



**5340 W. Robinadale Rd.
Las Vegas NV**

IOS Class A Office/Warehouse





IOS - AT ITS BEST

MISSION-CRITICAL

IOS : CLASS A OFFICE/WAREHOUSE FACILITY

Presented By:

ERIC MOLFETTA, SIOR MBA

Executive Director

+702 296 4848

eric@northcap.com

License # NV-BS.1002310

AMANDA IRVING

Executive Director

+1 303 204 0952

amanda@northcap.com

License # NV-S.0177576

±3.3 ACRES

±25,750 SF BUILDING



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DEVELOPMENT OVERVIEW

- Property Summary
- Property Information
- Location Logistics

TECHNOLOGY DRIVERS

- Energy & Sustainability
- Hyperscalers
- Data Center Demand

A DATA CENTER CONVERSION BUILDING

SITE

➤ IOS - AT ITS BEST





➤ ABOUT US

- For over 57 years, Dri Tech has been the most prominent and reliable Metal roofing / Single Ply commercial contractor in the construction industry. Following in the footsteps of his father, Dri Tech owner Blaine DeBrouwer hasn't forgotten the company's commitment to excellence in the quality of its products and skilled implementation of each and every project that Dri Tech installs. Throughout our long history, we have been able to install over 50 million square feet of Metal and Single Ply roofing in the commercial sector.
- Armed with extensive industry knowledge and industry-leading equipment, we are prepared for the most challenging and complicated projects in the industry. Our proven list of projects consists of the 810,000 sq. ft. distribution warehouse for Amazon, 700,000 sq. ft. Tropical Distribution Center, and the re-roofing of an existing operable St. Rose Dominican Hospital and the new Cashman Equipment Facility in Henderson. We are a solution-oriented company that focuses on the needs of our clients. We believe that our experience, hard work, perseverance, and emphasis on customer service will continue to allow us to be the most reputable and trustworthy Single Ply and Metal Roofing Contractors in Southern Nevada.

❖ 1031 EXCHANGE FIT

➤ FOR BUYER PRIORITIZING:

- Predictable income
- Reduced management intensity
- Protection against tenant volatility.
- Functional, re usable industrial real estate.

➤ INVESTMENT:

Dritech Corporation checks every critical box. The tenant's operational dependency on the site, combined with the property's location and industrial fundamentals, positions this asset as a quietly resilient investment—the kind that performs consistently without relying on aggressive assumptions.

➤ EXISTING CLIENTS



DISCLOSURE: 1031 Exchange Buyers - please consult with you 1031 exchange expert regarding any investment before identifying a property



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STRATEGIC LOCATION

SOUTHWEST LAS VEGAS. SCALABLE BY DESIGN.

The Robindale Road corridor places the tenant within one of Las Vegas Valley's most supply constrained and in demand submarkets. Southwest Las Vegas benefits from proximity to major transportation routes, population density, and growing commercial infrastructure, while simultaneously offering limited new industrial inventory. *This dynamic supports tenant retention and future rent resilience, even in shifting market cycles.*

For a 1031 buyer reinvesting proceeds under tight replacement timelines, location quality is not just about upside—it is about exit optionality. Properties leased to industrial users in core submarkets maintain liquidity and appeal across multiple buyer profiles, from private investors to institutional capital.

➤ Credit Profile Through Business Function

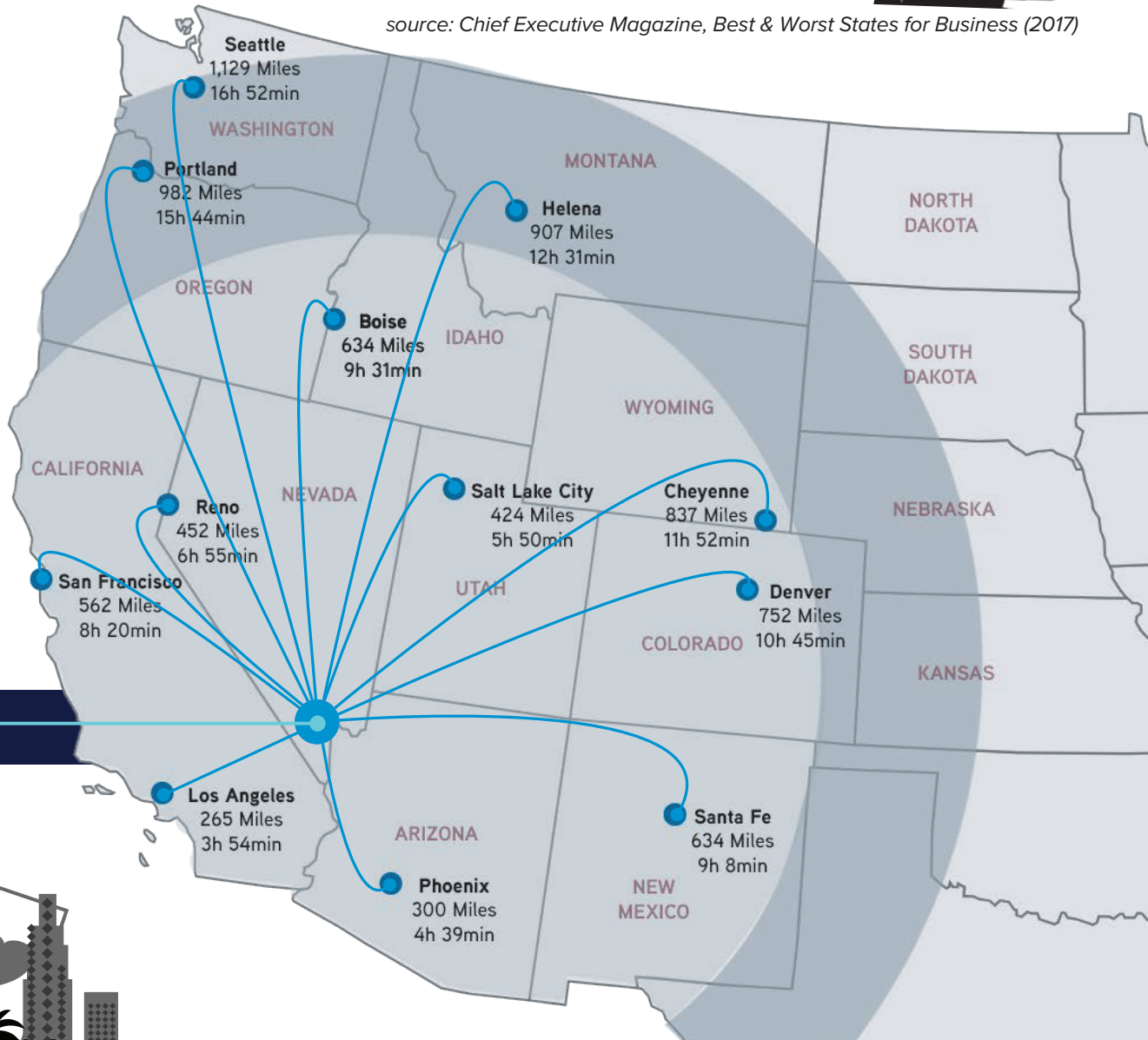
Dritech's strength lies in what it does, not how it advertises. Companies that provide specialized, behind the scenes industrial or technical services typically demonstrate steadier revenue patterns than discretionary or consumer facing users. This business model often aligns with contractual work, repeat customers, and operational continuity—key ingredients for dependable rent performance.

CENTRALLY LOCATED

TOP STATE TO DO BUSINESS
WITH IN THE WESTERN U.S.



source: Chief Executive Magazine, Best & Worst States for Business (2017)



LAS VEGAS





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❖ Dritech Corporation represents the type of durable, operations driven tenant that 1031 exchange buyers actively seek when prioritizing income stability, functional real estate, and downside protection.

- Dritech's operations are tied to hard assets, equipment, and site specific functionality, making the property integral to day to day business execution. Tenants that rely on yard access, industrial power, clear heights, or customized build outs rarely relocate casually; doing so disrupts operations, incurs significant capital costs, and risks productivity loss. This operational entrenchment enhances the tenant's stickiness and supports tenancy longevity—an essential consideration for investors seeking predictable returns.





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