

FOR LEASE

±349,875 BUILDING | DIVISIBLE TO ±100,000 SF



VEGAS SPEEDWAY

5150 N. SLOAN LANE | LAS VEGAS, NV 89115

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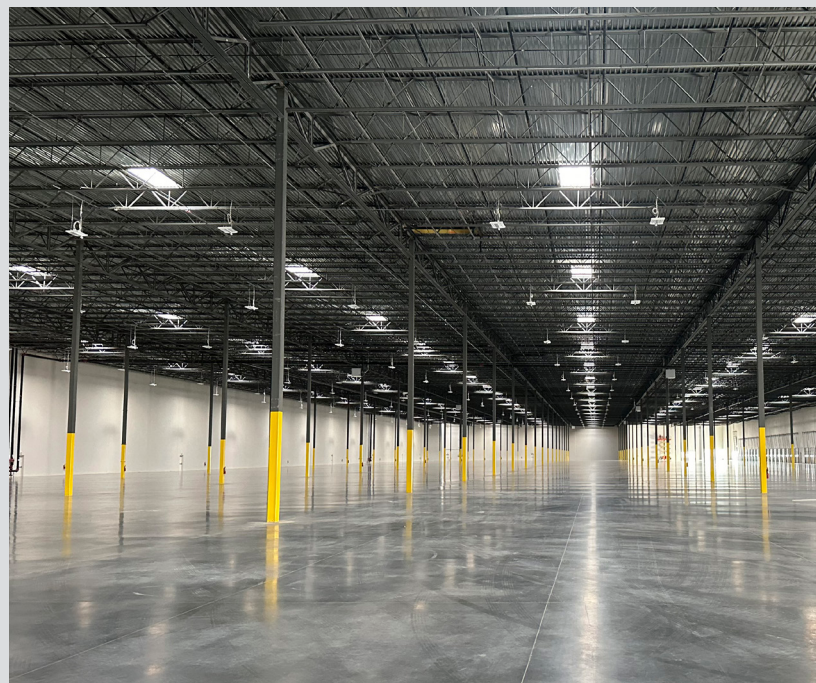
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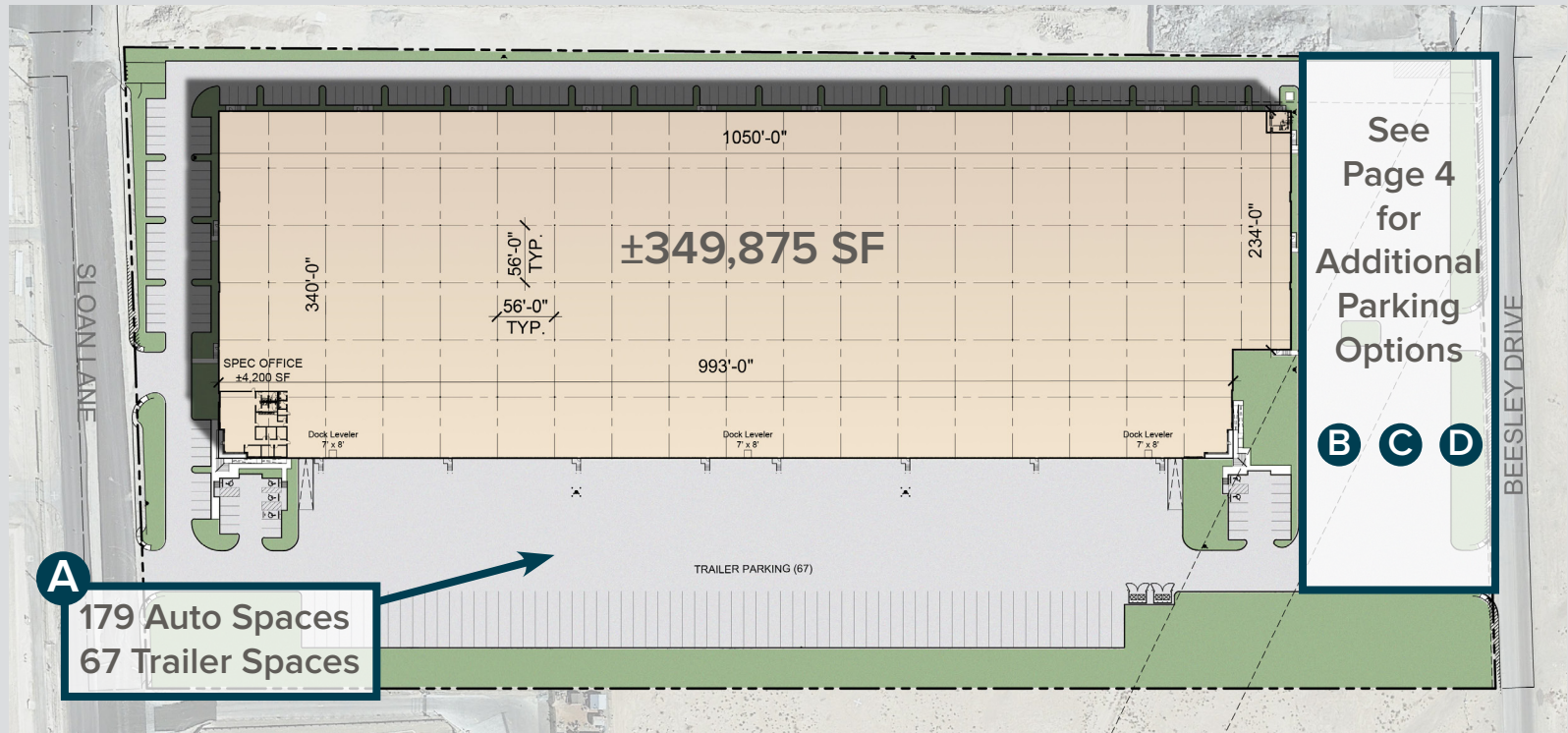
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Building Photos



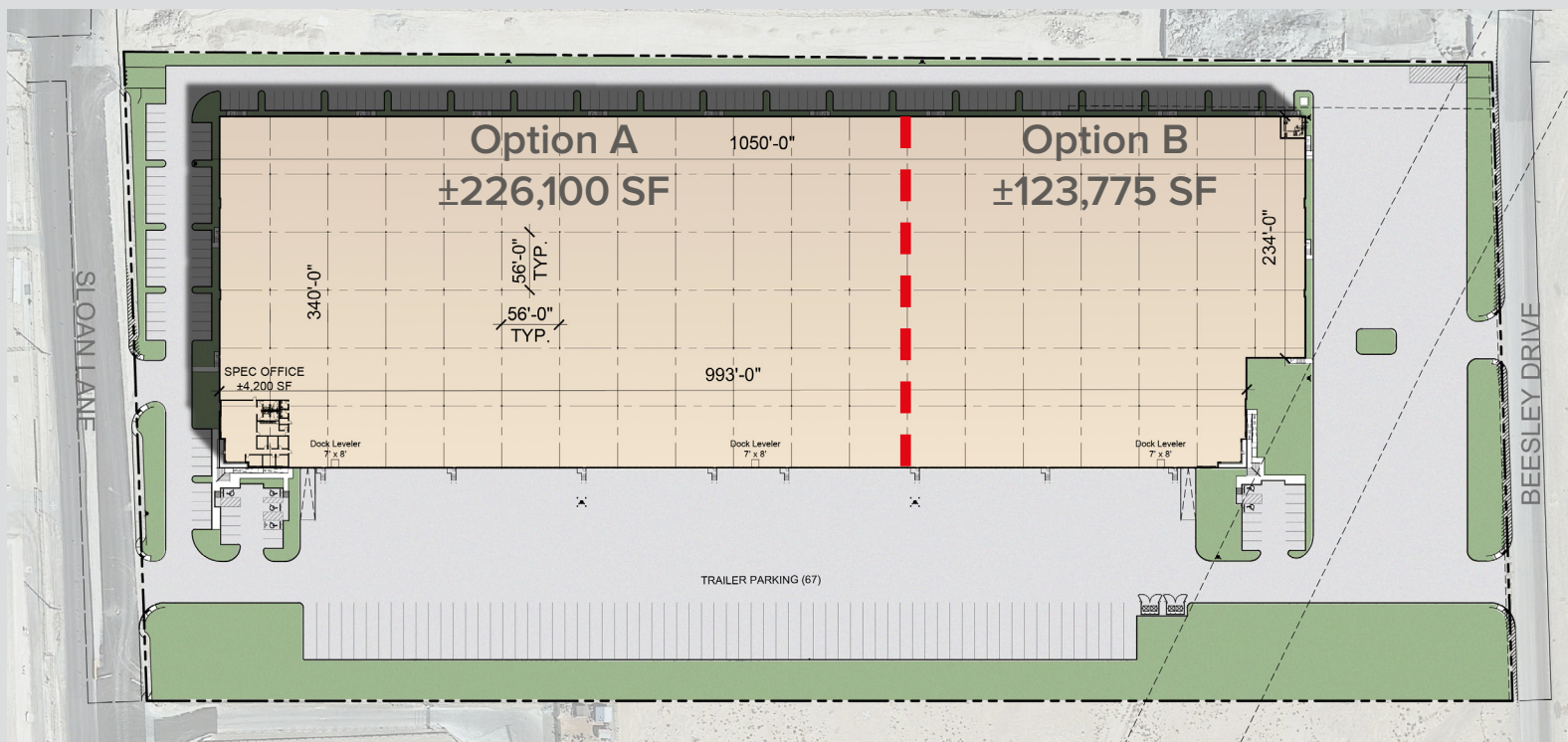
Building Plan and Project Highlights



- ±349,875 total square feet
- Divisibility to ±100,000 square feet
- ±4,200 spec office
- Fifty-two (52) dock high doors
- Two (2) grade level doors
- 36' clear height
- ESFR fire sprinklers with K-22.4 heads
- 4,000 amps total service, 277/480V, 3-phase power
- 179 auto parking stalls (0.51:1000) (357 max auto parking stalls)
- 67 trailer stalls (98 max trailer stalls)

- 56' x 56' typical column spacing
- 60' speed bays
- Minimum 185' truck court
- 45 mil TPO roofing
- 7" concrete slab
- Entire slab sealed; all joints caulked
- R-25 roof insulation in office & warehouse
- LED warehouse lighting (25 FC)
- 3 mechanical 40K lb pit levelers
- Evaporative coolers

Potential Divisibility Options



Option A

- ±226,100 square feet
- ±4,200 spec office
- Thirty-six (36) dock high doors
- One (1) grade level door
- Two (2) mechanical 40K lb pit levelers

Option B

- ±123,775 square feet
- BTS office
- Sixteen (16) dock high doors
- One (1) grade level door
- One (1) mechanical 40K lb pit levelers

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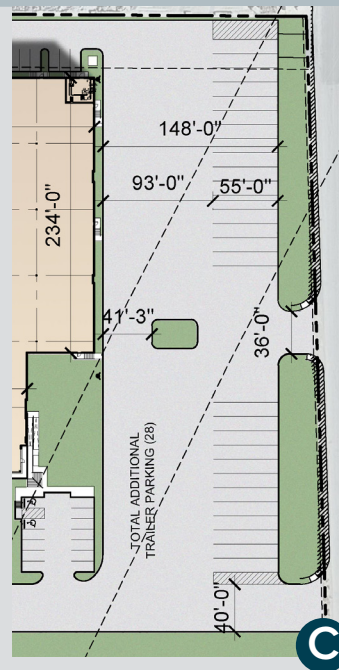
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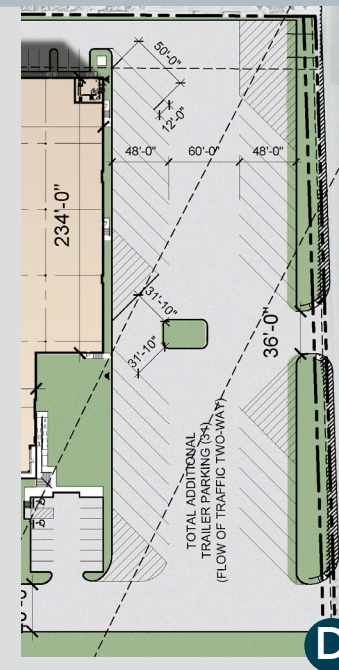
Property Parking



Additional
178 Auto
Spaces



Additional
28 Trailer
Spaces



Additional
31 Trailer
Spaces

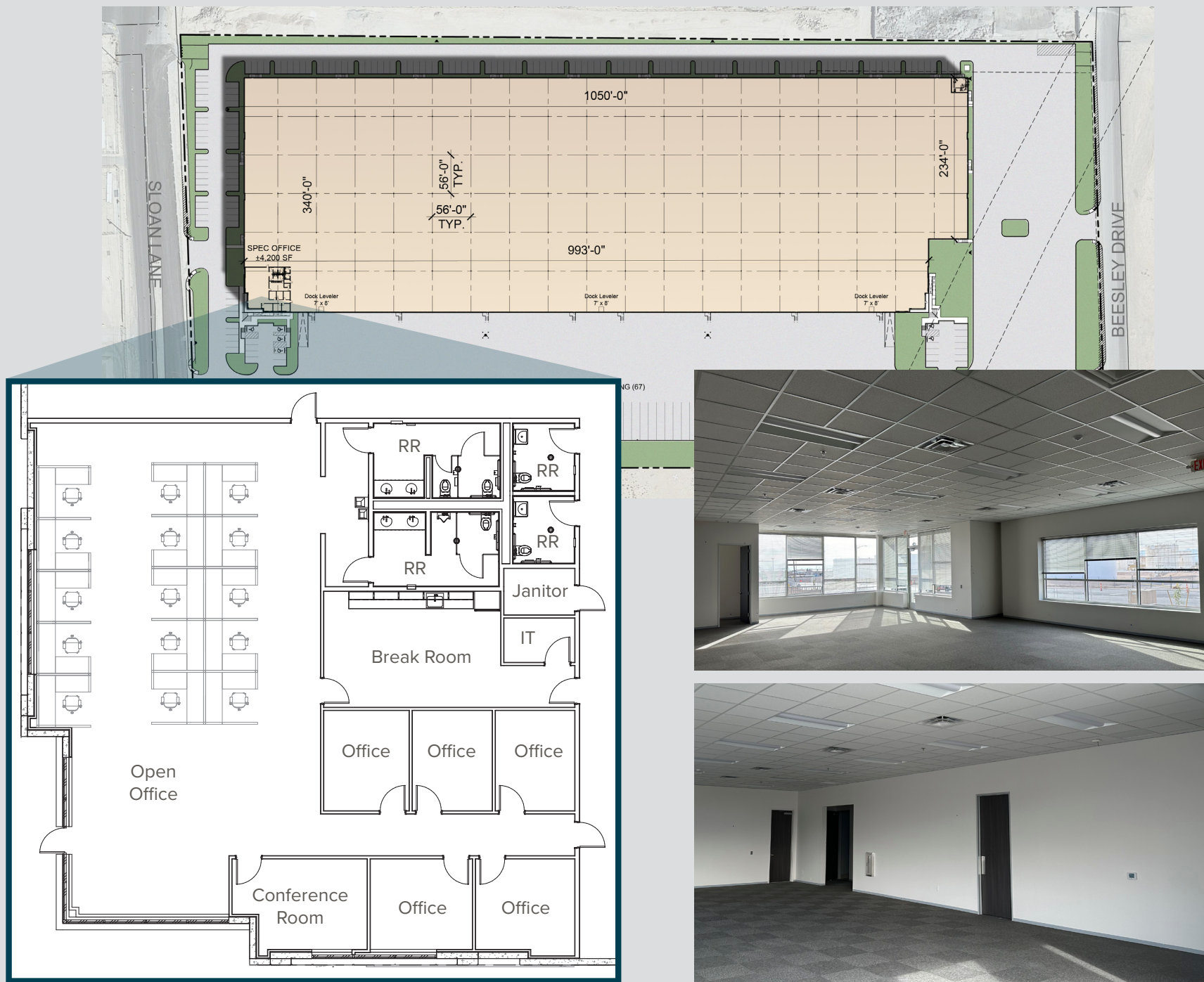


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Office Layout (±4,200 SF Spec Office)



Why Las Vegas, Nevada?

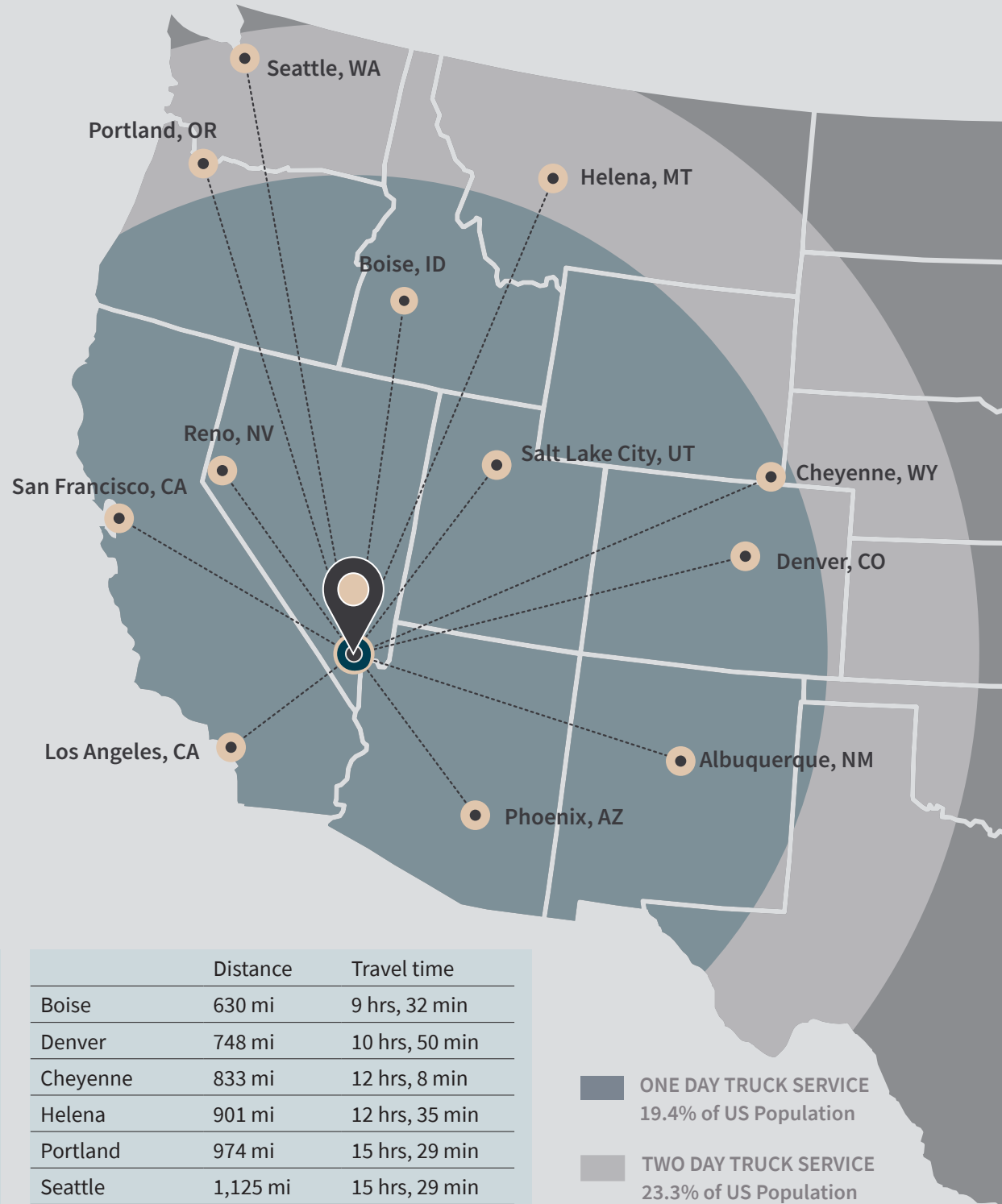
LABOR

- 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

	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



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0% TAX

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



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