

COMING SOON

ILINCOLN



2942 LINCOLN ROAD, LAS VEGAS, NV

KEY FEATURES



CONSTRUCTION
Tilt-up concrete panels



UNIT SIZES
Starting at 10,208 SF



CLEAR HEIGHT
28' clear



LOADING
Dock & grade loading per unit



ROOFING
TPO membrane including R-38 insulation



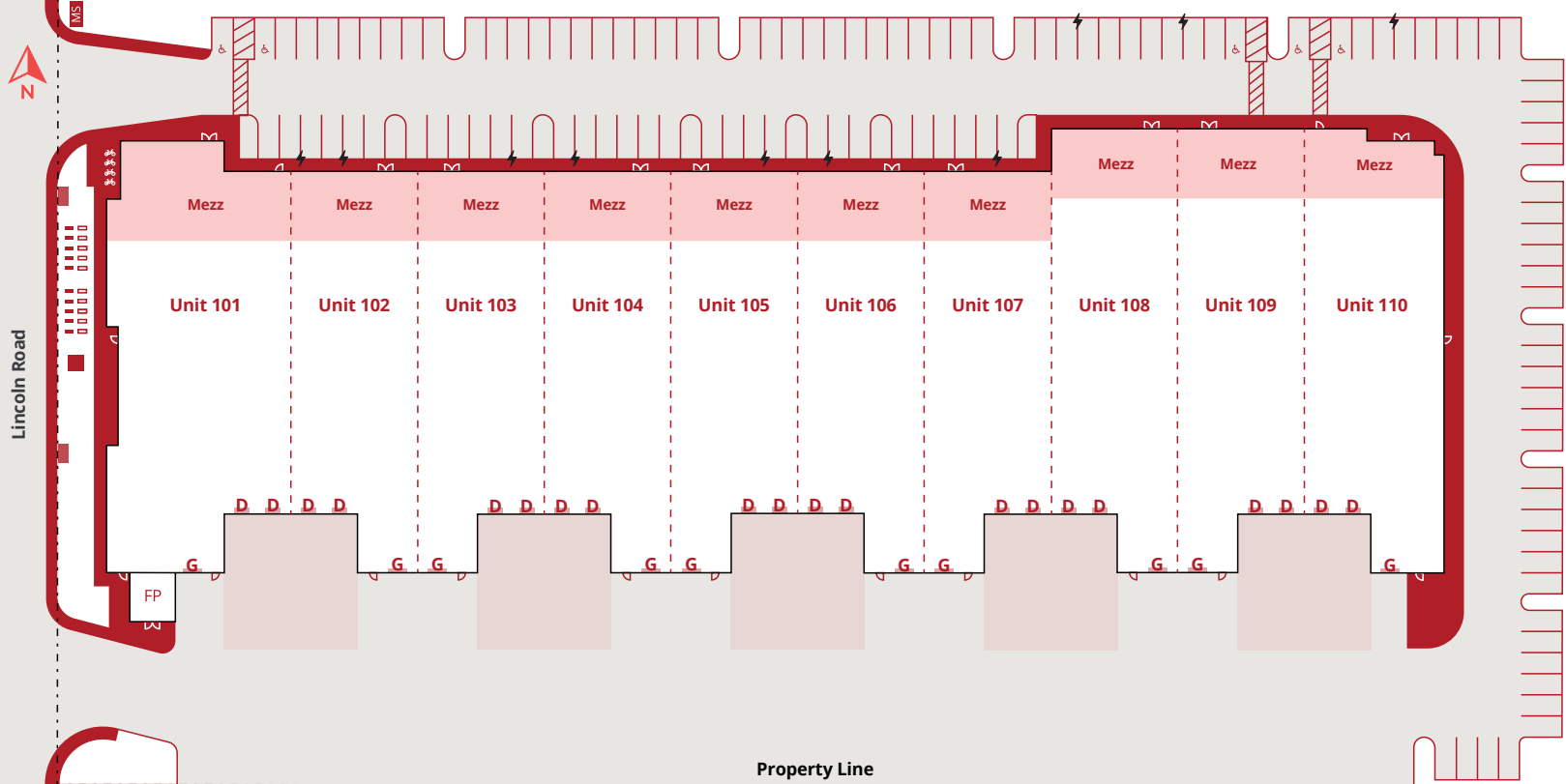
DOCK LEVELERS
40,000 lb hydraulic dock levelers per unit



ZONING
I-P, Industrial Park



COMPLETION
Q2 2025



SITE PLAN & 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

OPPORTUNITY

As North Las Vegas' premier class "A" industrial condo development, **Lincoln by Beedie** offers an exceptional opportunity to own warehouse space within the fastest-growing industrial submarket in the city. With units starting from 10,208 SF, this state-of-the-art facility offers industry-leading Beedie specifications such as tilt-up construction, 28' clear height, LED lighting, pit leveler dock loading per unit, R-38 insulation, and more.

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.

Experience the smart business of industrial ownership today.

CONTACT

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Developed by

Beedie INDUSTRIAL

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