

DHL

DISTRIBUTION CENTER

3950 ALTO AVE LAS VEGAS, NV



CLASS A, INSTITUTIONAL QUALITY ASSET
TOTALING 339,257 SF

100% LEASED WITH IG CREDIT (A2 RATING)
& 5.95 YR WALT

PREMIER INFILL NORTH LAS VEGAS LOCATION

TEASER



THE OFFERING

JLL Industrial Capital Markets, serving as the exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in DHL Distribution Center ("Property") – an institutional quality, ±339,257 SF Class A warehouse located in Vegas' North Las Vegas submarket. The building is 100% leased to DHL Supply Chain (USA) (Moody's: A2), with a guarantee from Deutsche Post AG, and serves as DHL's only Western US location for the two investment grade pharmaceutical customers being serviced at the facility. **With a 5.95 year WALT and 3.75% annual rent escalations, DHL Distribution Center represents the opportunity to acquire a Class A logistics asset, with strong Cash-on-Cash potential via secured cash flows, at a very attractive going-in yield profile and cost basis.**

Displaying best in Class industrial construction standards the property boasts 32' clear heights, ESFR sprinklers, 100% HVAC throughout, 190' truck court depth, ample parking and 3000 amps of power. Located in the North Las Vegas submarket, the Property benefits from its advantageous, infill position directly adjacent to I-15, offering connectivity to the broader region via I-11, I-215, and SR-95. This strategic location provides exceptional access to major West Coast markets connecting Las Vegas to Los Angeles, San Diego, and the entire Southern California region. With the ability to reach over 40 million consumers within a one-day truck drive, the Property is located at a vital distribution gateway to the entire Western United States.



INVESTMENT SUMMARY

3950 Alto Ave, Las Vegas, NV	
Rental Building Area	339,257 SF
Clear Height	32'
Year Built	2017
Occupancy	100%
WALT (A/O November 2025)	5.95 Yrs
Tenant	EXEL Inc., D/B/A DHL Supply Chain (USA)
Credit	A2 (Moody's)
Guarantor	Deutsche Post AG
Weighted Avg. Annual Escalations	3.75%
In-Place Rent (A/O November 2025)	\$0.91 PSF/Mo NNN

INVESTMENT HIGHLIGHTS

INVESTMENT GRADE TENANCY WITH LONG-TERM, STABLE CASH FLOW

- 100% leased to DHL Supply Chain (USA) (Moody's: A2) with 5.95 years of weighted average lease term remaining (A/O November 2025)
- Guaranteed by Deutsche Post AG (Moody's: A2)
- Stable cash flow with 3.75% weighted average annual rent escalations
- The property is currently contracted to two investment grade pharmaceutical clients, who utilize the space for their distribution needs across the West Coast
- #1 global provider of contract logistics with over 1,600 warehouse & distribution locations across 220+ countries, and #1 in time-definite international express with 43% market share (ahead of FedEx at 27% and UPS at 22%)
- #2 provider for air & ocean freight, with total global revenue of approximately €84.2B across all business segments

INSTITUTIONAL CALIBER CLASS A+ DESIGN, PURPOSE-BUILT TO SERVE LAS VEGAS

- 339,257 SF, modern Class A industrial facility constructed in December 2017
- 100% HVAC with temperature controlled spaces. Plus, cooler and freezer space for pharmaceutical storage
- Fully fenced and secured site, with a guard shack at entrance
- 32' clear height throughout
- Extensive loading capabilities with 62 dock high doors and 2 grade level doors. Ease of access with a 190' truck court depth, suitable for logistics
- Ample parking with 70 trailer spaces and 311 car parking spaces
- Efficient site utilization with 18.26 acres and 43% coverage ratio



INVESTMENT HIGHLIGHTS CONT.

STRATEGIC NORTH LAS VEGAS LOCATION

- Prime logistics location with excellent access to major transportation corridors including a five minute drive to I-15, and close proximity to US-95, and the Las Vegas Beltway
- Located in the North Las Vegas industrial submarket, an area designated for transportation and logistics businesses with purpose-built infrastructure for warehousing and distribution operations
- Strategic position allowing for same-day delivery service to Nevada, Southern California, Arizona, and Utah markets, covering over 40 million consumers within a day's drive
- Access to Union Pacific intermodal facilities enhancing supply chain logistics capabilities and supporting tenant operations
- Proximity to McCarran International Airport (now Harry Reid International Airport), which handled over 52 million passengers and significant air cargo volume in recent years

VALUABLE TAX INCENTIVES FOR OWNERS AND TENANTS

- No state income tax on capital gains
- No state corporate income tax for businesses
- No franchise, inventory, or unitary taxes
- Capped annual increased on property tax assessments
- Lower operating costs

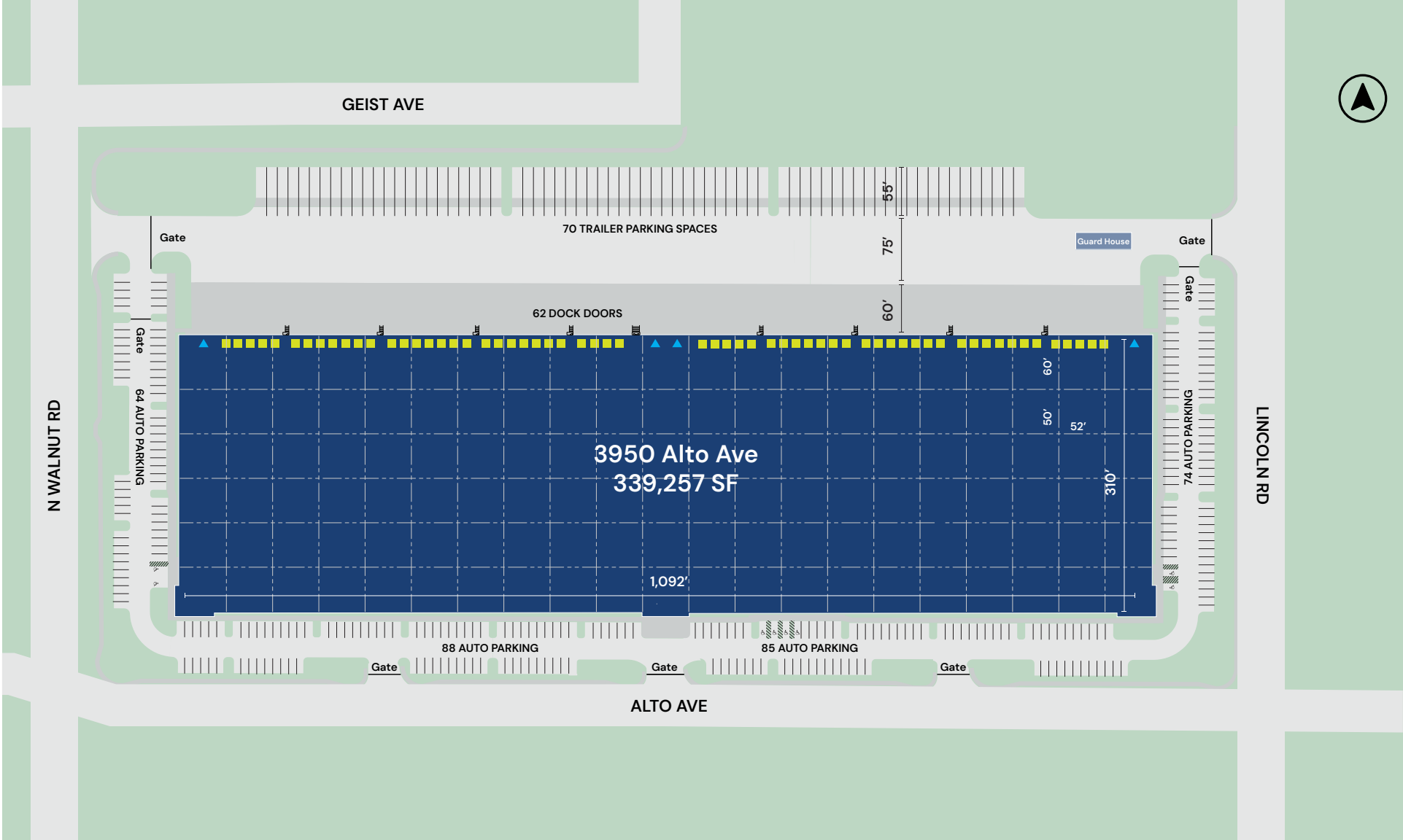


PROPERTY PROFILE 3950 ALTO AVE, LAS VEGAS, NV

Submarket	North Las Vegas
APN	140-18-617-001
Building Size	339,257 SF
Office SF	5,960 SF (1.76%)
Dry Warehouse SF	314,062 SF (92.57%)
Cooler SF	18,097 SF (5.33%)
Freezer SF	1,138 SF (0.34%)
Site Area	18.26 AC
Coverage Ratio	43%
Year Built	2017
Clear Height	32'
Dock High Doors	62
Grade Level Doors	2
Truck Court Depth	190' (Inclusive of Trailer Parking)
Trailer Parking	70 spaces
Car Parking	311 spaces
Building Dimensions	310' x 1,092'
Column Spacing	50' x 52'
Foundation	6' Reinforced Concrete Slab
Exterior	Concrete Tilt-Up
Roof	TPO - 45 mil
Roof Warranty	15 Years 2032 Expiration
Sprinklers	ESFR
Power	3000 amps, 277/480V
Zoning	Industrial Park (IP)
Water & Sewer	City of North Las Vegas
Lighting	LED
Cooling	100% HVAC
Electrical Provider	NV Energy
Security	Fully Fenced and Secured with Guard Shack



SITE PLAN 3950 ALTO AVE



- Dock High Doors
- ▲ Grade Level Doors

NORTH LAS VEGAS SUBMARKET OVERVIEW

North Las Vegas is a cornerstone of the Las Vegas industrial landscape, comprising 61.7 million s.f. of industrial space with logistics properties representing 86% of inventory. As a strategic hub within the regional economy, the submarket contains approximately one-third of the metro's total logistics inventory, attracting major e-commerce tenants and 3PL operators including Amazon, The Honest Company, UPS, and Kroger. The submarket's strategic location and infrastructure continue to make it an essential destination for distribution and warehouse users despite recent market pressures.

The development pipeline has moderated considerably with only 1.7M s.f. currently under construction, representing 2.2% of existing inventory. This significant reduction in new supply, down from 5M s.f. delivered in 2024, will help the market stabilize as it works through current vacancy. North Las Vegas showcases a robust and growing industrial economy. What was once traditionally less developed has brought remarkable growth and has become one of the region's primary centers for industrial expansion and job creation. Industrial expansion in North Las Vegas is creating thousands of new jobs, highlighted by Crocs' distribution center's projected employment opportunities and growing demand for specialized construction management positions.

The region's industrial sector continues to show exceptional momentum, with three innovative companies recently approved for tax incentives expected to increase the workforce in the area. In recent years, the North Las Vegas area has seen a 3.61% increase in yearly employment growth, and a decrease in unemployment to a 5.4% with strong expectations for that to shrink further as the population continues to expand. The area's continued development is due, in part, to its strategic location and vast transportation infrastructure. The submarket's extensive network of highways, distribution centers, and proximity to major Western markets offers easy access for both businesses and logistics operations, facilitating smooth movement of goods throughout the Southwest and beyond. This connectivity enhances the region's appeal by supporting efficient supply chains, encouraging continued development and a reliable business environment.

(Nevada Business)

NORTH LAS VEGAS YTD STATISTICS

(SOURCE: JLL RESEARCH, Q2 2025)

±55.5M S.F.

WHSE/DISTRIBUTION INVENTORY

-54%

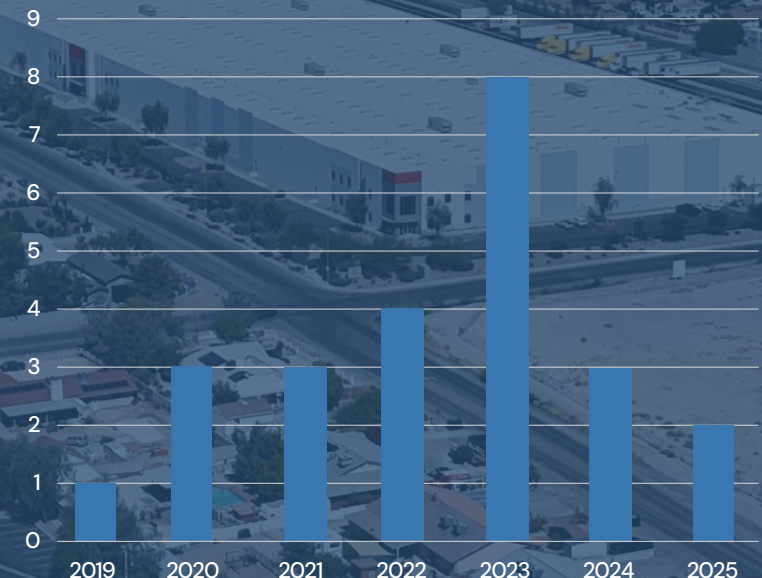
YTD DELIVERY TREND (2024 - 2025)

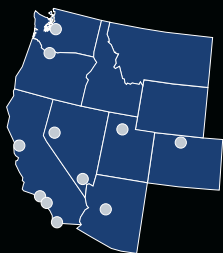
23.6%

PRELEASED

NEW MARKET ACTIVITY | NORTH LAS VEGAS

OF TRANSACTIONS IN THE NORTH LAS VEGAS
SUBMARKET OVER 200K SF





WEST REGION INDUSTRIAL CAPITAL MARKETS GROUP

Southern California	Northern California	Nevada	PNW	Denver	SLC	Phoenix	Debt	National Leadership
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