

**FOR SALE
/ LEASE**

NANCY J
INDUSTRIAL
PARK

1025 NANCY JAY ST., UNIT 200 | HENDERSON, NV 89011



20,499 SF Remaining! – Brand New Building
Now Accepting Reservations for Future Phases



Jones Lang LaSalle Brokerage, Inc. Real Estate License #: B.1000836.CORP

Site plan



Floor plan

Potential Office Buildout:

Includes:

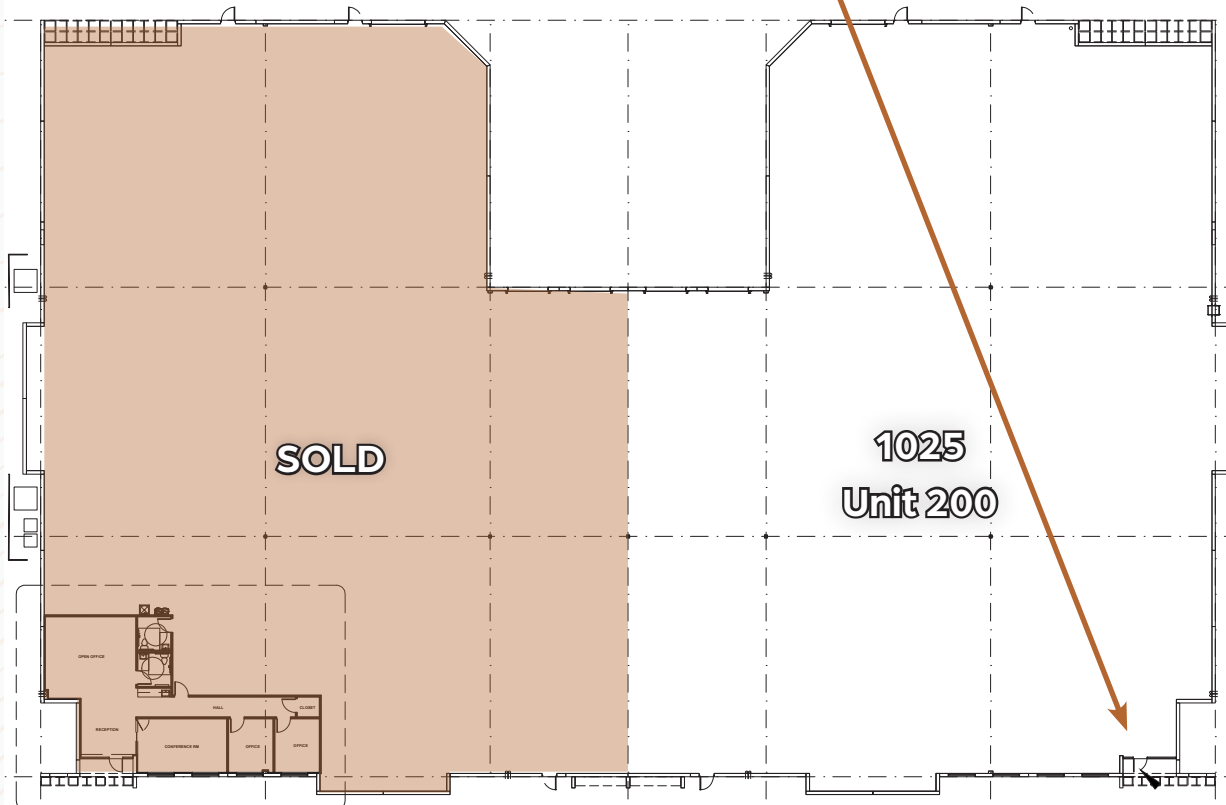
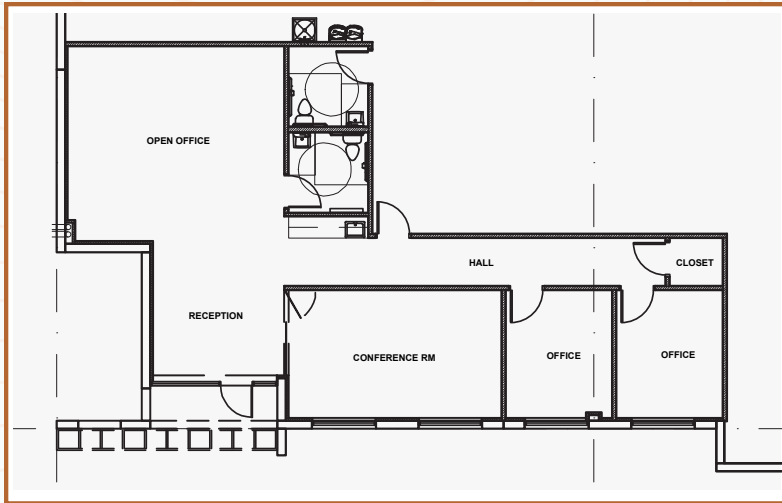
- Reception area
- Large Open Office area
- Conference Room
- Two (2) Private Offices
- Two (2) Restrooms
- Storage Closet
- Coffee Bar

Building Details

SF REMAINING:	20,499 SF
OFFICE SF:	BTS
CLEAR HT:	24'
POWER:	1600 A, 277/480 V, 3 Phase
SPRINKLERS:	ESFR
LOADING:	REAR
ROOF INSULATION:	R-38 Insulating Value
DOORS:	(2) 9'x10' Dock High (1) 12'x14' Grade Level
WALL PANEL INSULATION:	Tilt-up Insulated Panel System, R-20 Insulating Value
LIGHTING:	2x4 LED high bay lighting designed to a 40' candle illumination
WAREHOUSE COOLING:	Evaporative Cooled, 6.8 air changes/hour

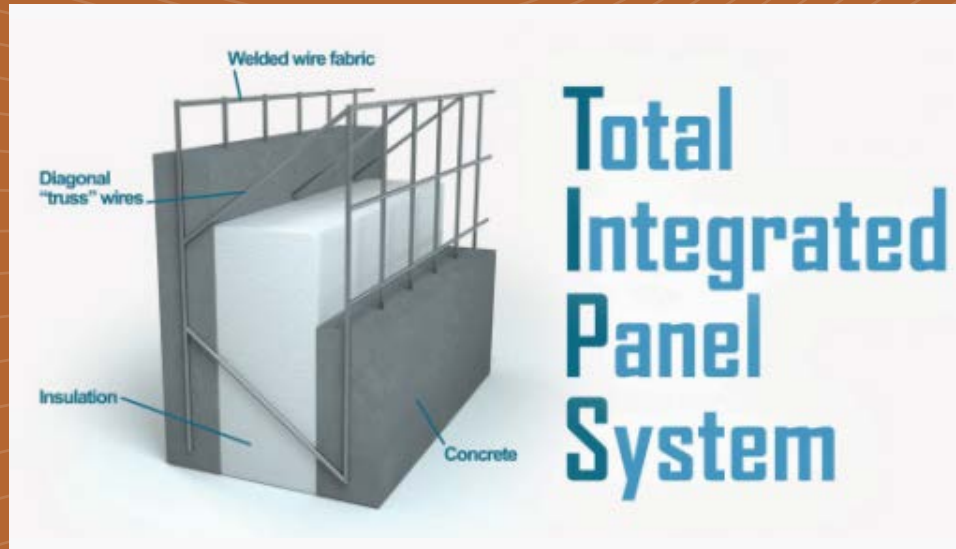
1025
Unit 200

SOLD



PURCHASE PRICE:	\$205-\$210 PSF (\$205 no office, \$210 w office)
LEASE RATE:	Call for Details
CAM:	\$0.24

Tilt up | TIPS Technology



THE LATEST IN BUILDING EFFICIENCY TECHNOLOGY:

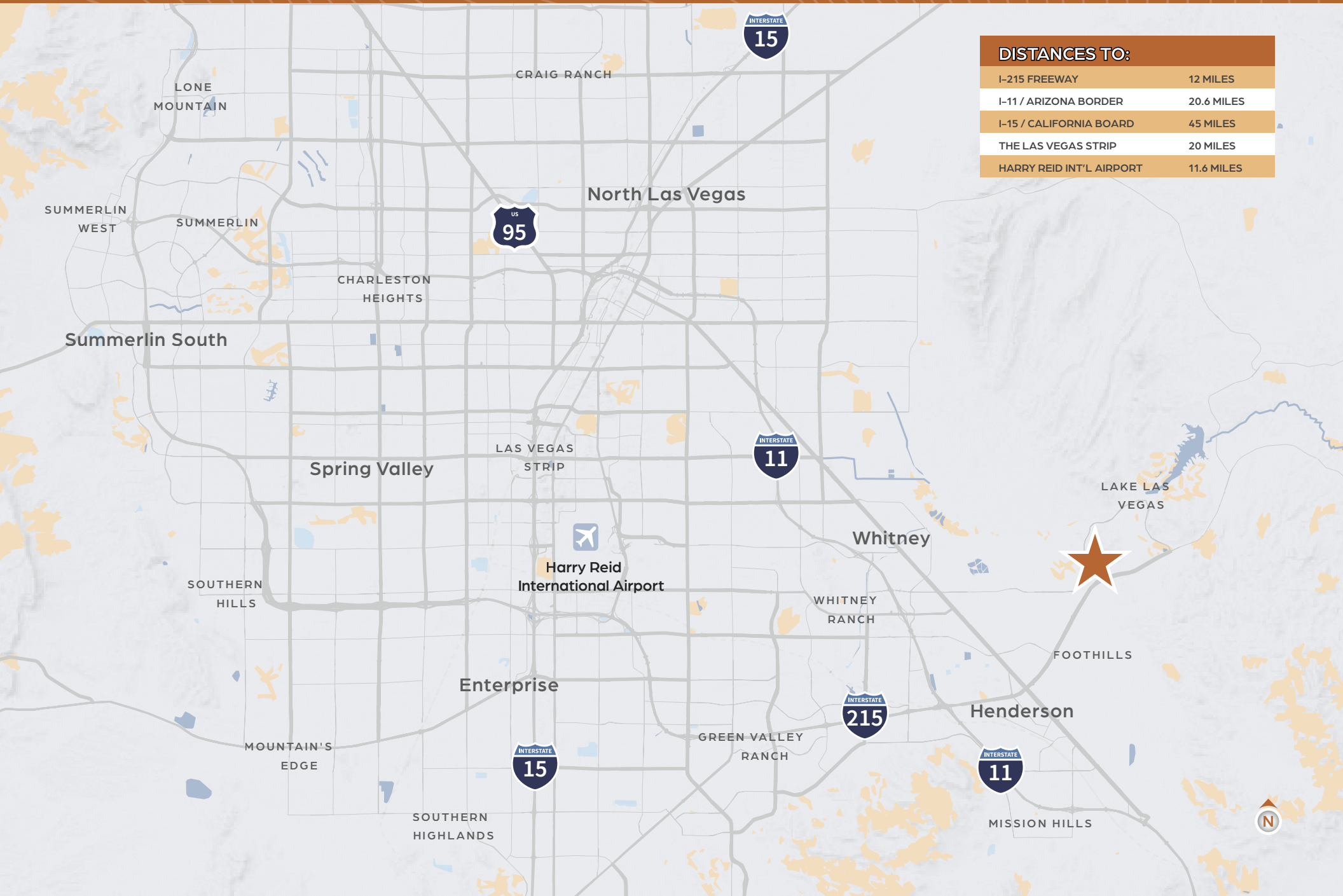


A material evaluation of the 4 inches of expanded polystyrene insulation and both wythes of concrete used in TIPS construction provides an R-value that exceeds the current energy code and the R-value of sandwich tilt-up walls that typically utilize 2 inches of insulation.

Project photos



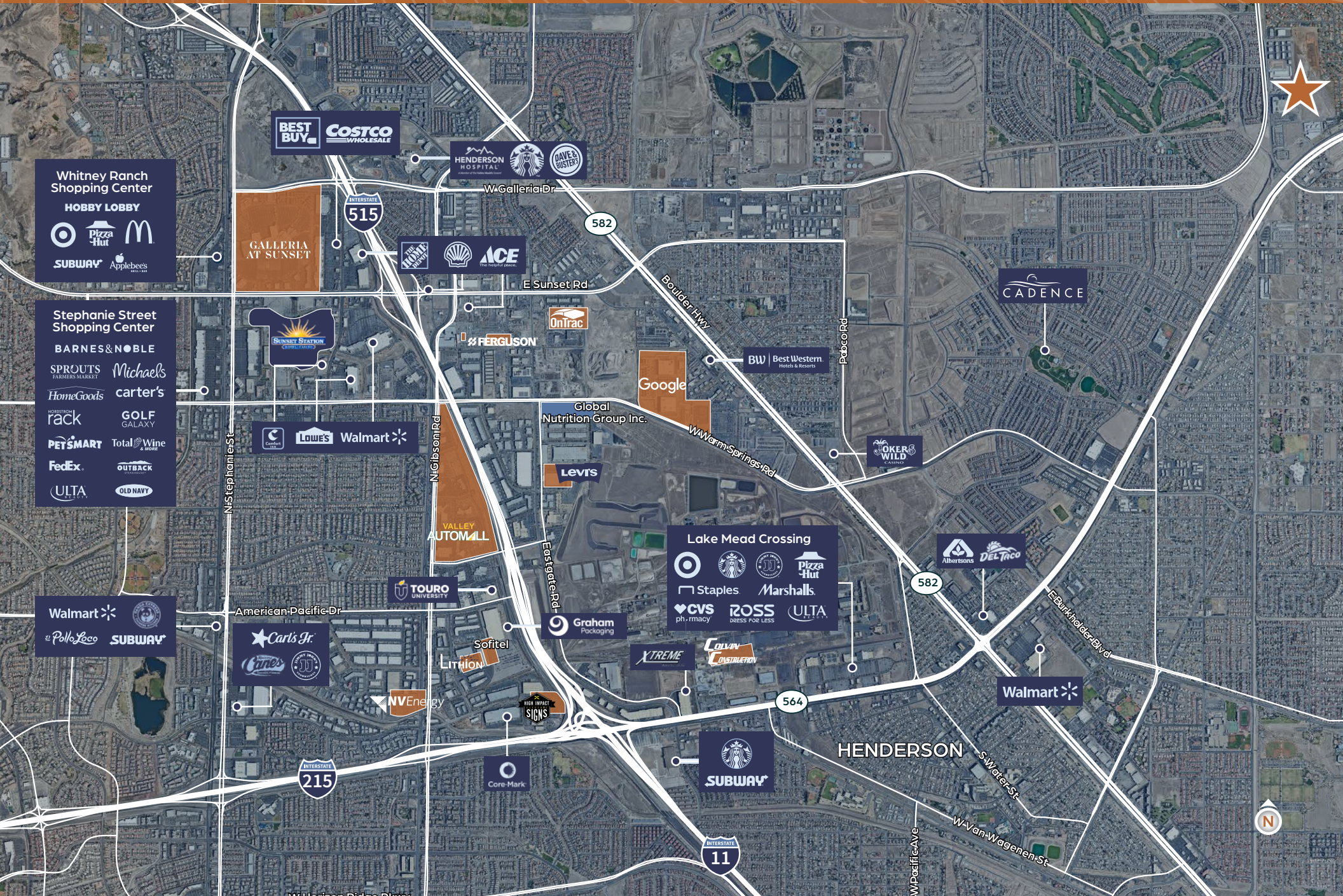
Valley Map



DISTANCES TO:

I-215 FREEWAY	12 MILES
I-11 / ARIZONA BORDER	20.6 MILES
I-15 / CALIFORNIA BOARD	45 MILES
THE LAS VEGAS STRIP	20 MILES
HARRY REID INT'L AIRPORT	11.6 MILES

Retailer Map

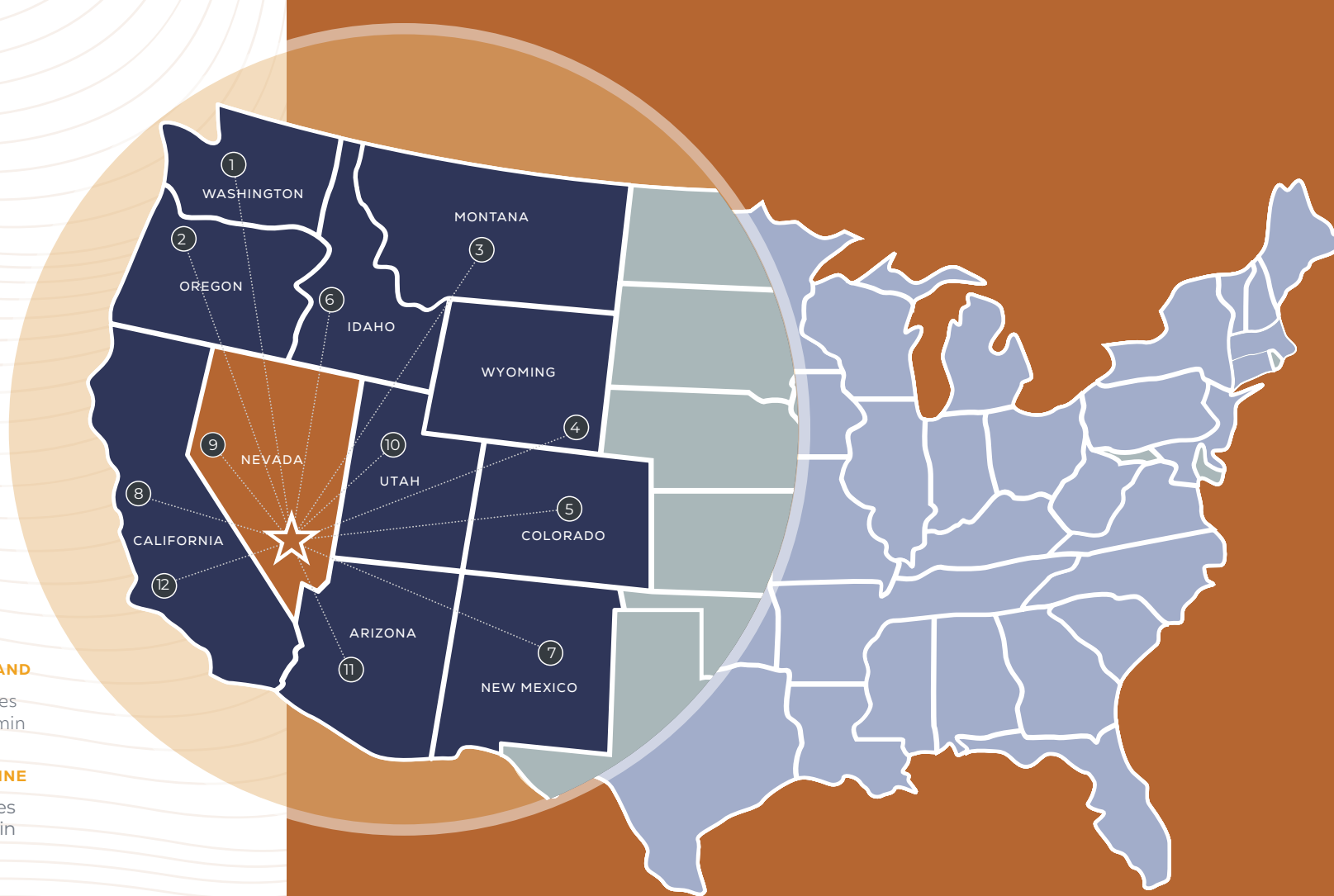


1-2 Day Truck Service

Access to serving over
77 million+ people within
a one day truck drive.

24% of
U.S. Population

- | | |
|---------------------------------------|--|
| 1 SEATTLE
1,129 Miles
16h 52min | 2 PORTLAND
982 Miles
15h 44min |
| 3 HELENA
907 Miles
12h 31min | 4 CHEYENNE
837 Miles
11h 52min |
| 5 DENVER
752 Miles
10h 45min | 6 BOISE
634 Miles
9h 31min |
| 7 SANTA FE
634 Miles
9h 8min | 8 SAN FRANCISCO
562 Miles
8h 20min |
| 9 RENO
452 Miles
6h 55min | 10 SALT LAKE CITY
424 Miles
5h 50min |
| 11 PHOENIX
300 Miles
4h 39min | 12 LOS ANGELES
265 Miles
3h 54min |



2.4 Million Southern Nevada Residents providing qualified labor pool.

NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax

BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive



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