
CAPROCK
HIGHLANDER
LOGISTICS CENTER
AVAILABLE FOR LEASE
NADINE PETERSON BLVD. AND HWY 91,
NORTH LAS VEGAS, NV 89124
1,480,500 SF
ACROSS 2 BUILDINGS
CAPROCK PARTNERS
CUSHMAN & WAKEFIELD

PROJECT OVERVIEW

CapRock Highlander Logistics Center features two brand-new industrial distribution facilities totaling 1,480,500 SF, situated on 85 acres. Located in the North Las Vegas/Apex submarket, which is the epicenter of e-commerce/logistics in the southwest region, this development provides excellent connectivity and immediate access to the I-15 and other key transportation routes.

- LED Warehouse Lighting
- M-2 General Industrial
- 60 Mil single ply TPO mechanically fastened roof with 20-year NDL warranty, R38 roof insulation under deck with white scrim
- 4,000 - 6,000 SF Spec Offices
- Speed Bay 60'
- ESFR Fire Suppression System
- Offering 8" concrete slabs. Type II 4" aggregate base with an allowable bearing pressure of 4,500 PSI.
- 40' Clear Height
- Designed to accommodate future HVAC & solar improvements.

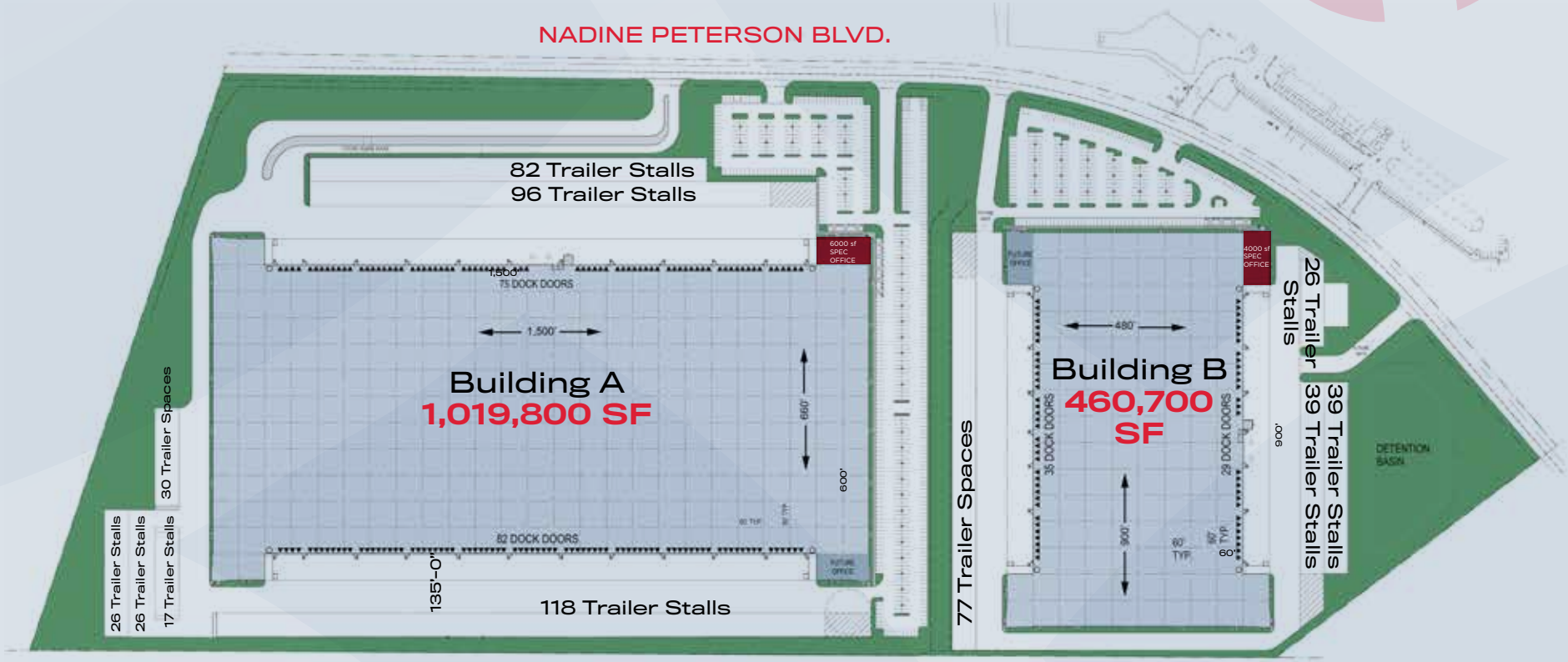




	Building A	Building B
Building Size	1,019,800 SF	460,700 SF
Clear Height	40'	40'
Auto Parking	663 stalls	288 stalls
Dock Doors	(157) 9'X10'	(64) 9'X10'
Grade Level Doors	(4) 14'W X 16' H	(4) 14'W X 16' H
Trailer Parking	369 trailer stalls	181 trailer stalls
Power	12,000 amps, 277/480 Volts	8,000 amps, 277/480 Volts
Column Spacing	60' X 60'	60' X 60'
Skylights	1.5%	1.5%
Spec Office	6,000 SF	4,000 SF

SITE PLAN

CAPROCK HIGHLANDER LOGISTICS CENTER



SPEC OFFICE

9' W X 10' H DOCK HIGH DOORS

14'W X 16'H GRADE LEVEL DOORS

PROPERTY HIGHLIGHTS

- Conveniently located within 30 minutes of the Las Vegas Strip and Harry Reid International Airport
- CapRock Highlander Logistics Center delivers on the region's need for new, state-of-the-art industrial facilities
- Prime location in North Las Vegas/Apex submarket with access to I-15 freeway via Hwy91/Las Vegas Blvd

Class "A" Facilities

- 40' minimum clear height
- 8-inch concrete slab
- ESFR sprinklers
- 8,000- 12,000 Amps power
- Abundant trailer parking
- Drive-around access
- Excess trailer parking



OUTSTANDING LABOR POOL

Access to a strong labor force of approximately 950,000 employees within a 25-mile radius of the property.

THRIVING INDUSTRIAL MARKET

Surrounded by premium tenants such as: Air Liquide, Ball, Saddle Creek Logistics Services, Crocs, and Smith's-Kroger

EXCEPTIONAL FREEWAY ACCESS

Immediate freeway access is provided via north/southbound on/off ramps to the Interstate-15 Freeway at Hwy 91

STRONG AMENITIES AND MIX OF USES

Apex has the ability to accommodate a variety of user requirements, including large bulk and multi-tenant space.

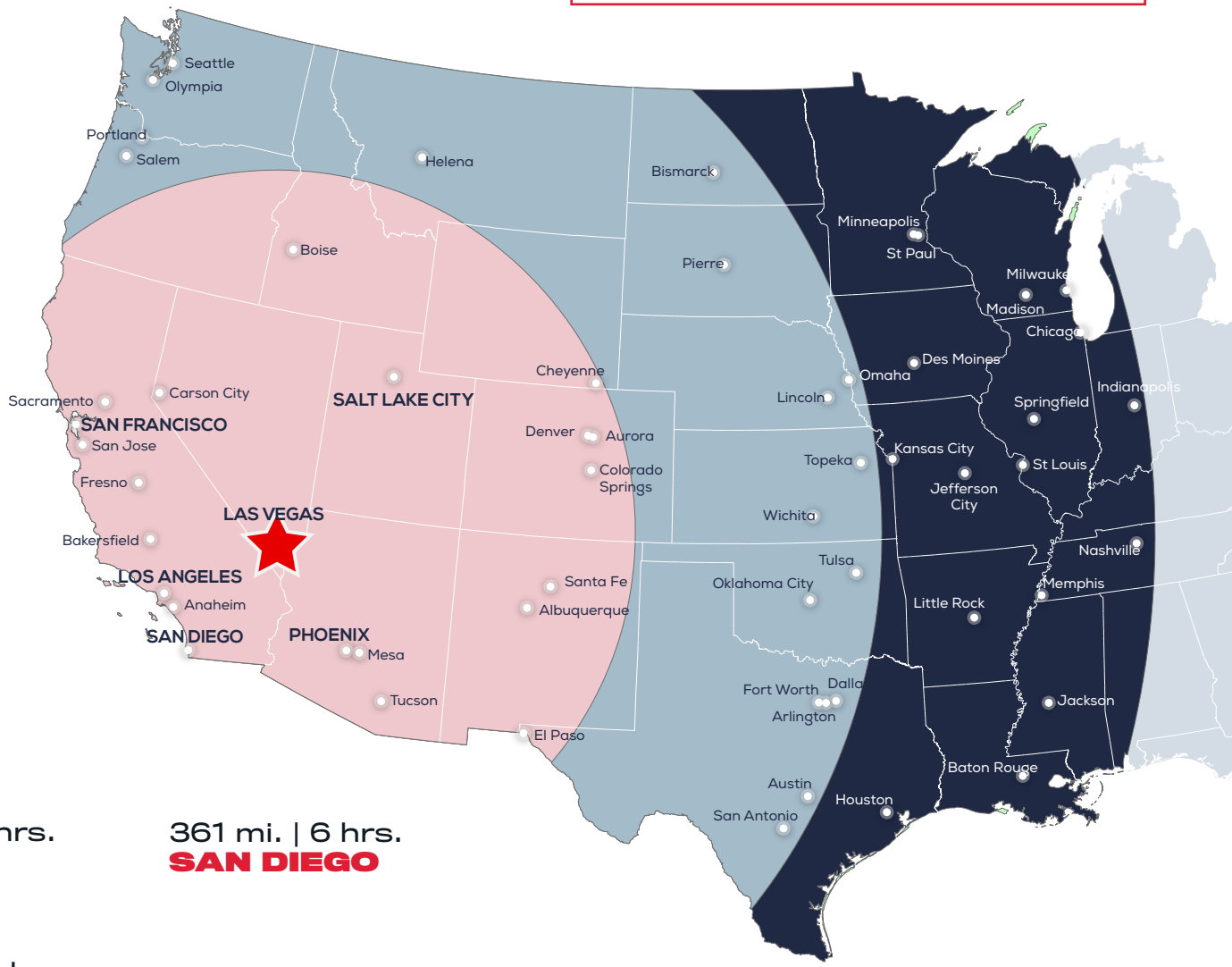


BUSINESS FRIENDLY ENVIRONMENT

An 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 stats 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 inheritance tax
- No estate tax



298 mi. | 5 hrs.
LOS ANGELES

326 mi. | 6 hrs.
PHOENIX

361 mi. | 6 hrs.
SAN DIEGO

402 mi. | 6 hrs.
SALT LAKE CITY

603 mi. | 10 hrs.
SAN FRANCISCO



CAPROCK HIGHLANDER LOGISTICS CENTER

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