



DEVELOPMENT OVERVIEW

Vegas Industrial Park ("VIP") is 913 acres located in the Apex area of the City of North Las Vegas offering over **27 pads** ranging in size from 10-70 acres.

913 ACRES IN APEX

14075 Grand Valley Parkway
North Las Vegas, Nevada



VEGAS INDUSTRIAL PARK

**VEGAS VALLEY'S NEXT
INDUSTRIAL SUB-MARKET**

VEGASINDUSTRIALPARK.COM

DEVELOPMENT SUMMARY

Vegas Industrial Park ("VIP") is 913 acres located in the Apex area of the City of North Las Vegas. VIP is designed to bring **10.8M SF** of industrial use buildings over 4 phases. VIP offers over **27 pads** ranging in size from 10-70 acres, with larger options available.

VIP is zoned M2, general industrial, allowing the park to accommodate large scale industrial manufacturing, distribution, and warehouse and fulfillment users. VIP has the ability to offer **extensive yard space** and **build-to-suit** options.



913 CONTIGUOUS ACRES



The site has a Super Pad that is 200 acres partially graded and ready for development. All utilities are available with a reasonable delivery time and the utility providers are tightly integrated with our development team and the City of North Las Vegas. The utilities will be distributed to throughout the site to each pad.



ABOUT OUR TEAM

We have selected the premier design professionals as the team members and our development group with over 25 years of experience can provide fully financed build to suit solutions.



Owner

Vegas industrial park is owned by one of Canada's largest and most successful publicly traded real estate investment trusts and operated by a season construction and development team.

Since 1996, H&R has invested in office, retail, residential and industrial throughout North America. H&R's has accumulated a diversified portfolio of high-quality investment properties in Canada and the United States leased by credit-worthy tenants. H&R's strategy to mitigate risk includes diversification both by asset class and geographic location. H&R's industrial segment holds 86 properties throughout Canada and the United States.

- Total Investment Properties: \$13.2B
- Total Square Feet: 40 Million



Owner Representative

TRES is a privately owned development and consulting company that participates in the development of large and mission-critical real estate and infrastructure projects. Our focus is on large infrastructure projects with long and complicated utility procurement cycles.

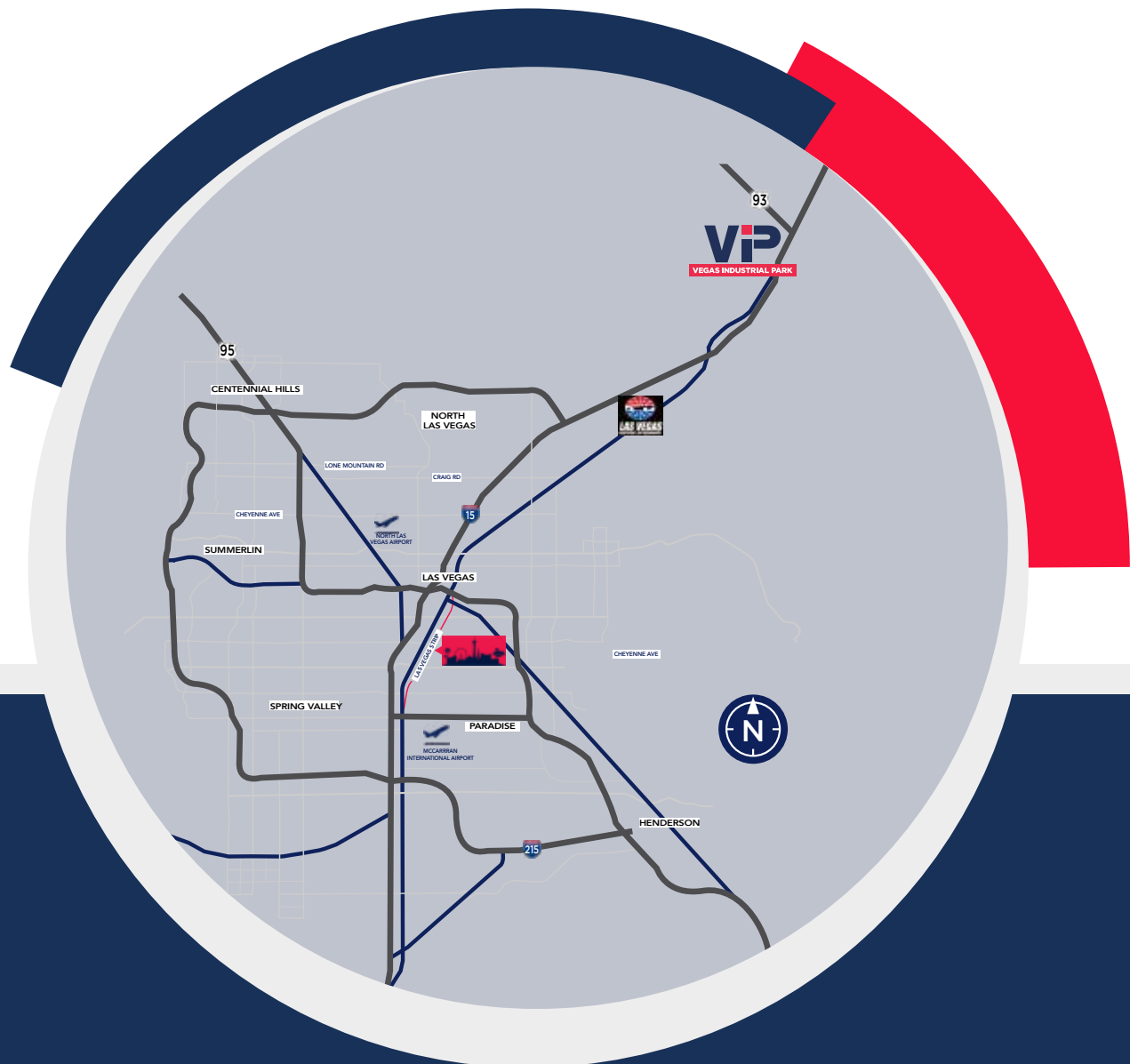
TRES is based in Las Vegas and acts as the day-to-day owner representative of the project.



Development & Construction Management

Matthews Southwest (MSW) is a full-service private real-estate development company headquartered in Lewisville, Texas. Since 1993, MSW has acquired, built and managed the development of hotel, office, mixed use, retail, residential, and industrial developments. They have development projects in the United States, Canada and Mexico.

With strong emphasis on time management and cost controls, Matthews Southwest keeps projects on time and on budget.



SITE LOCATION

Vegas Industrial Park is located 25 minutes from McCarran International Airport, the 7th busiest airport in the country. Also, less than 300 miles from the Ports of Los Angeles and Long Beach, a one-day drive to 10 major US cities and Mexico and in reach of 60 million potential customers.

Vegas Industrial Park is located in a foreign trade zone, which allows firms to bring foreign goods or raw materials for manufacturing and/or assembling into the United States without formal customs entry or payment of customs duties.

AREA OVERVIEW

Vegas Industrial Park is located only 12 miles from the Las Vegas Motor Speedway, which is now home to the valley's newest industrial sub-market "Speedway". This sub-market once only consisted of the motor speedway and a midsize-incubator development "Harsch" Speedway Commerce Center (2.8 MSF). Since 2016 and the construction of the Northgate industrial park which was immediately absorbed by big names such as Amazon, Fanatics, and The Honest Company to name a few, 14.5 MSF have been completed. In a market as dense as Clark County, which is only 20 miles N-S and 30 miles E-W, the eventual inclusion of Vegas Industrial Park into the industrial market is steadfast.



VIP HIGHLIGHTS

**SUPER PAD IS
200+ ACRES,
PARTIALLY GRADED
AND READY FOR
DEVELOPMENT**

Vegas Industrial Park is planned for major industrial users. VIP will comprise large scale industrial manufacturing, distribution, and warehouse and fulfillment buildings. VIP has the ability to offer extensive yard space and build-to-suit options.



913 CONTIGUOUS ACRES

Assembled and Partially
Improved



ZONED M-2 GENERAL INDUSTRIAL

Ideally Suited for Heavy
Industrial, Commercial and
R&D Operations



FLAGSHIP HIGH IMAGE SITE

Located Within the
Well-Known 3,000 AC
Master Planned Mountain
View Industrial Park



ABUNDANT RESOURCES

Large Scale City Water
Planned and Abundant
Electricity is Available

VIP INFORMATION

Planned utility infrastructure for the site includes service from Southwest Gas, NV Energy, City of North Las Vegas (CNLV) for water, and CenturyLink for communications.

All utilities have a 24-36-month timeframe to be brought to site, aside from communications which is adjacent to site. Utilities will be brought to the entrance of the site by the utility provider and then distributed to each pad by the developer.



TRANSPORTATION

Nearest Public Road Access:
US93/Garnet Interchange/I-15 -
3 miles

Nearest Rail Access:
2 miles south east of site

Nearest International Airport:
25-minute drive



GAS

Proximity to Gas Facilities:
Located on the east boundary
of the site

Natural Gas Provider:
Southwest Gas



POWER

Electric Provider:
NV Energy

Available Power:
Up to 140 MVA



WATER

Water Line & Storage:
Construction underway,
1,250,000 gallon water tank
being designed & installed to
serve Northern Apex

WATER PIPELINE DEVELOPMENT SCHEDULE

Phase 1

Water & Sewer
(complete)

Phase 2

Water
(construction in process)

Phase 3

Water
(Approved by
CNLV, design in
process)

Phase 4

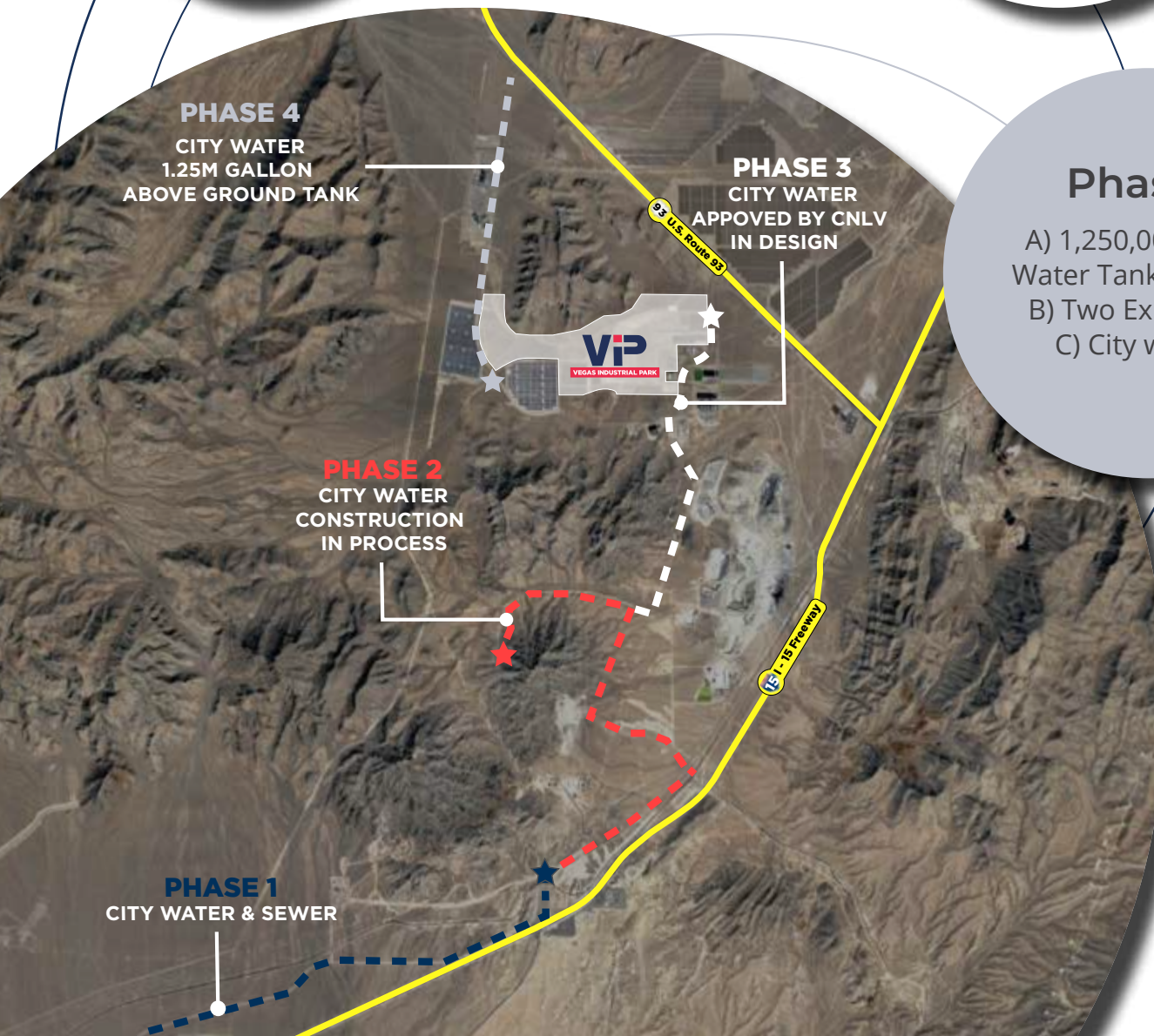
A) 1,250,000 Elevated
Water Tank-Playa Well
B) Two Existing Wells
C) City water line

PHASE 4
CITY WATER
1.25M GALLON
ABOVE GROUND TANK

PHASE 3
CITY WATER
APPROVED BY CNLV
IN DESIGN

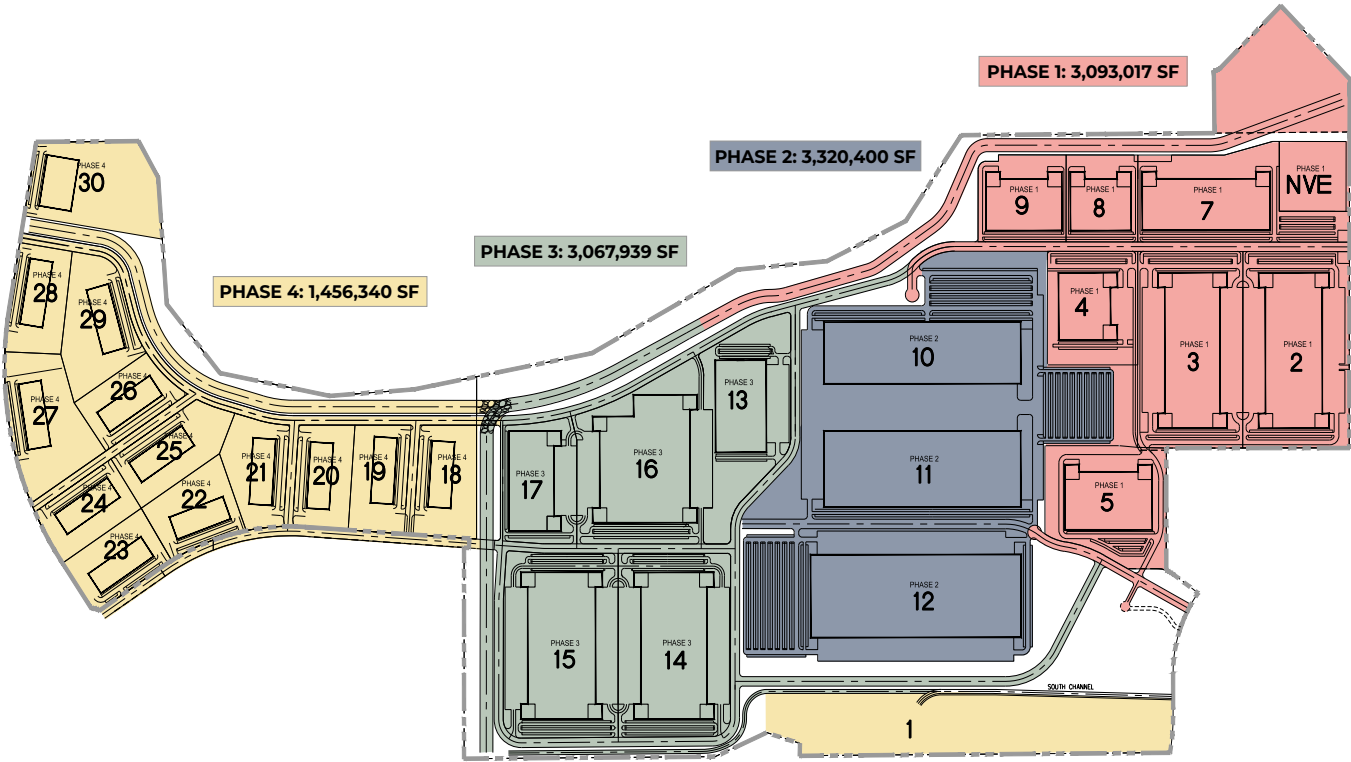
PHASE 2
CITY WATER
CONSTRUCTION
IN PROCESS

PHASE 1
CITY WATER & SEWER



SITE CONFIGURATION

SCHEMATIC DESIGN

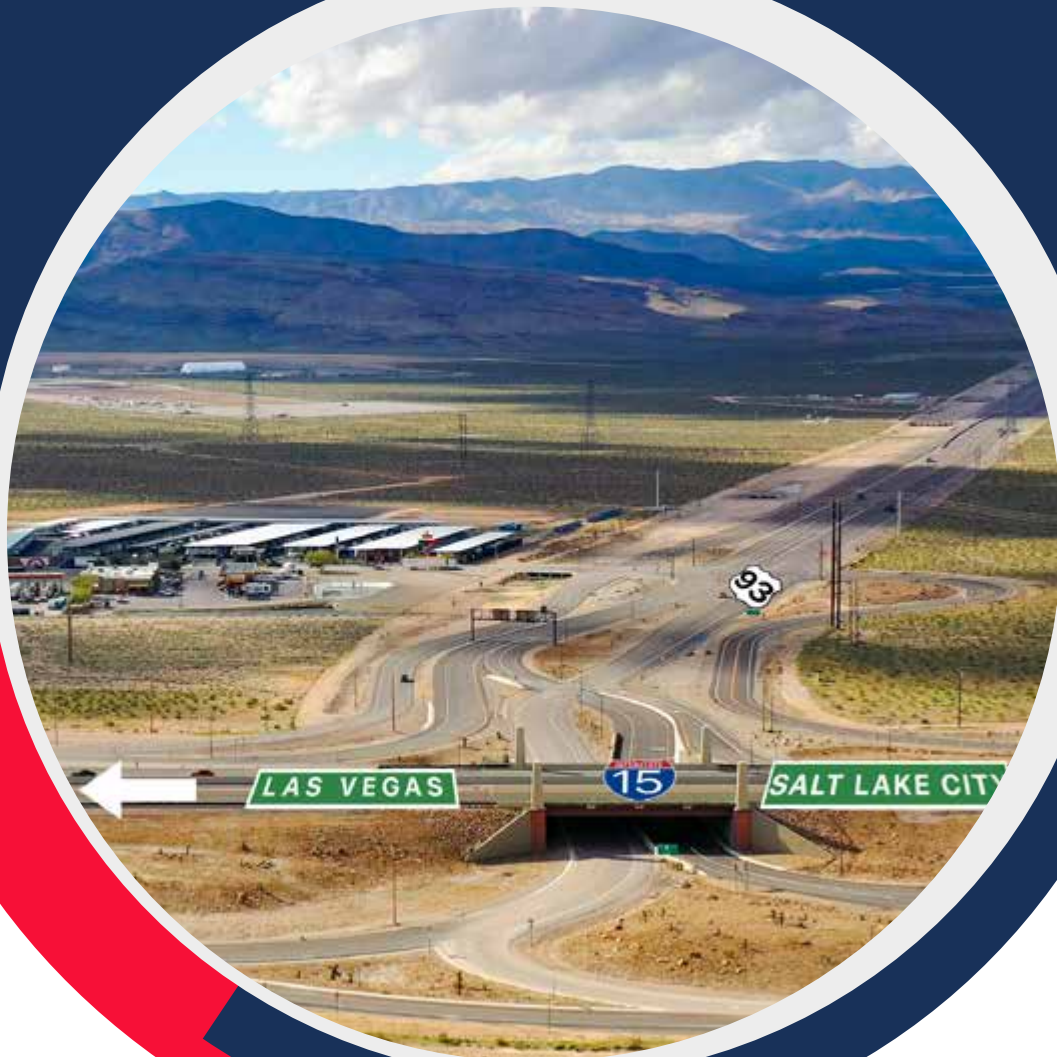


SEE NEXT PAGE FOR SF PER BUILDING.

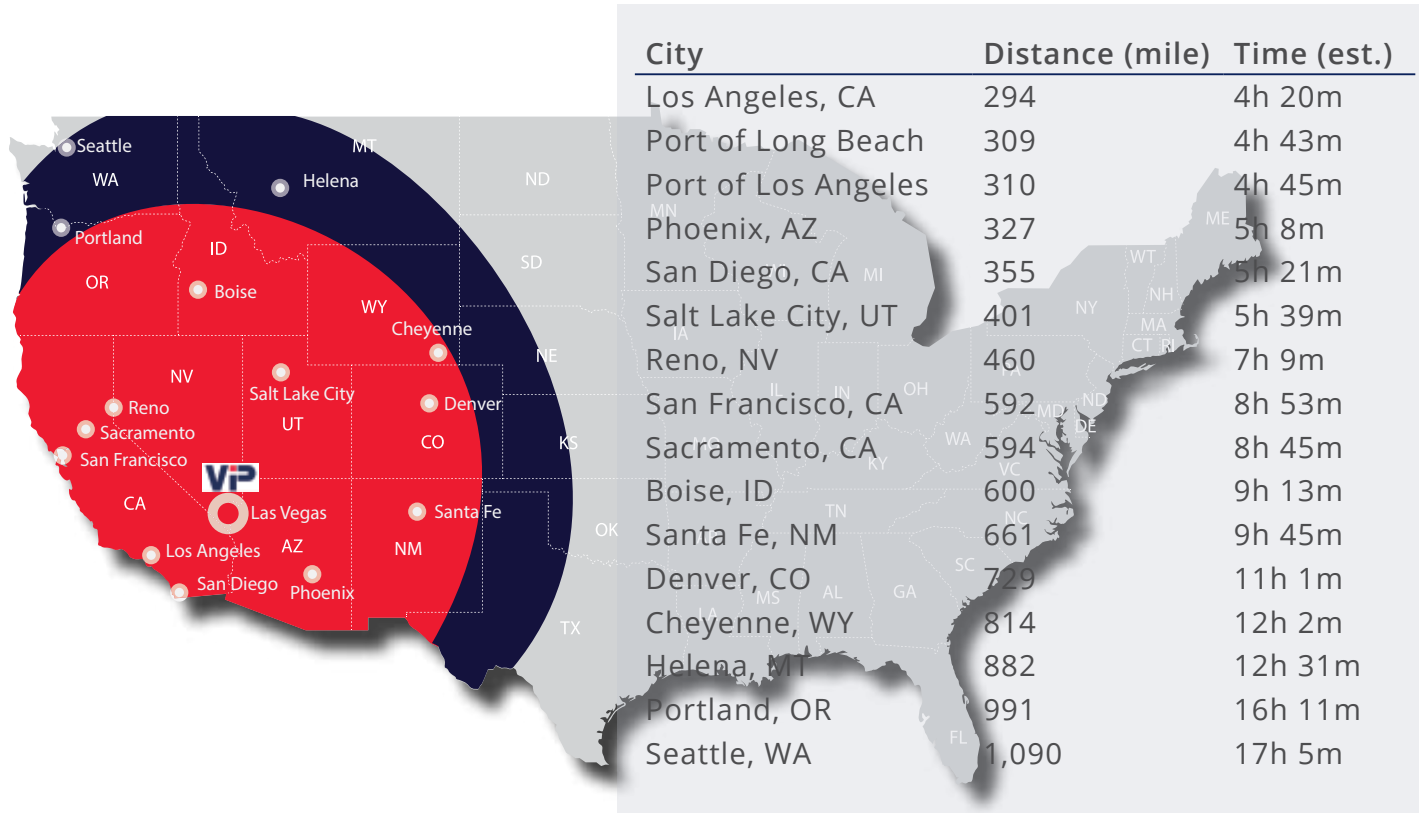
PHASE	BUILDING ID	MAX DENSITY SF APPROX.	LOT ACREAGE
PHASE 1			
	2	690,761	35.82
	3	673,805	40.81
	4	274,991	17.58
	5	392,300	22.77
	7	506,074	25.51
	8	248,636	10.68
	9	306,450	12.87
TOTAL		3,093,017	166.04
PHASE 2			
	10	904,800	62.12
	11	1,113,600	51.7
	12	1,302,000	69.46
TOTAL		3,320,400	183
PHASE 3			
	13	350,005	24.31
	14	753,781	35.23
	15	772,927	36.16
	16	837,663	35.86
	17	353,563	15.74
TOTAL		3,067,939	147
PHASE 4			
	18	112,000	11.49
	19	112,000	10.28
	20	112,000	9.9
	21	112,000	10.41
	22	100,800	10.21
	23	112,000	9.73
	24	112,000	9.42
	25	112,000	11.35
	26	112,000	9.05
	27	112,000	16.1
	28	112,000	10.15
	29	112,000	13.89
	30	123,540	18.45
TOTAL		1,456,340	150

ROADWAY IMPROVEMENTS

The Garnet Interchange has just been completed and the widening of the US-93 from a two-lane highway to a four-lane divided highway was recently completed. <https://www.nevadadot.com/Home/Components/News/News/4114/395>



WEST COAST LOGISTICS



■ ONE DAY SERVICE

■ TWO DAY SERVICE

The City of Las Vegas legislature passed a resolution in 2009 to promote the metro as a “major West Coast logistics center” through infrastructure improvements and by leveraging existing rail lines and air freight facilities.

This is part of an effort to diversify the local economy. Government officials in North Las Vegas have been extremely successful in attracting new companies with seamless permitting and financial incentives.

The Las Vegas logistics market is a favorable location, as it is able to provide overnight service to both Southern California and Arizona.

VEGAS BUSINESS FACTS



Business Incentive Programs

- Sales & Use Tax Abatement Modified
- Business Tax Abatement
- Personal Property Tax Abatement
- Data Center Tax Abatement
- Renewable Energy Tax Abatement



Nevada Offers

- No Corporate Income Tax
- No Personal Income Tax
- No Franchise Tax on Income
- No Inheritance or Gift Tax
- No Unitary Tax
- No Estate Tax
- Competitive Sales and Property Tax
- Minimal Employer Payroll Tax
- Two Foreign Trade Zones



Labor Statistics

- Nevada has one of the lowest labor costs in the region
- The Las Vegas area has one of the lowest price per square feet for industrial buildings in the region
- The number of transportation and warehousing in jobs Nevada exceeds the national average
- In Nevada transportation, warehousing, and manufacturing jobs are among the top 5 industry jobs growth
- UNLV is ranked R1, the highest achievable status given by the Carnegie Classification of Institutions of Higher Education for research activity, making UNLV a tier 1 university.



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