

FOR SALE

ILINCOLN

North Las Vegas' First Class "A" Industrial Condo Development



2942 Lincoln Road, Las Vegas, Nevada

Developed by

Beedie INDUSTRIAL

Marketed by





**AN EXCEPTIONAL INDUSTRIAL
CONDO OPPORTUNITY**

As North Las Vegas’ first true class “A” condo development, Lincoln by Beedie offers an exceptional opportunity to own premium warehouse space within the fastest growing industrial submarket in the city.

With condo units starting at 10,208 SF, this state-of-the-art development offers industry-leading Beedie specifications such as tilt-up concrete construction, 28’ clear height, LED lighting, dock leveler per unit, ESFR fire sprinklers, 4,000 amps of 277/480V power, and ±1:1,000 SF of parking.

Experience the smart business of industrial ownership today.



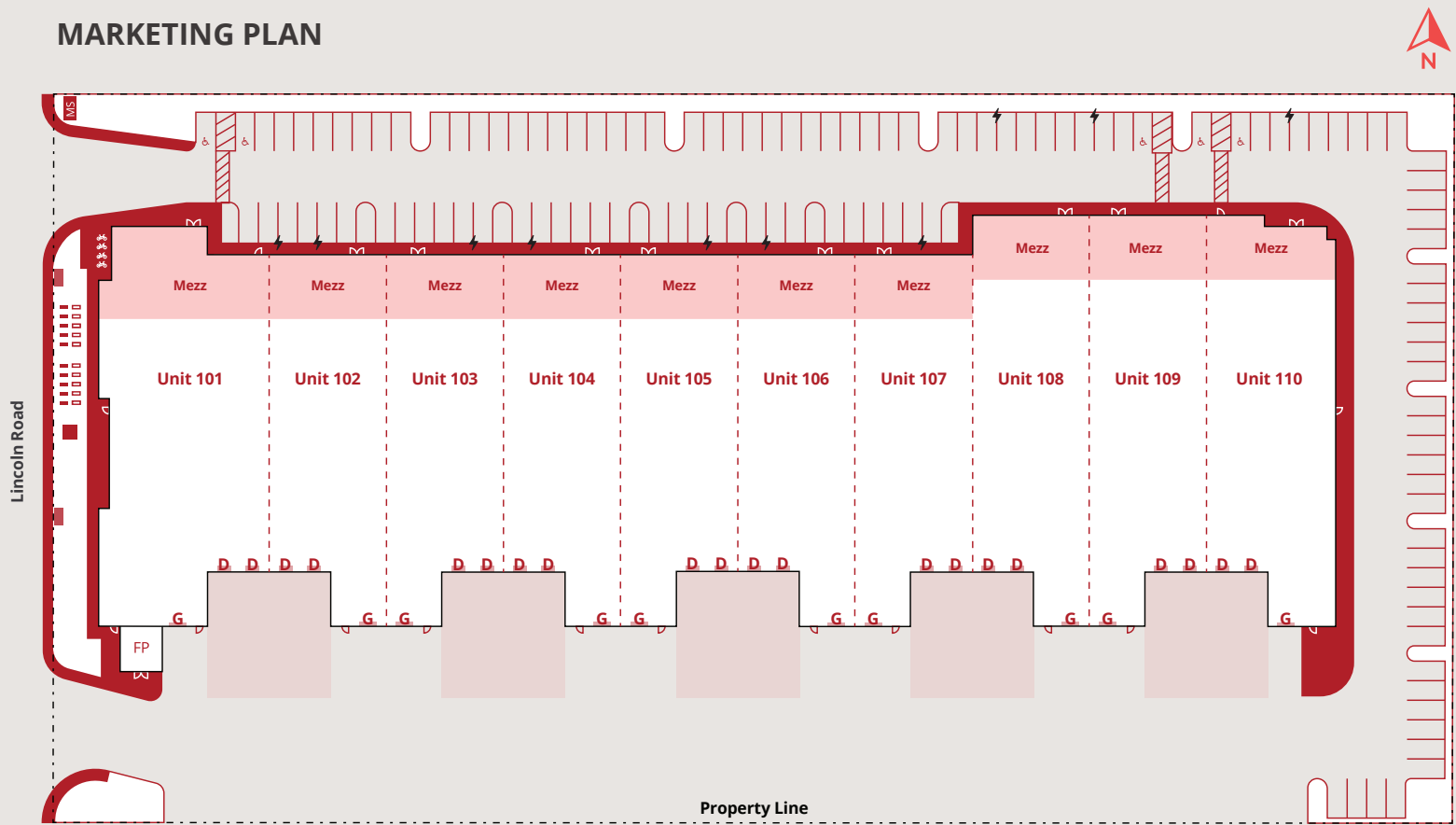
ZONING
I-P



COMPLETION DATE
Q2 2025



MARKETING PLAN



LEGEND

D = Dock Loading G = Grade Loading FP = Fire Pump Room MS = Monument Sign ■ = Electrical Equipment □ = Water Meters

BUILDING FEATURES

- ◆ **CONSTRUCTION**
Concrete tilt-up insulated panels
- ◆ **CEILING HEIGHT**
28' clear
- ◆ **LOADING**
12' x 14' dock & 8'6" x 10' grade loading per unit
- ◆ **HEATERS**
Gas-fired unit heaters*
(*gas meters are an owner item)
- ◆ **ELECTRICAL**
4,000 amp at 480/277 v dedicated via a PMT, 400 amps per unit
- ◆ **MEZZANINE**
Concrete, complete with guard rail & 125 lb PSF floor load capacity
- ◆ **LIGHTING**
Full high-efficiency LED light package
- ◆ **FLOOR LOAD**
750 lb PSF live load warehouse floor load capacity
- ◆ **TRUCK COURT DEPTH**
90 - 115'
- ◆ **PARKING**
±1.1:1,000 SF
- ◆ **COLUMN SPACING**
54' X 50' typ., 60' speed bay
- ◆ **ROOF**
TPO membrane including R-38 insulation
- ◆ **SPRINKLERS**
ESFR sprinkler system
- ◆ **DOCK LEVELERS**
40,000 lb hydraulic dock levelers per unit
- ◆ **INTERIOR WAREHOUSE**
Skylights & painted interior walls for greater illumination
- ◆ **SERVICE PLUS**
12-month warranty on all material and workmanship defects from the date of substantial completion

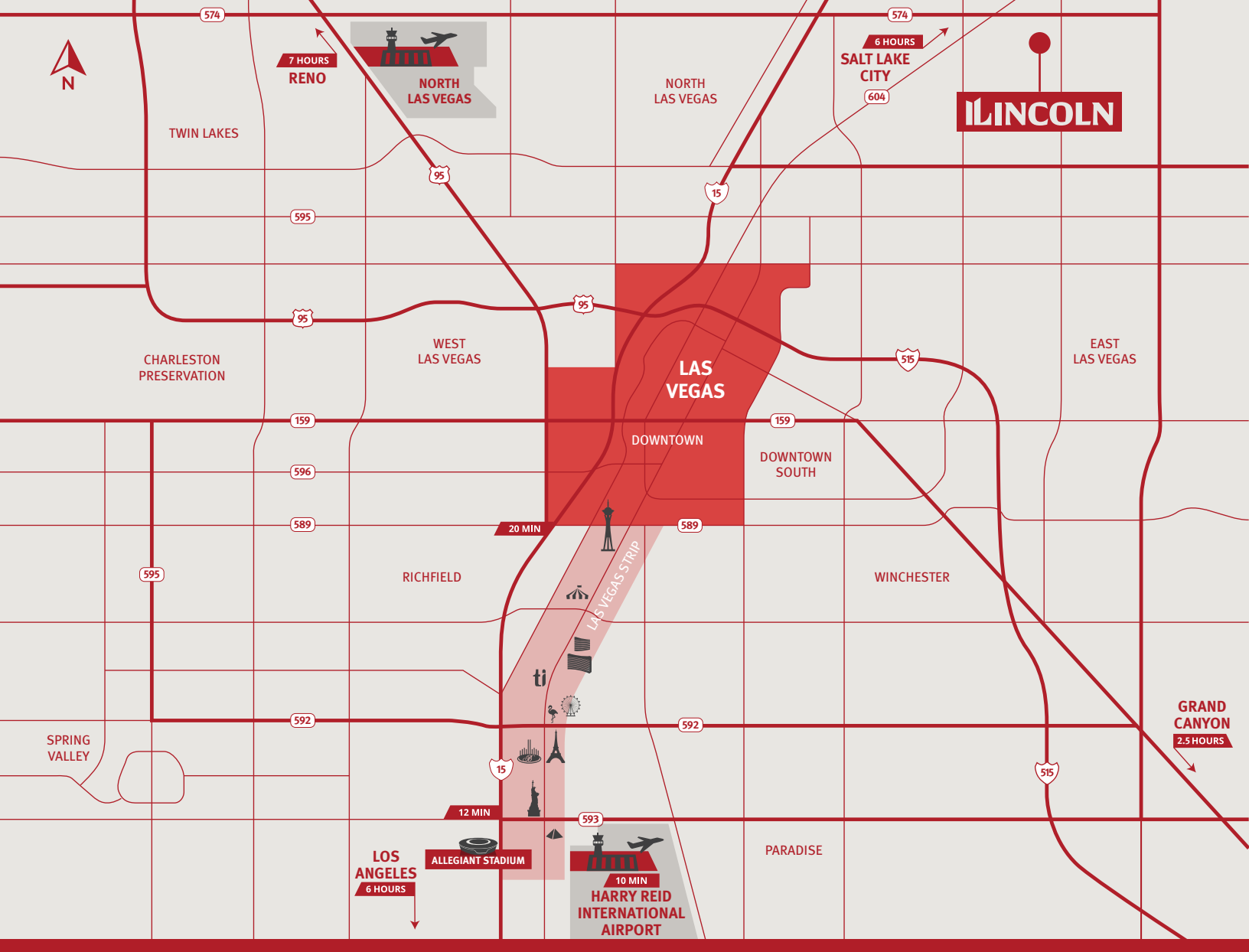
UNIT BREAKDOWN

Unit	Unit Footprint SF	Mezz SF	Total SF	Loading	Parking
101	13,091	2,883	15,974	2 D, 1G	17
102	8,588	1,620	10,208	2 D, 1G	10
103	8,588	1,620	10,208	2 D, 1G	10
104	8,588	1,620	10,208	2 D, 1G	10
105	8,588	1,620	10,208	2 D, 1G	10
106	8,588	1,620	10,208	2 D, 1G	10
107	8,588	1,620	10,208	2 D, 1G	10
108	9,560	1,620	11,180	2 D, 1G	12
109	9,560	1,620	11,180	2 D, 1G	12
110	10,511	1,611	12,122	2 D, 1G	13

ABOUT BEEDIE

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, we are one of Canada's largest industrial and residential developers, having completed more than 35 million square feet of new development. Our integrated structure allows us to implement the highest construction and design standards, and our legacy of relationship building enables us to deliver projects that drive commercial value. As Beedie grows our operations across North America, we have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas, Nevada.





IDEAL LOCATION

Lincoln by Beedie is located along Lincoln Road in the East Cheyenne industrial corridor, just east of the I-15 freeway. The project's accessibility offers quick and easy access to all major arterial routes that service the North Las Vegas trade area as well as I-15, which is the major north/ south thoroughfare for the entire Las Vegas market. I-15 also provides direct connectivity to California to the south and Utah to the north.

The amenity-rich area surrounding **Lincoln by Beedie** includes Walnut Park, Cheyenne Sports Complex and numerous retail and restaurant options at the intersection of Cheyenne Avenue and Las Vegas Boulevard North. World class Vegas amenities at the Strip are just minutes away, as well as Harry Reid International Airport.

2.4 million residents

25th largest metropolitan area in the U.S.

Population projected to grow almost 12.7% by 2028

LAS VEGAS: THE PLACE YOU WANT YOUR BUSINESS TO BE

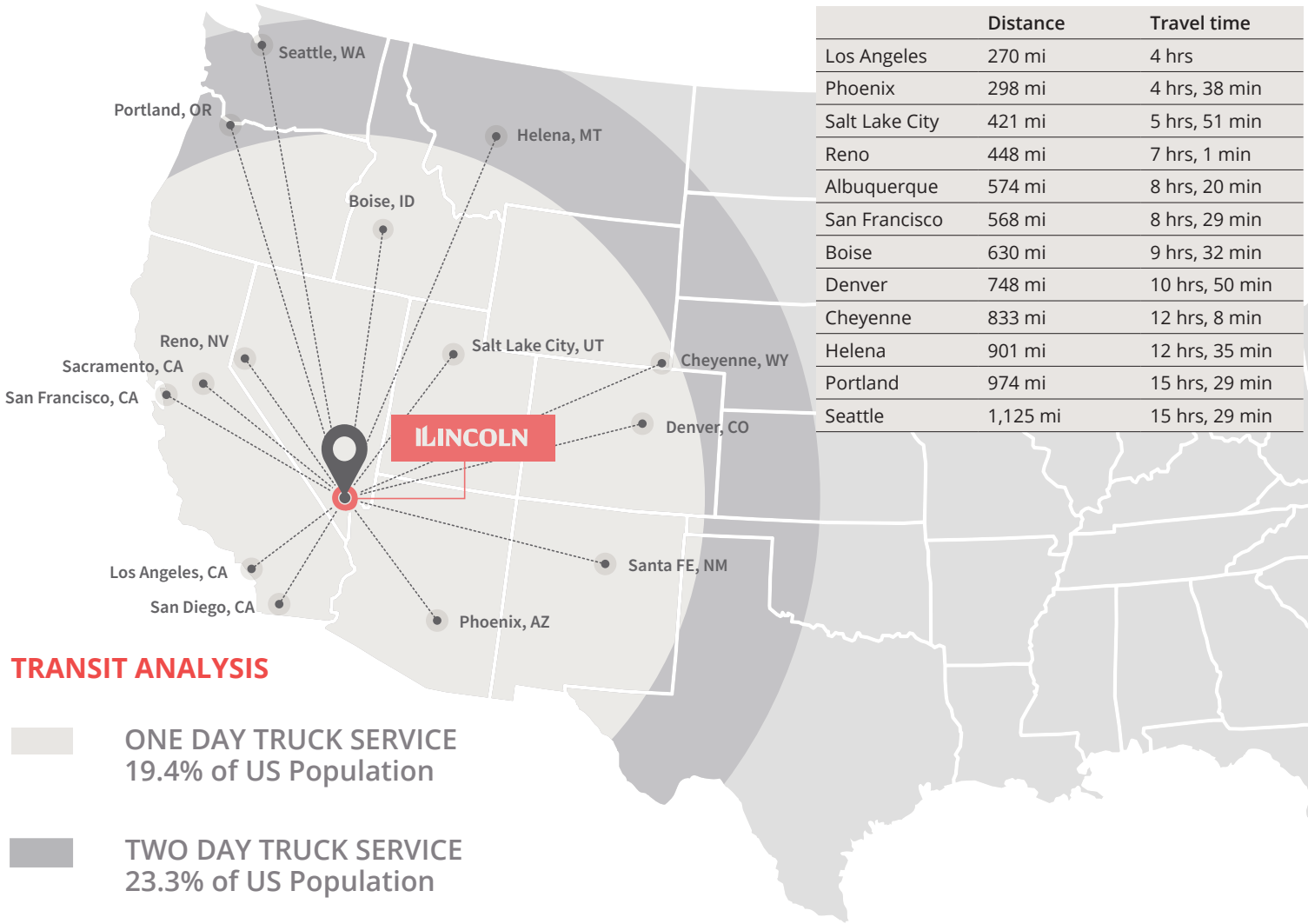
- **Personal Income Tax**
- **Corporate Income Tax**
- **Gift Tax**
- **Franchise Tax**
- **Estate Tax**
- **Inventory Tax**
- **Employer Payroll Tax**

LABOR

- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries

ASSISTANCE PROGRAMS

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement



TRANSIT ANALYSIS

ONE DAY TRUCK SERVICE
19.4% of US Population

TWO DAY TRUCK SERVICE
23.3% of US Population

ILINCOLN

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