



# Prologis I-15 Speedway Logistics Center 8-10

6350 Howdy Wells Avenue, North Las Vegas, NV 89115

Up to 1,447,444 Square Feet Available  
Brand New Class A Industrial Buildings For Lease

# Prologis I-15 Speedway Logistics Center 8-10

6350 Howdy Wells Avenue, Las Vegas, NV 89115



## Up to 1,447,444

square feet available - Divisible

## Less than 2 miles

from the I-15 freeway

## Major Distribution Hub

Can service 8 different markets within a one day truck drive

## Under 15 miles

to the Las Vegas Strip & McCarran International Airport

### Property Description

- Up to 1.4M SF Deliverable Under One Roof
- BTS Office Space
- ESFR Fire Sprinkler System
- Dock High & Grade Level Loading
- 36' - 40' Minimum Clear Height
- Front, Rear and Cross Dock Scenarios
- R-38 Roof Deck Insulation
- 277/480 Volts, 3-Phase Power, 4-Wire Electrical
- Ample Parking Spaces
- Concrete Tilt-Up Construction
- 2% Skylights

### Highway Access

- Close proximity to E. Tropical Parkway and Speedway Boulevard entrance/exit ramps off of the I-15 freeway

### Location

- Conveniently located just off the I-15 in the heart of the emerging Speedway industrial corridor, adjacent to a significant amount of existing/future industrial developments.
- Top choice location for e-commerce facilities due to its proximity to the I-15 corridor, large labor pool and numerous tax incentives
- Corporate Neighbors Include: Amazon, Sephora, CCSO, Sysco Foods, Meadows Gold, Bed Bath & Beyond, GE and more.

### Zoning

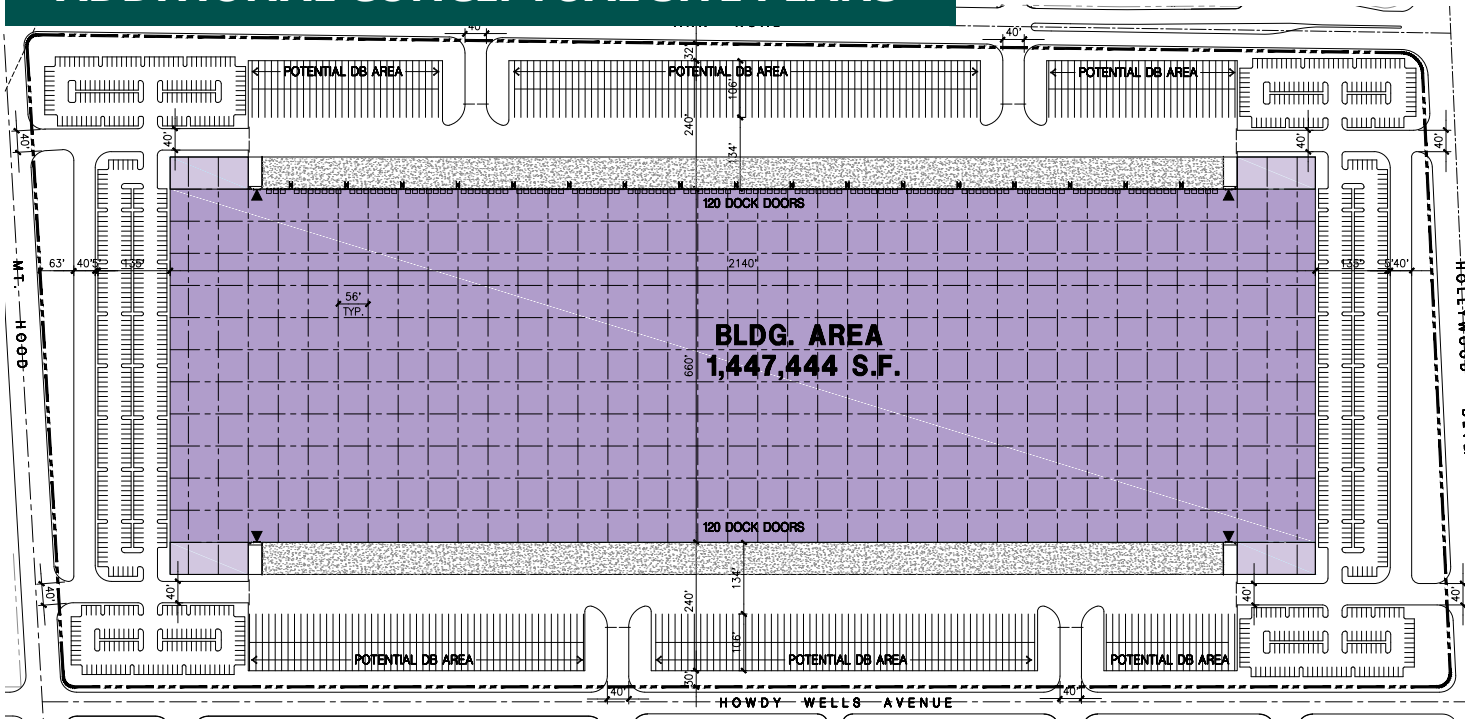
- M-2, General Industrial
- City of North Las Vegas Jurisdiction

### Lease Type

- Prologis Clear Lease
- Operating Expense Cost Certainty

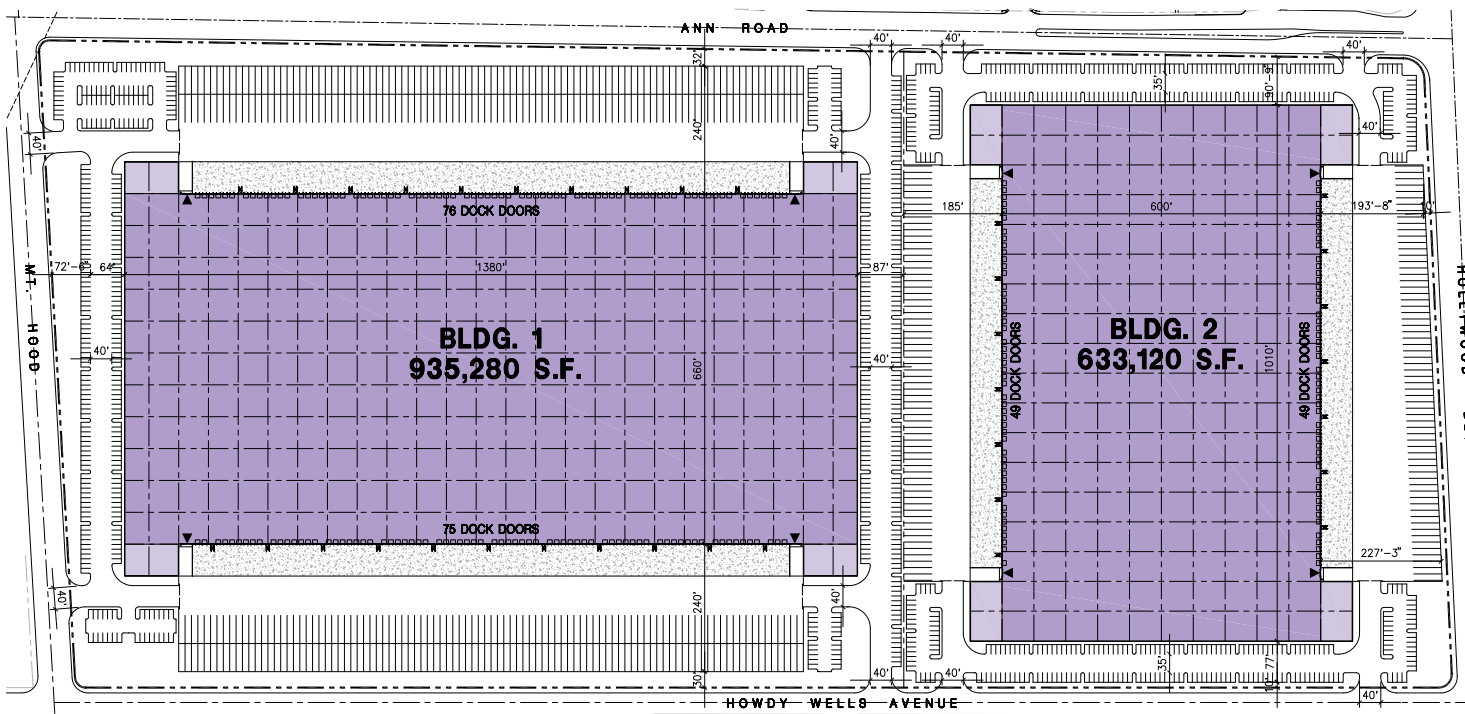


# ADDITIONAL CONCEPTUAL SITE PLANS



## ENTIRE BUILDING

- ±1,447,444 SF - Divisible
- BTS Office
- 40' Clear Height
- ESRF Fire Sprinkler System
- Two Hundred Forty Dock High Loading Doors
- Four Grade Level Loading Doors
- ESRF Fire Sprinkler System
- 1,065 Auto Parking Spaces
- 522 Trailer Parking Stalls



## BUILDING 1

- ±935,280 SF - Divisible
- BTS Office
- 36' Clear Height
- ESRF Fire Sprinkler System
- One Hundred Fifty-Two Dock High Loading Doors
- Four Grade Level Loading Doors
- ESRF Fire Sprinkler System
- 498 Auto Parking Spaces & 392 Trailer Parking Stalls

## BUILDING 2

- ±633,120 SF - Divisible
- BTS Office
- 36' Clear Height
- ESRF Fire Sprinkler System
- Ninety-Eight Dock High Loading Doors
- Four Grade Level Loading Doors
- ESRF Fire Sprinkler System
- 406 Auto Parking Spaces & 130 Trailer Parking Stalls



LV STRIP

NELLIS AIR FORCE BASE  
U.S. AIR FORCE

N. LAS VEGAS BOULEVARD

HOWDY WELLS AVENUE

E. ANN ROAD

N. HOLLYWOOD BOULEVARD

15  
E. TROPICAL PARKWAY

amazon  
PCA  
Fanatics  
amazon  
NATIONAL INDOOR EXHIBITS  
GE  
BED BATH & BEYOND  
ASTOUND  
BED BATH & BEYOND  
NICHOLAS  
amazon  
SEPHORA

PHASE II  
BLDG 9  
633,120 S.F.  
PHASE I  
BLDG 8  
633,120 S.F.



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