

APEX LOGISTICS HUB

JOHN J. LEE PKWY (JUST WEST OF NADINE PETERSEN BLVD)
NORTH LAS VEGAS, NV

DEVELOPMENT READY

FOR SALE OR LEASE

LAND PARCELS: ± 35 AC to ± 92 AC
INDUSTRIAL BUILDINGS: $\pm 520,000$ SF to $\pm 1,100,000$ SF

All Utilities & John J. Lee Pkwy in Place



[Click Here for Aerial Video](#)

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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. Join notable occupiers such as Crocs, DHL, Saddle Creek Logistics Services and Kroger. 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	John J. Lee Pkwy installed from Nadine Petersen Blvd via Las Vegas Blvd
WATER	24" waterline in John J. Lee Pkwy available for connection with 12" stub installed
SEWER	10" gravity sanitary sewer line along John J. Lee Pkwy however property will be on temporary pump-out tanks until available outlet to sewage treatment plant for sanitary flows
POWER	10 MW immediately available with 6" conduit installed in John J. Lee Pkwy, additional capacity available from new GoForth substation
GAS	6" gas line installed in John J. Lee Pkwy
FIBER	4" conduit installed in John J. Lee Pkwy

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Site & John J. Lee Pkwy Photos



John J. Lee Pkwy



John J. Lee Pkwy



Rough graded site



DHL development adjacent parcel

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

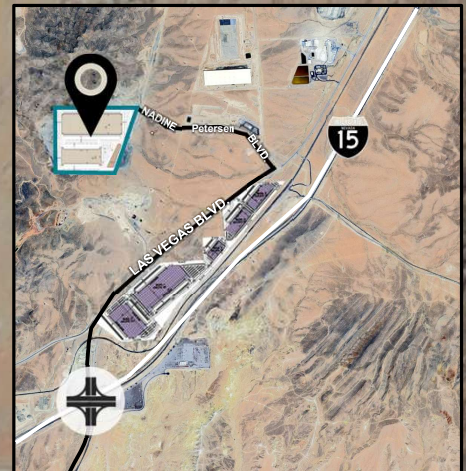
APEX LOGISTICS HUB

7 Min DT
I-15 & LAS VEGAS
BLVD EXIT

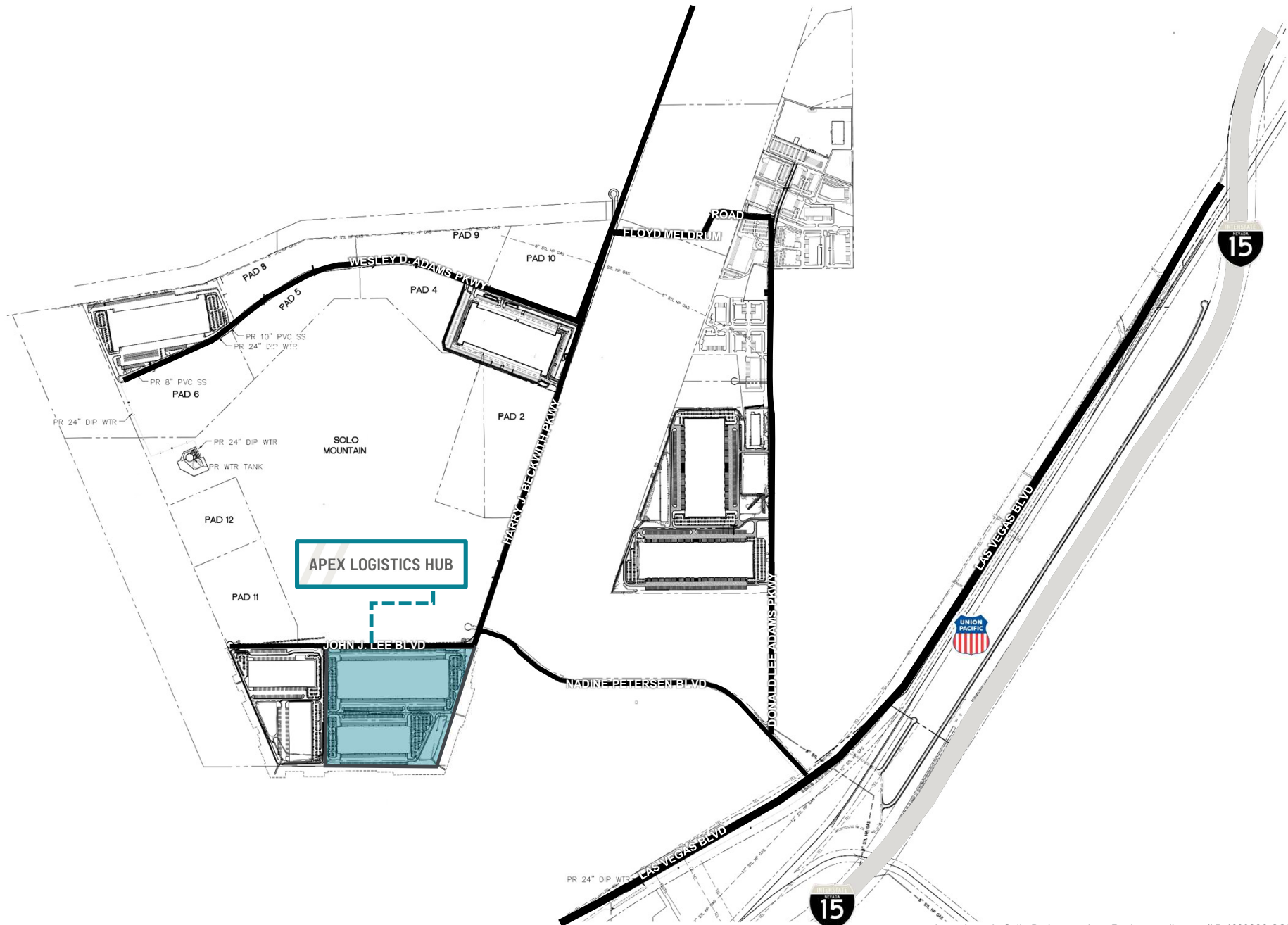
NEW I-15/215
INTERCHANGE

LAS VEGAS
BLVD.

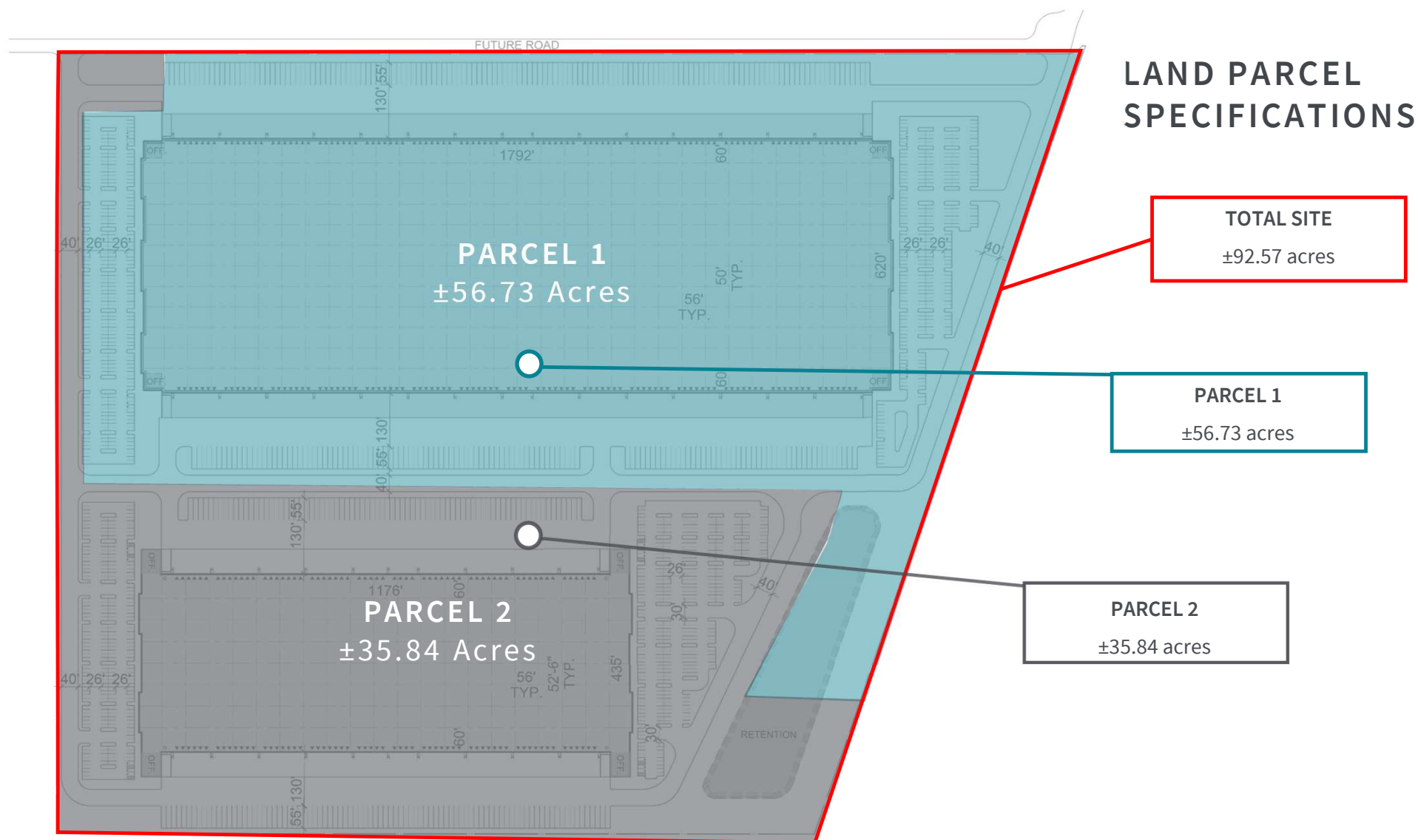
U.S. AIR FORCE



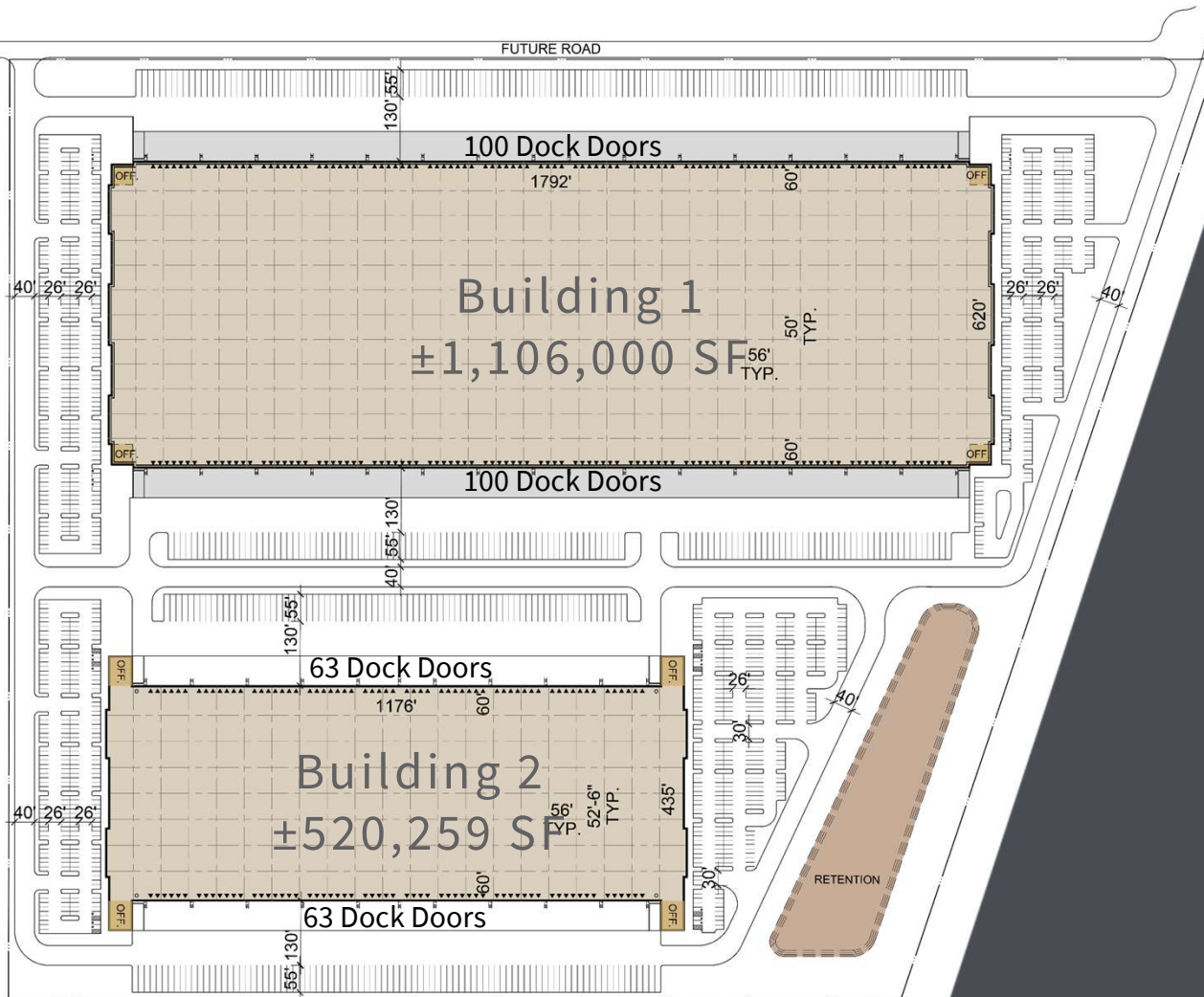
Access Map



Potential Lot Subdivision



Industrial Spec Buildings



PROJECT HIGHLIGHTS

Two building project

±1,626,259 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

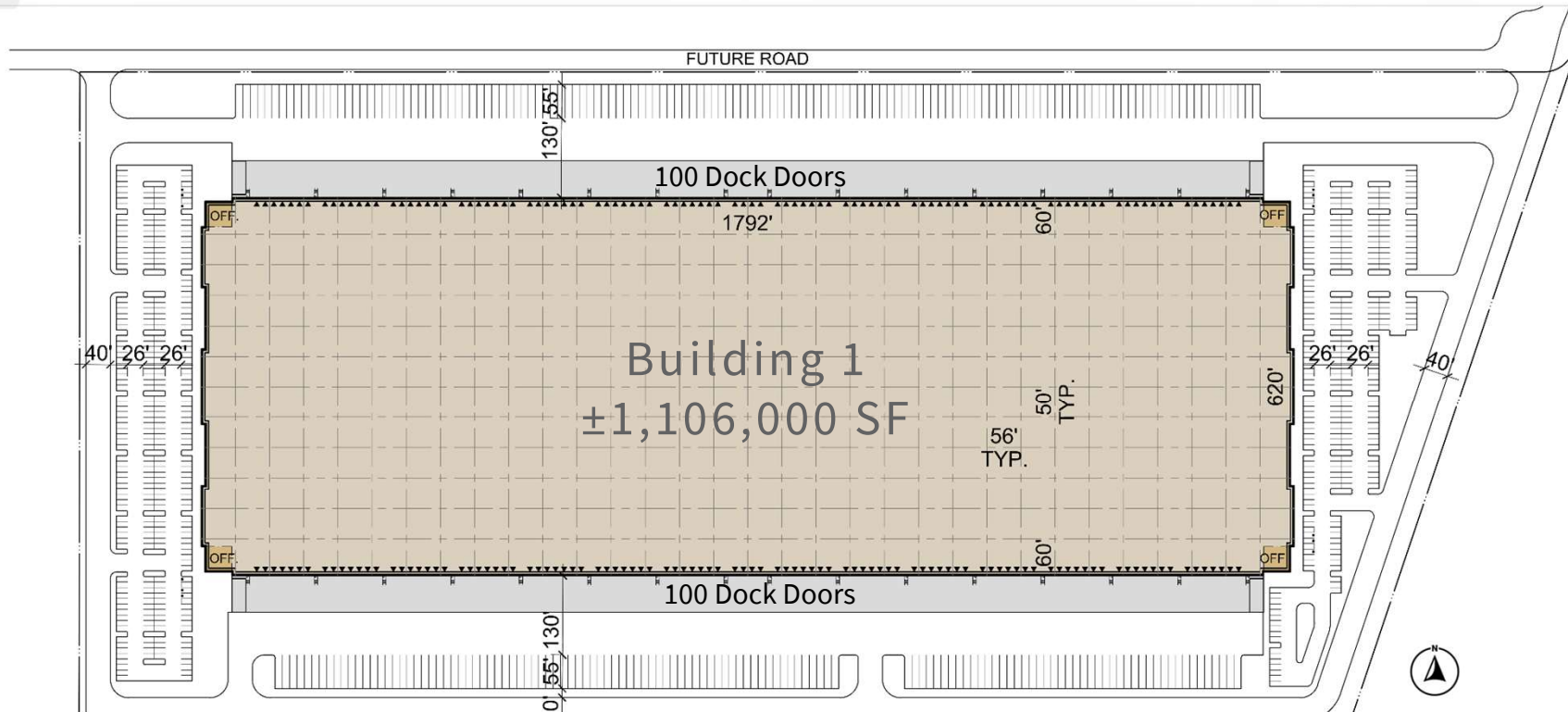
R-19 roof insulation

8,000 amps, 277/480V, 3-phase power (Bldg. 1)

4,000 amps, 277/480V, 3-phase power (Bldg. 2)



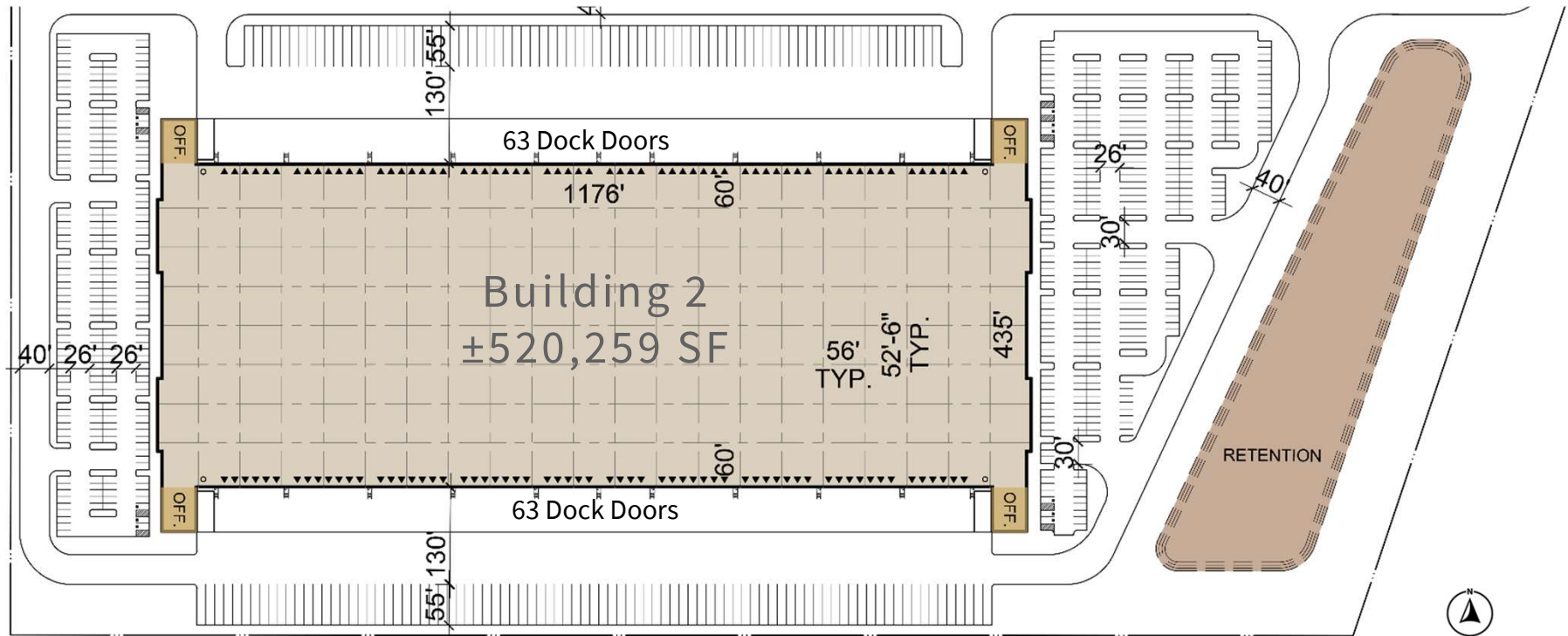
Building 1



BUILDING SPECIFICATIONS

- ±1,106,000 total square feet
- Cross-dock configuration
- Office BTS
- Two hundred (200) dock high doors
- Four (4) drive in doors
- 40' clear height
- ESFR fire sprinklers
- 8,000 amps, 277/480V, 3-phase power
- 576 auto parking stalls (0.52:1000)
- 262 trailer stalls
- 56' x 50' typical column spacing
- 60' speed bays
- Minimum 185' truck court
- 8" concrete slab
- 60 mil TPO roofing
- R-19 insulation
- BTS available

Building 2



BUILDING SPECIFICATIONS

- ±520,259 total square feet
- Cross-dock configuration
- Office BTS
- One hundred twenty-six (126) dock high doors
- Four (4) drive in doors
- 40' clear height
- ESFR fire sprinklers
- 4,000 amps, 277/480V, 3-phase power
- 570 auto parking stalls (1.09:1,000 SF)
- 167 trailer stalls
- 56' x 52' typical column spacing
- 60' speed bays
- Minimum 185' truck court
- 8" concrete slab
- 60 mil TPO roofing
- R-19 insulation
- BTS option available

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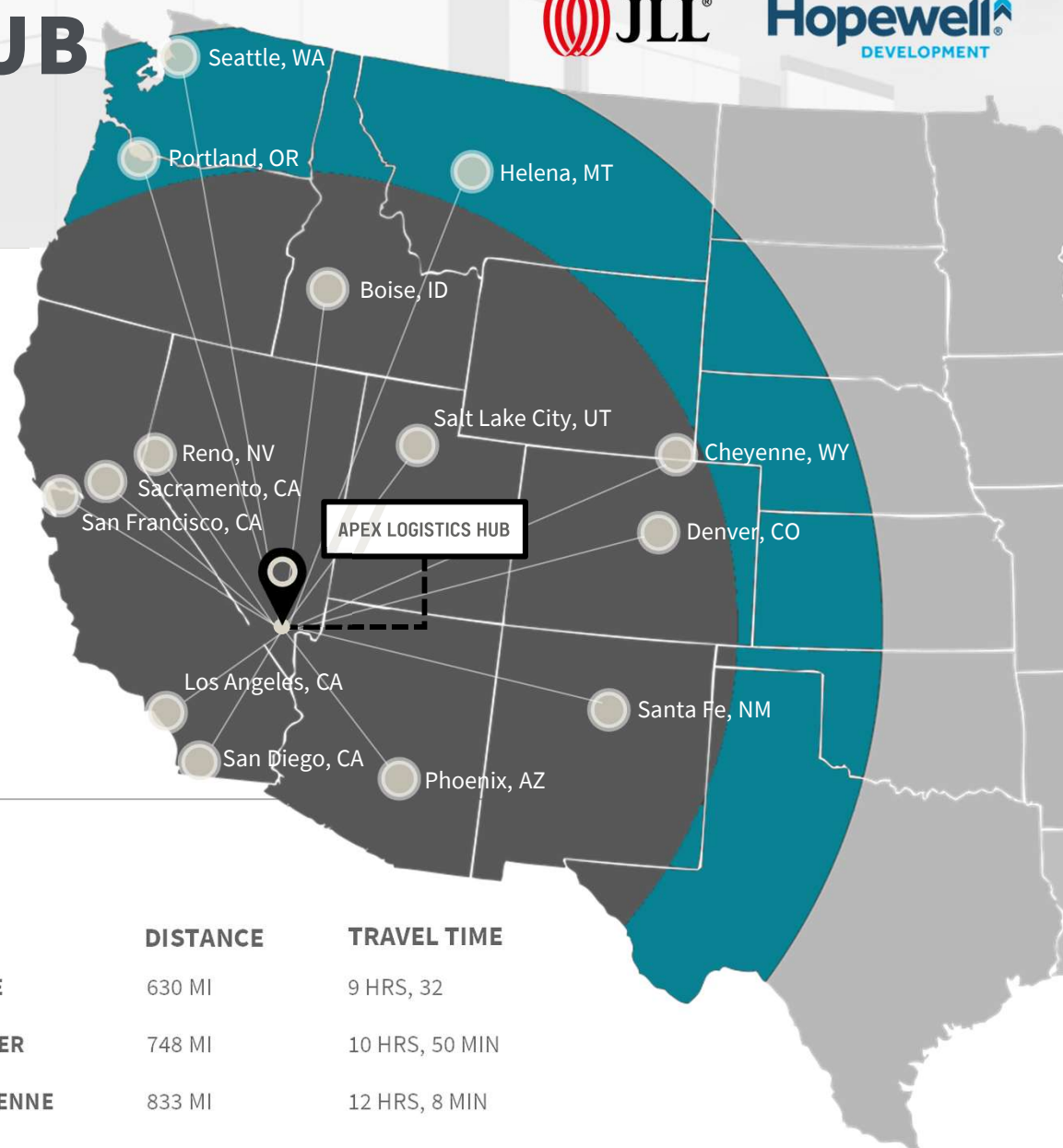
JLL®

Hopewell
DEVELOPMENT

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



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