

Prologis I-15 Speedway Logistics Center 4

5245 N Sloan Ln, Ste 120
North Las Vegas, NV 89115

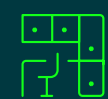


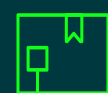
Turn-Key Logistics Center
±120,960 SF for Lease

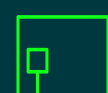


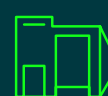
Ready-Made, Already Ahead

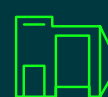
Turn-Key Large Logistics Center

 ±120,960 SF total

 ±3,043 SF office

 Rear loading

 20 (9' x 10') dock doors

 1 (12' x 14') grade door

 12 mechanical pit levelers

 6 edge of dock levelers

 36' clear height

 56' x 50' typical column spacing

 185' truck court with 60' concrete

 70 auto stalls

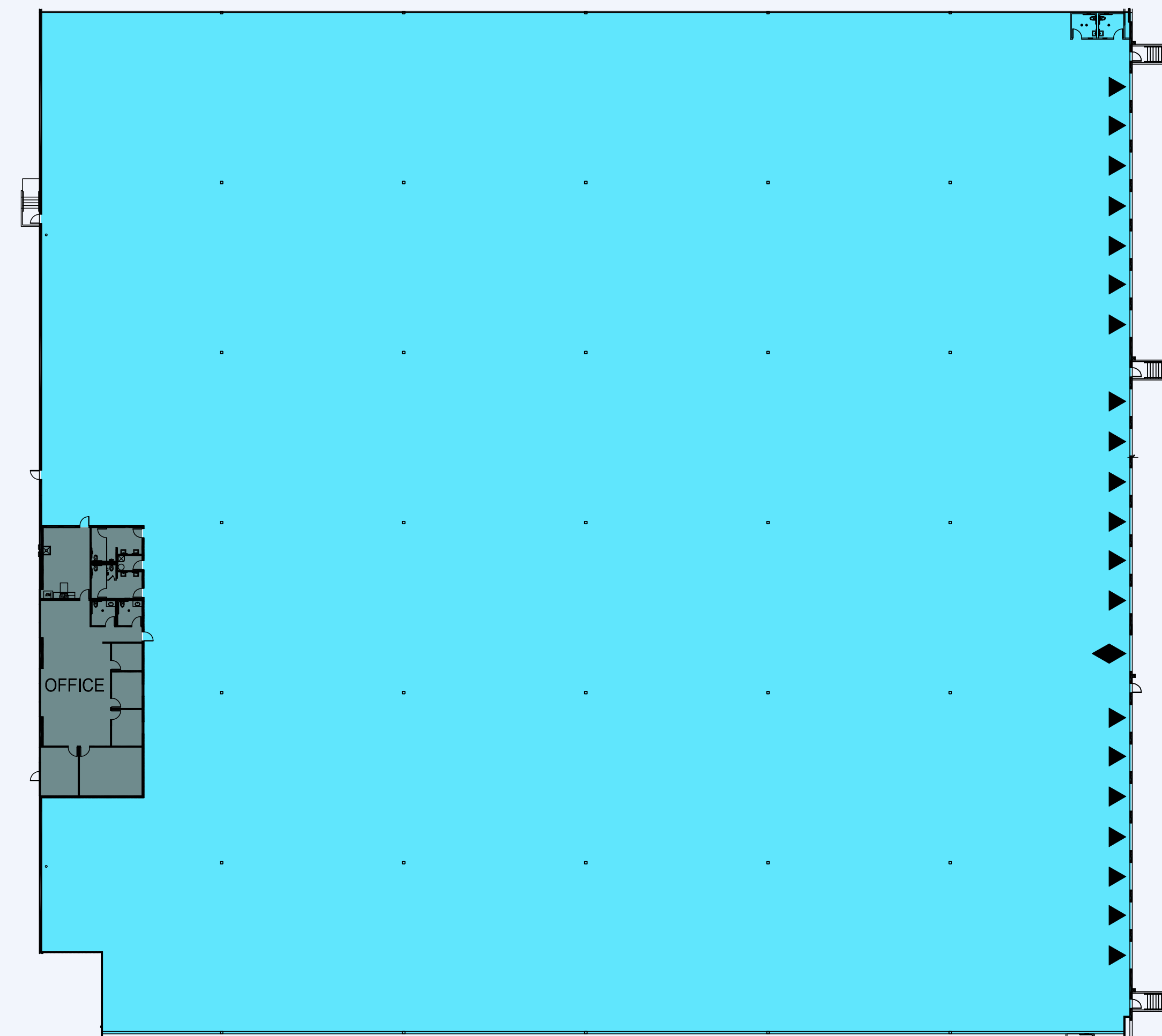
 15 trailer parking stalls

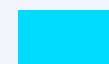
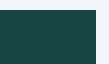
 1,200 A, 277/480 V, 3-Phase Power

 LED Lighting

 ESFR sprinkler sys-

 EVAP coolers in warehouse

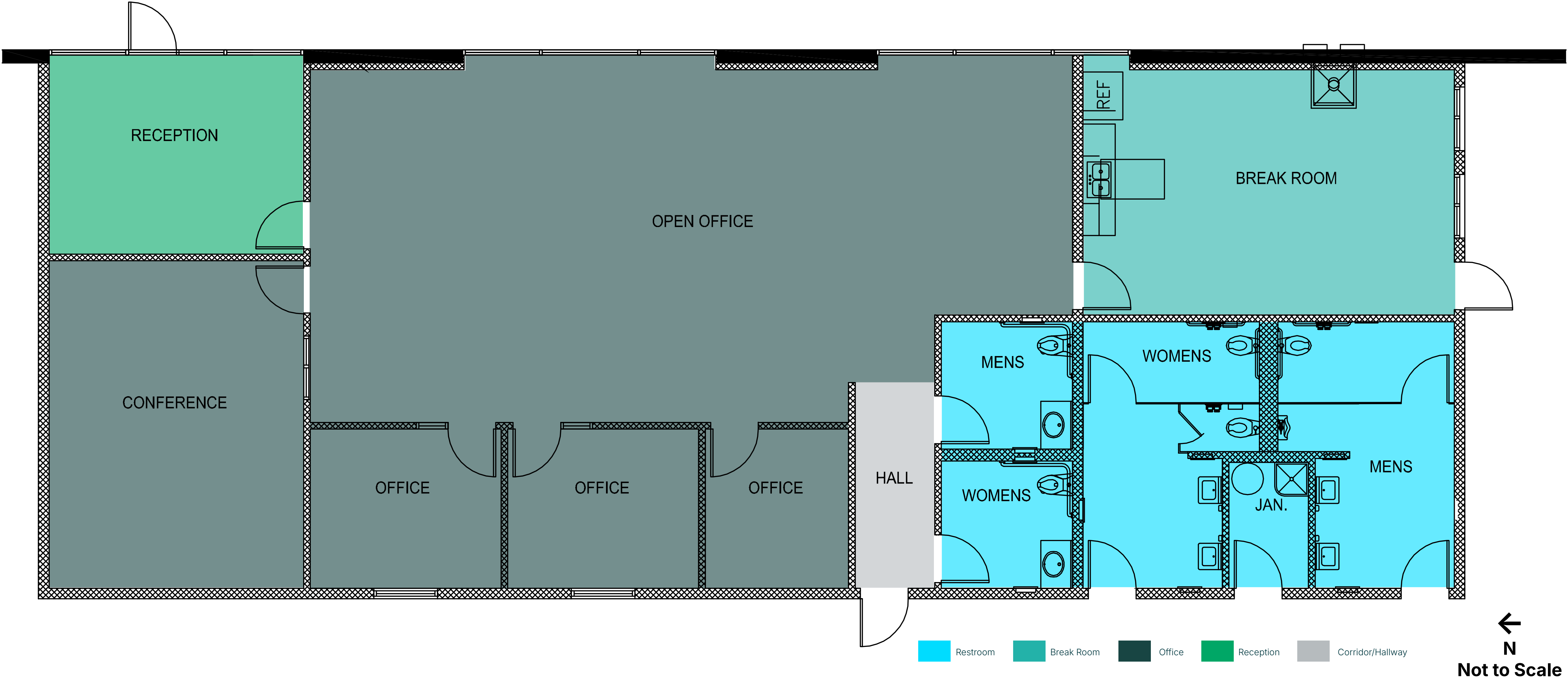


 Warehouse  Mezzanine  Office

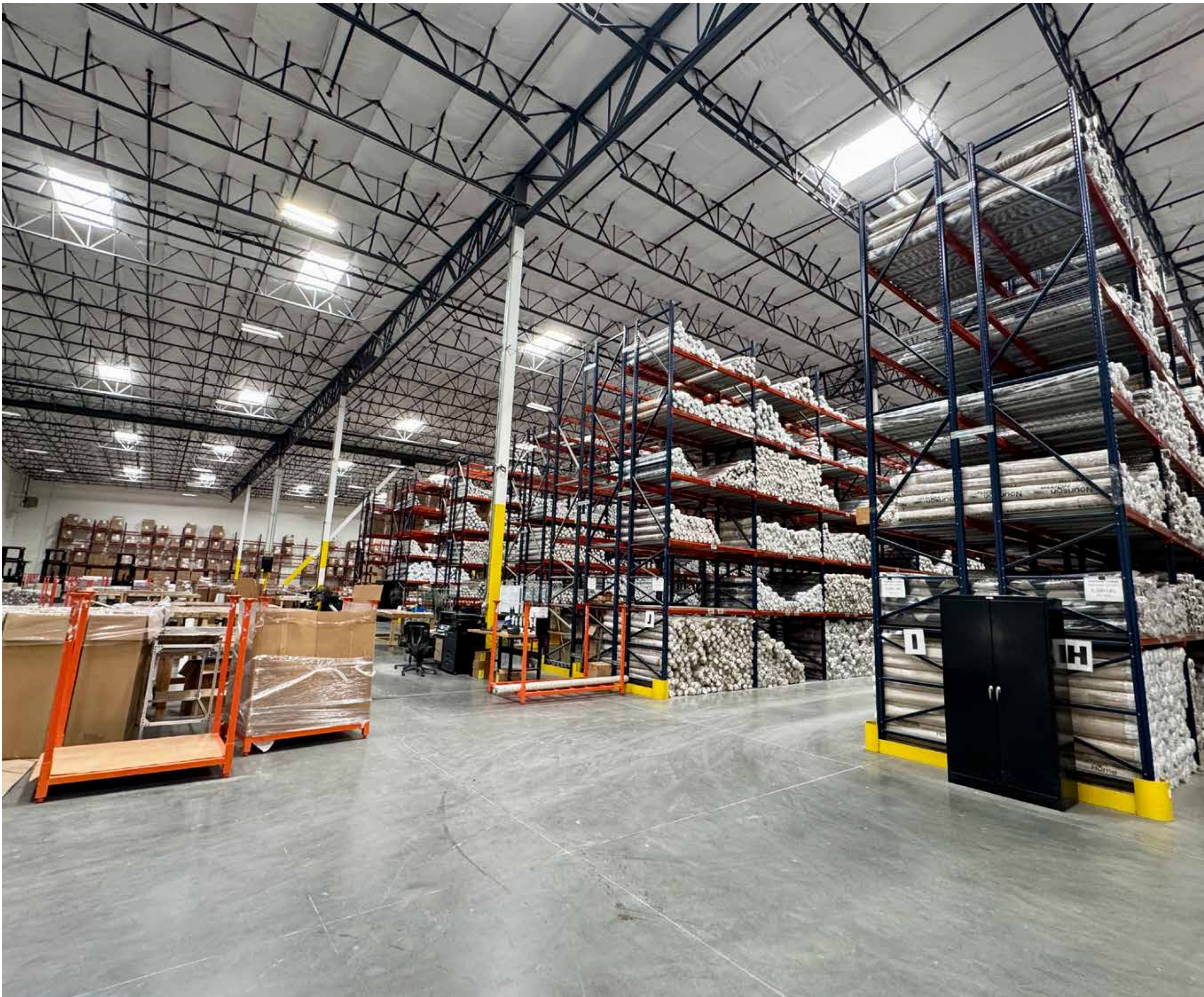
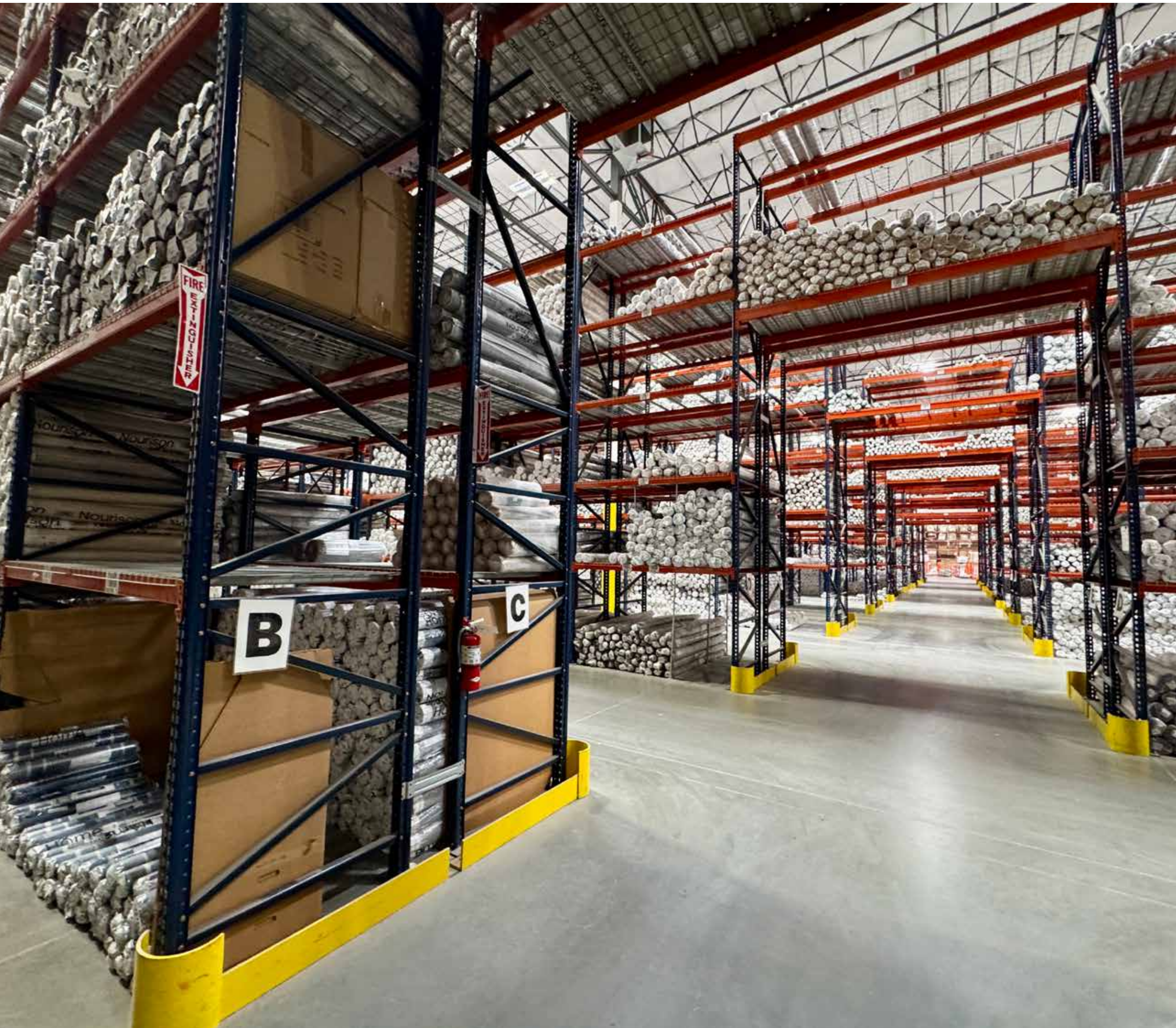
AVAILABLE

↑
N
Not to Scale

Office Floor Plan



Warehouse Photo Gallery



Driving Your Business, Positioned to Deliver

Fulfill your orders across the West
from this super-regional logistics center.



Perfectly Placed and Ready to Go

- Advantageous logistics hub with big-name neighbors including Amazon, FedEx, and DHL
- Minutes from I-15 and one-day turnaround from national hubs
- Well-maintained facility in turn-key condition
- Advanced and fully-functioning HVAC system
- Secure gate and guard facilities



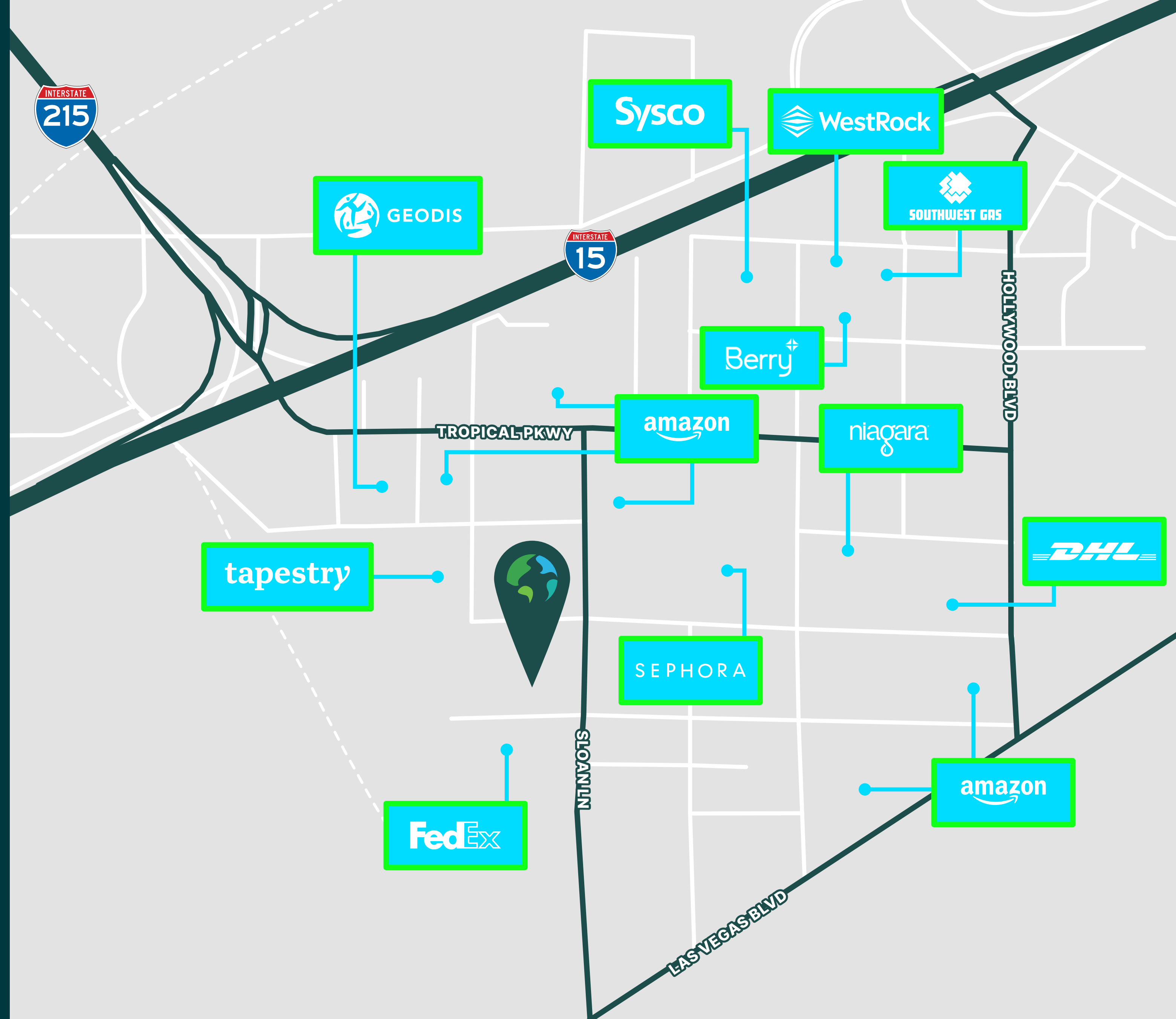
The North Las Vegas Advantage

- Business-friendly Nevada tax climate
- No corporate or personal income tax
- Twice the national average growth in manufacturing, transportation, and warehouse demand
- Robust talent pool and economical labor costs

In Good Company

Driving Your Business Forward

Some of the biggest names in logistics and distribution choose North Las Vegas. Amazon, FedEx, DHL and Sysco Foods are already serving customers across the West from this part of



The North Las Vegas Advantage

Fulfillment Anywhere

Super Regional Reach

- Move fast with smart, low-cost access to major Western markets
- One day turnaround from Los Angeles ports
- 90% of western population centers can be reached in 2 days

Nevada Tax Climate

- No income tax (personal and corporate)
- No franchise tax
- No inventory tax
- Foreign Trade Zone

Sited in a Deep Labor Pool

- Over 105,000 local workers with logistics experience
- Growing industrial and manufacturing employment sectors
- State with some of the lowest labor costs in the region

Source: CBRE-EA, U.S. Bureau of Labor Statistics

Approximate Transit Times to Major Distribution Hubs



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 September 13, 2024, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.

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