

# CAPROCK

# TROPICAL LOGISTICS II

6185, 6215 & 6325 N. BEESLEY DRIVE  
NORTH LAS VEGAS, NV 89115



## DELIVERING Q4 2022

**Rob Lujan, SIOR, CCIM**  
Executive Vice President  
+1 702 522 5002  
rob.lujan@amjll.com  
NV License #S.0051018

**Xavier Wasiak, SIOR**  
Executive Vice President  
+1 702 304 2631  
xavier.wasiak@amjll.com  
NV License #S.0026489

**Jason Simon, SIOR**  
Executive Vice President  
+1 702 522 5001  
jason.simon@amjll.com  
NV License #S.0045593

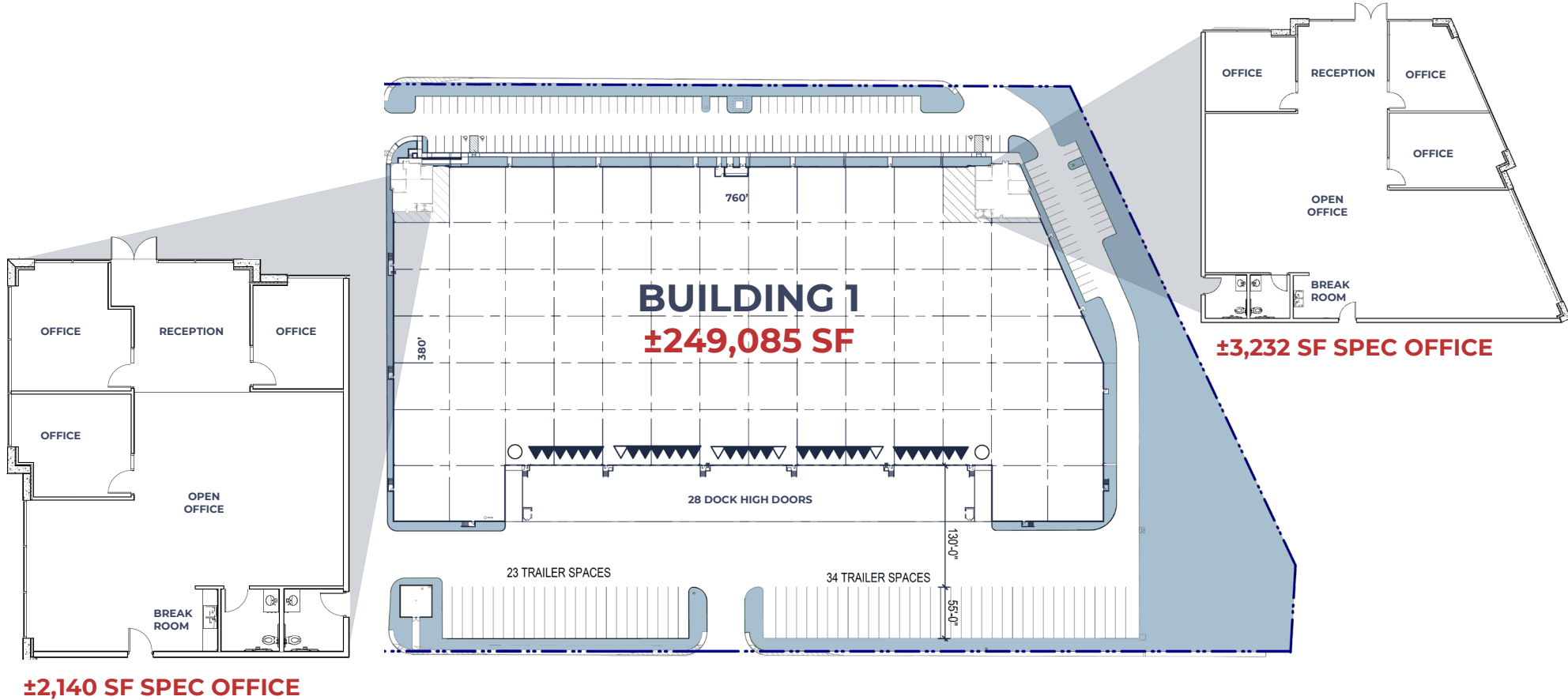
**Danny Leanos**  
Associate  
+1 702 522 5008  
danny.leanos@amjll.com  
NV License #S.0191773



## PROJECT HIGHLIGHTS

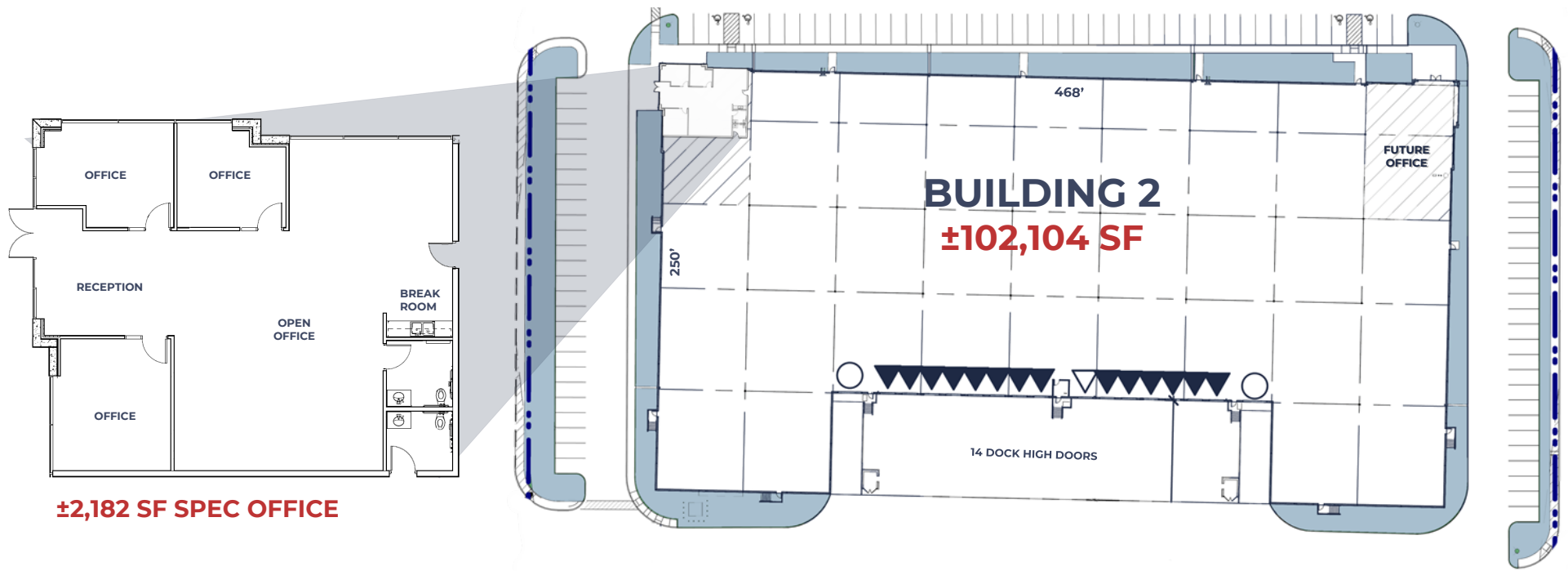
- 3 Class A buildings
- ±442,780 total square feet
- 32' clear height
- ESRF sprinkler system
- Fifty-six (56) dock high doors
- Six (6) grade level doors
- 348 auto parking stalls
- 57 trailer stalls
- 50' x 52' column spacing
- 60' speed bays
- R-19 roof insulation
- 6" steel reinforced concrete slabs
- 277/480V, 3-phase power





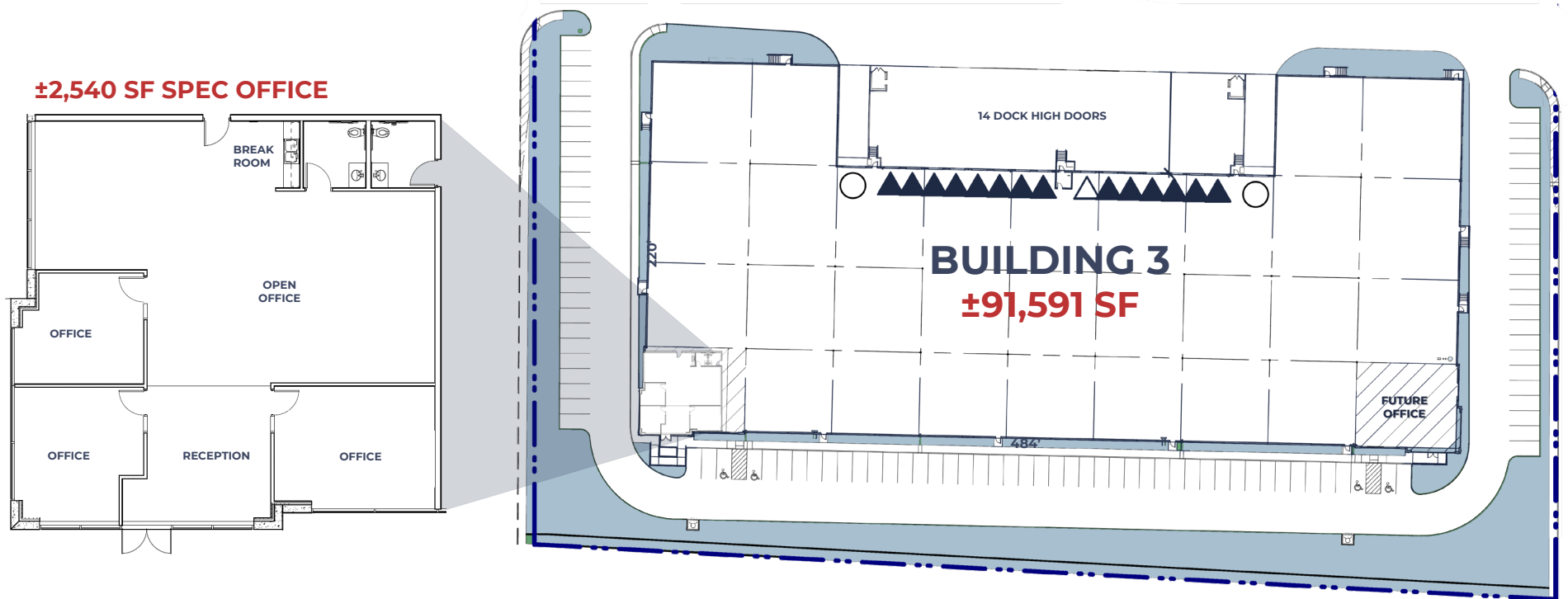
## BUILDING 1

- ±249,085 SF
- 32' clear height
- Twenty-eight (28) dock high loading doors
- Two (2) 12' x 14' drive-in doors
- ESFR sprinkler system with K-17 heads
- 3,000 amps, 277/480V, 3-phase power
- 60' dock apron
- 185' truck court
- R-19 roof insulation
- 52' x 50' typical column spacing
- 60' speed bay
- 2% skylights
- 6" steel reinforced concrete slab
- .45 mil TPO membrane roof



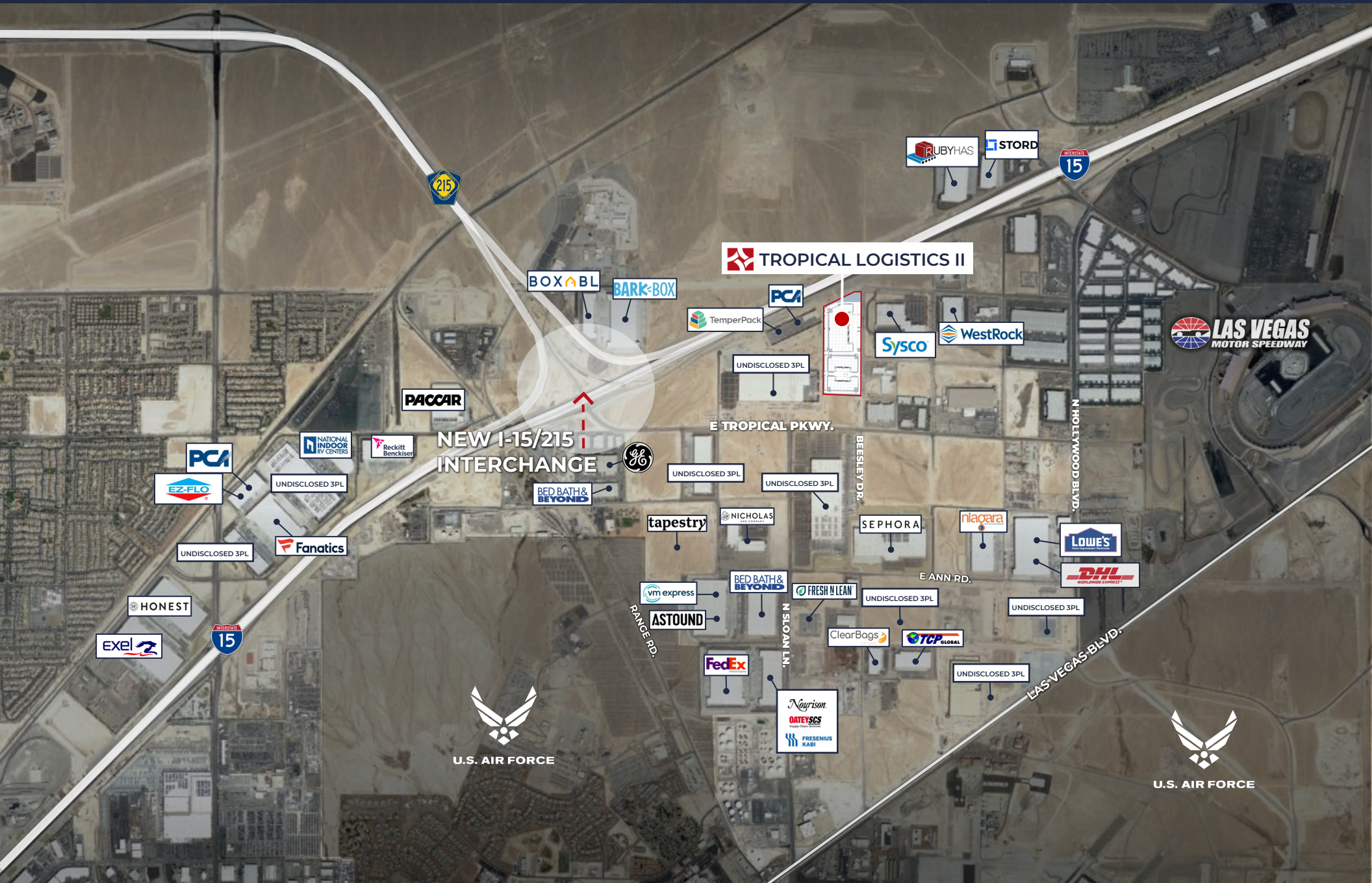
## BUILDING 2

- $\pm 102,104$  SF
- 32' clear height
- Fourteen (14) dock high loading doors
- Two (2) 12' x 14' drive-in doors
- ESFR sprinkler system with K-17 heads
- 2,000 amps, 277/480V, 3-phase power
- 60' dock apron
- 142' truck court
- R-19 roof insulation
- 52' x 50' typical column spacing
- 60' speed bay
- 2% skylights
- 6" steel reinforced concrete slab
- .45 mil TPO membrane roof



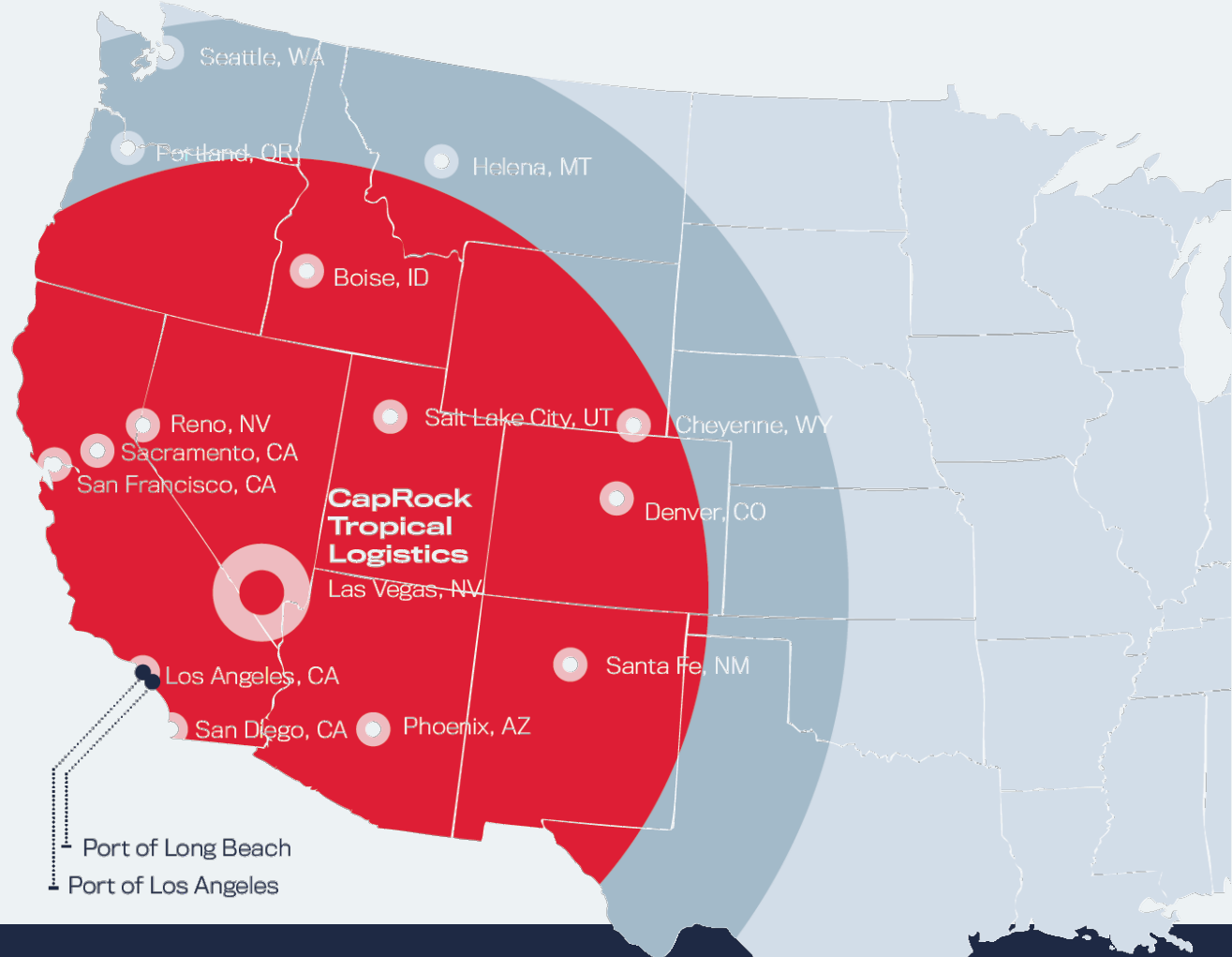
## BUILDING 3

- ±91,591 SF
- 32' clear height
- Fourteen (14) dock high loading doors
- Two (2) 12' x 14' drive-in doors
- ESFR sprinkler system with K-17 heads
- 2,000 amps, 277/480V, 3-phase power
- 60' dock apron
- 142' truck court
- R-19 roof insulation
- 52' x 50' typical column spacing
- 60' speed bay
- 2% skylights
- 6" steel reinforced concrete slab
- .45 mil TPO membrane roof



# Transit Analysis from Las Vegas

- **ONE DAY TRUCK SERVICE**  
19.4% OF US POPULATION
- **TWO DAY TRUCK SERVICE**  
23.3% OF US POPULATION



	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
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



**Rob Lujan, SIOR, CCIM**  
Executive Vice President  
+1 702 522 5002  
rob.lujan@am.jll.com  
NV License #S.0051018

**Xavier Wasiak, SIOR**  
Executive Vice President  
+1 702 304 2631  
xavier.wasiak@am.jll.com  
NV License #S.0026489

**Jason Simon, SIOR**  
Executive Vice President  
+1 702 522 5001  
jason.simon@am.jll.com  
NV License #S.0045593

**Danny Leanos**  
Associate  
+1 702.522.5008  
danny.leanos@am.jll.com  
NV License #S.0191773



**Nicholas Ilagan, CapRock Partners**  
Senior Vice President  
Asset Management  
nicholas@caprock-partners.com  
949.439.7700

**Monique Snowden, CapRock Partners**  
Assistant Vice President  
Asset Management  
msnowden@caprock-partners.com  
949.342.8000

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2020, Jones Lang LaSalle IP, Inc. All rights reserved.

\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended users of this report regularly seek our guidance.