



HAAS COMMERCE CENTER

SW Corner of Via Inspirada & Via Nobila, Henderson, NV



BTS OPTIONS AVAILABLE

NINE CLASS A INDUSTRIAL BUILDINGS

Up to ±1.1 Million SF FOR LEASE



Jones Lang LaSalle Brokerage, Inc. Real estate license # B.1000836.CORP

PROJECT HIGHLIGHTS

State-of-the-art industrial campus with market leading specifications



Up to 1,075,000 SF
68.55-acre total project



BTS options available
37 acres, all or a portion



Ample parking
available



Up to nine buildings, ranging from
51,059 SF up to $\pm 500,000$ SF



ESFR
Sprinklers



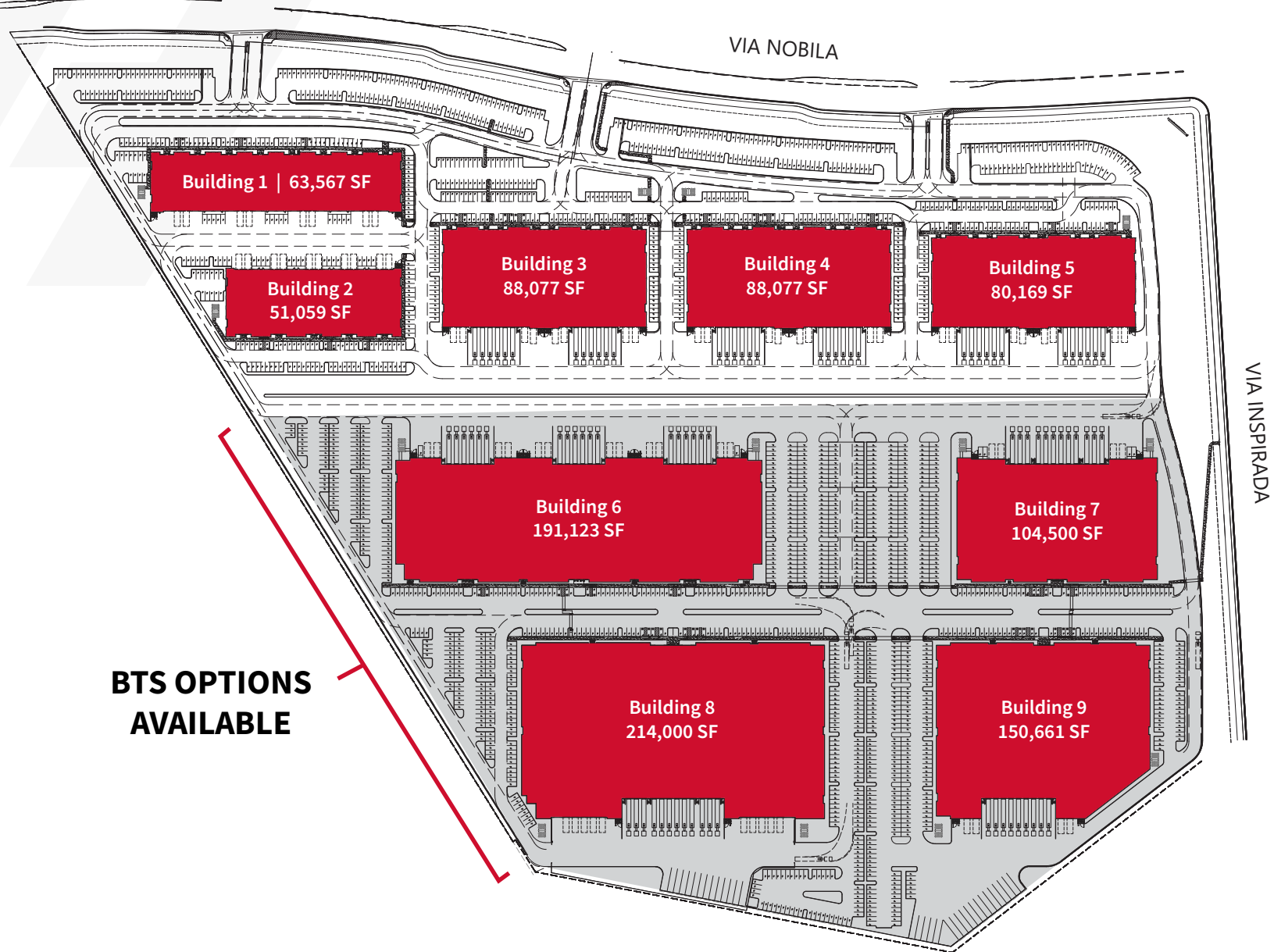
Dock & Grade
Level Loading

UNIT BREAKDOWN

#	Size (SF)	Divisible to (SF)	Clear Height	Door Count	Parking Ratio
1	$\pm 63,567$	$\pm 7,945$	28'	8 GL	3.13:1,000
2	$\pm 51,059$	$\pm 10,211$	28'	10 GL	2.62:1,000
3	$\pm 88,077$	$\pm 22,019$	32'	12 DH / 8 GL	2.41:1,000
4	$\pm 88,077$	$\pm 22,019$	32'	12 DH / 8 GL	2.03:1,000
5	$\pm 80,169$	$\pm 20,042$	32'	12 DH / 8 GL	1.89:1,000
BTS-6	$\pm 191,123$	TBD	TBD	18 DH / 12 GL	BTS
BTS-7	$\pm 104,500$	TBD	TBD	12 DH / 4 GL	BTS
BTS-8	$\pm 214,000$	TBD	TBD	12 DH / 10 GL	TBD
BTS-9	$\pm 150,661$	TBD	TBD	9 DH / 4 GL	TBD

*BTS information shown is example and for reference only. Exact building size and specs can be flexible and can accommodate most BTS needs.

HAAS COMMERCE CENTER SITE PLAN



*Site plan shown is for example purposes only. Exact building layout, location, size and specs to be determined based on BTS needs.

WHY HENDERSON?

Henderson is Pro-Business

Henderson, an emerging global hub, presents an alluring blend of advantageous features that empower businesses. It boasts an unrivaled business climate, characterized by unmatched ease, as well as a locally nurtured pro-growth culture that strongly supports various dynamic industries.

Leading companies in West Henderson include:

- HAAS Automation's \$327 Million Manufacturing Complex
- Henderson Executive Airport
- Raider's Headquarters & Practice facility
- Levi-Strauss Hybrid Fulfillment / Manufacturing Center
- Amazon Fulfillment Center
- FedEx Hub
- Turano Bakery
- Reyes Corporation Cold Storage Facility (under construction now)



To St Rose Pkwy

HAAS AUTO AND HAAS F1 TEAM HQ

Building 3
329,156 SF

Building 2
901,681 SF

Building 1
1,140,069 SF

HAAS COMMERCE CENTER

Building 1 | 63,567 SF

Building 3
88,077 SF

Building 4
88,077 SF

Building 5
80,169 SF

Building 2
51,059 SF

Building 6
191,123 SF

Building 7
104,000 SF

Building 8
214,000 SF

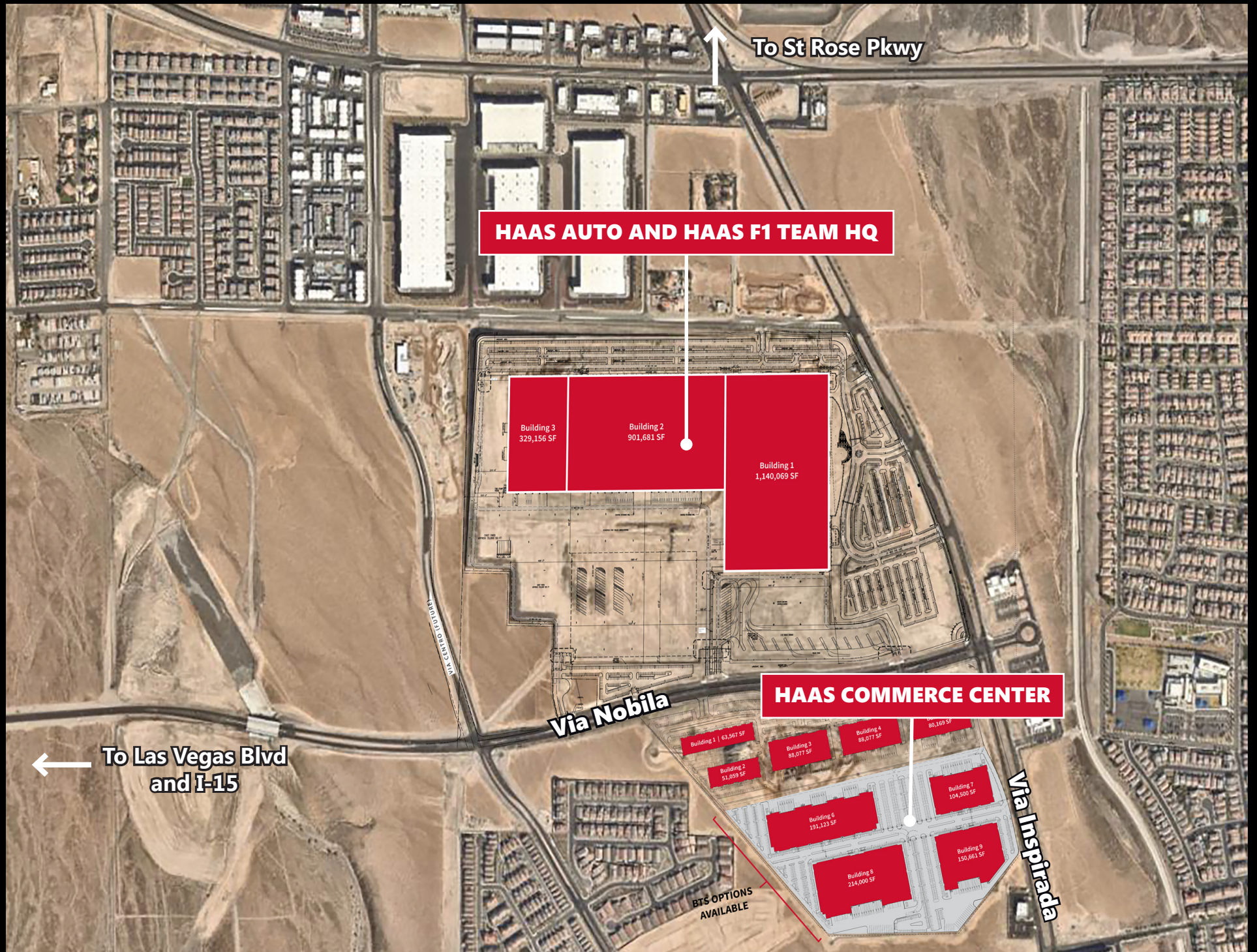
Building 9
150,661 SF

BTS OPTIONS
AVAILABLE

To Las Vegas Blvd
and I-15

Via Nobila

Via Inspirada



REGIONAL TRANSIT

1-DAY TURN AROUND:

The property allows for deliveries to Nevada from Southern CA and the Los Angeles ports with return in the same day without meeting daily driving limit restrictions.

IDEAL SOUTHWEST DISTRIBUTION HUB

Conveniently located within a one day truck drive to five major markets (Los Angeles, Phoenix, Salt Lake, San Diego and San Francisco), as well as international ports

LAS VEGAS BUSINESS FACTS

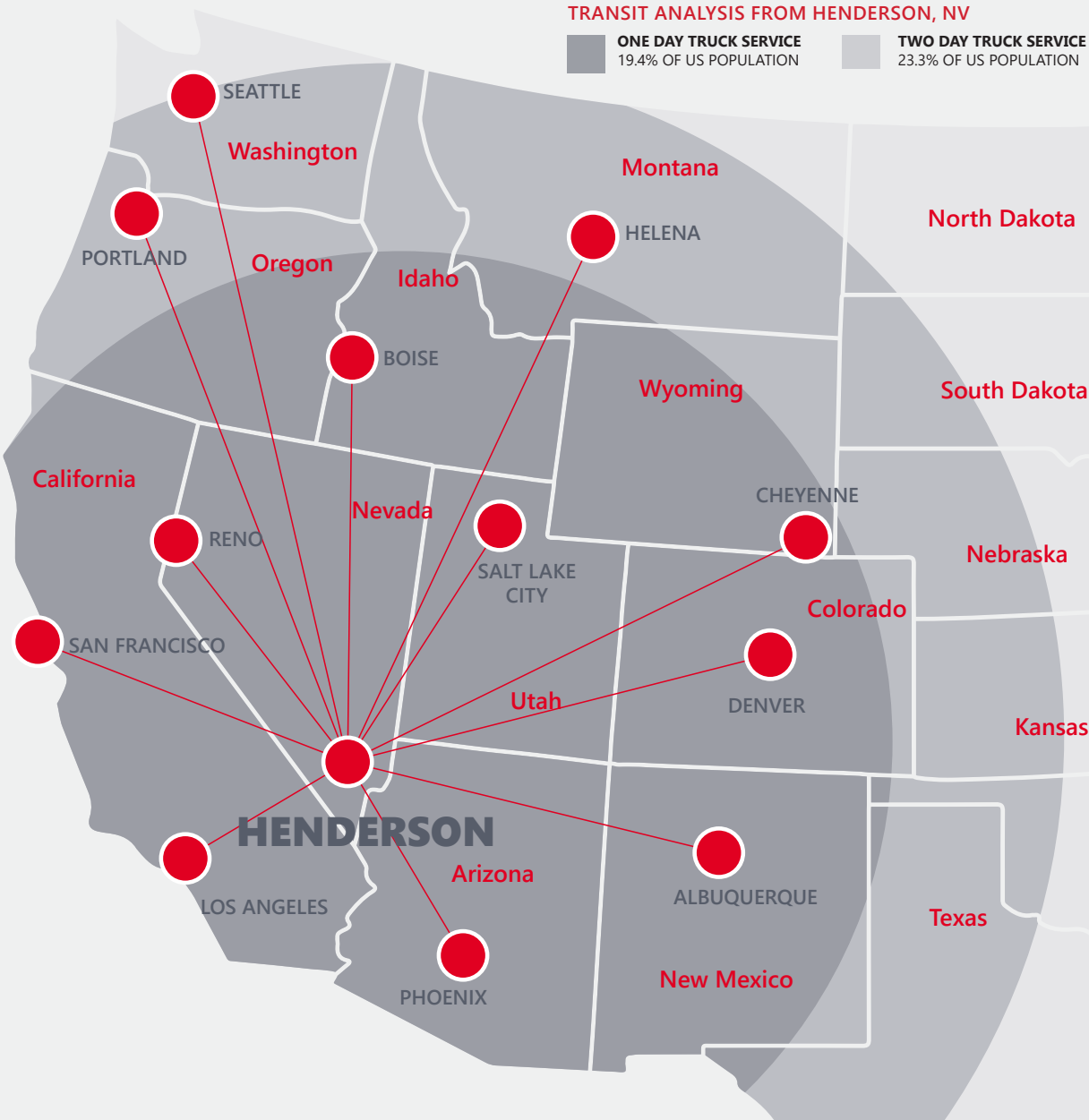
TAX FRIENDLY BUSINESS ENVIRONMENT

Nevada is at the forefront of the nation with one of the most favorable tax climates for businesses and employees.

- No personal income tax
- No corporate income tax
- No franchise tax
- No unitary tax
- No inventory tax
- No inheritance tax
- No estate tax

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

	Distance	Travel time
Boise	630 mi	9 hrs, 32 min
Denver	748 mi	10 hrs, 50 min
Cheyenne	833 mi	12 hrs, 8 min
Helena	901 mi	12 hrs, 35 min
Portland	974 mi	15 hrs, 29 min
Seattle	1,125 mi	15 hrs, 29 min



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