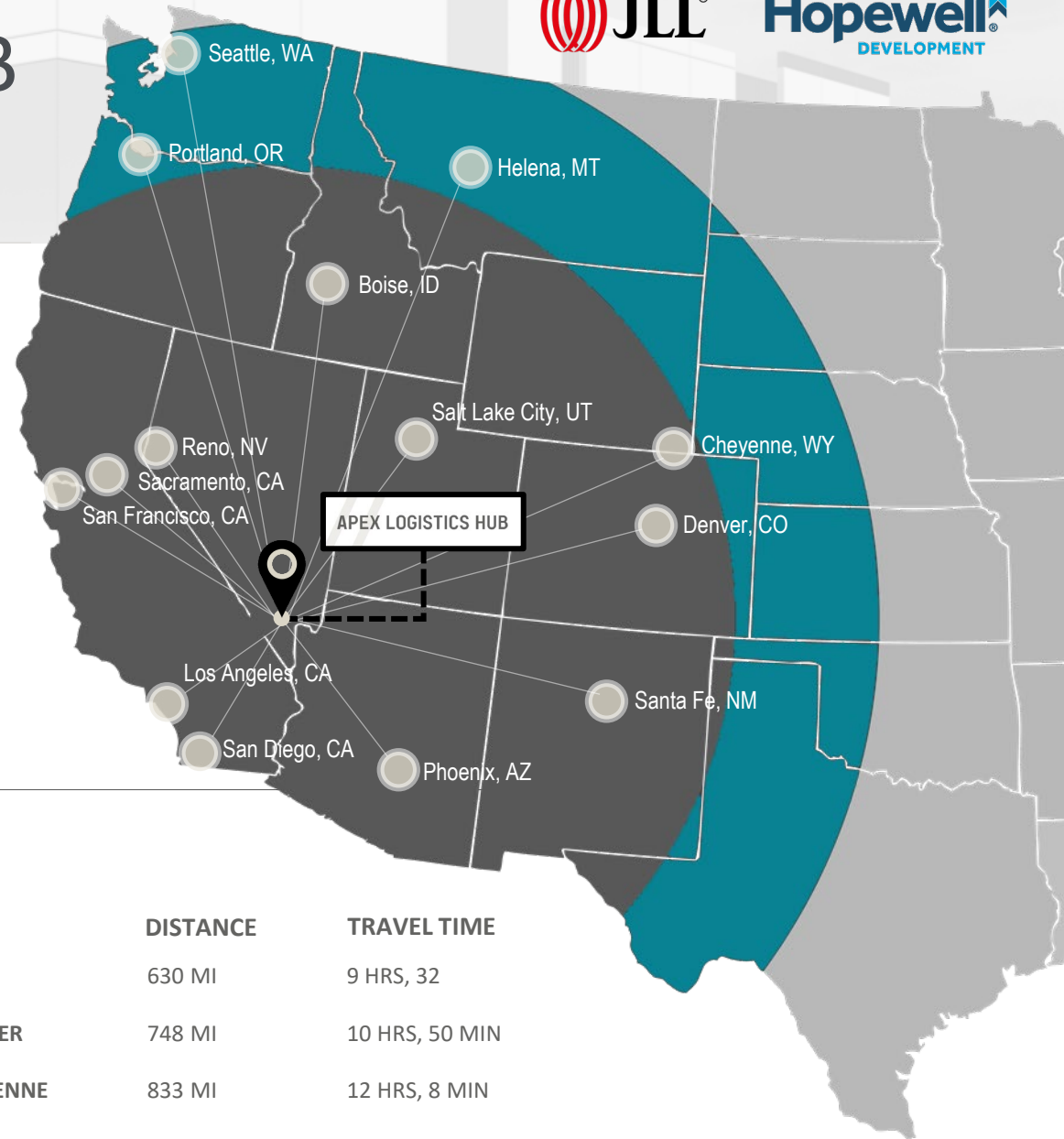
APEX LOGISTICS HUB

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



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



APEX LOGISTICS HUB

NADINE PETERSEN BOULEVARD WEST OF I-15

NORTH LAS VEGAS, NV

Rob Lujan, SIOR, CCIM
Managing Director
+1 702 522 5002
rob.lujan@jll.com
NV License #S.0051018

Jason Simon, SIOR
Managing Director
+1 702 522 5001
jason.simon@jll.com
NV License #S.0045593

Danny Leanos
Associate
+1 702.522.5008
danny.leanos@jll.com
NV License #S.0191773



Hopewell
DEVELOPMENT

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2024 Jones Lang LaSalle IP, Inc. All rights reserved.