

Prologis I-15 Speedway Logistics Center 1

5245 N Sloan Ln, Ste 200
North Las Vegas, NV 89115



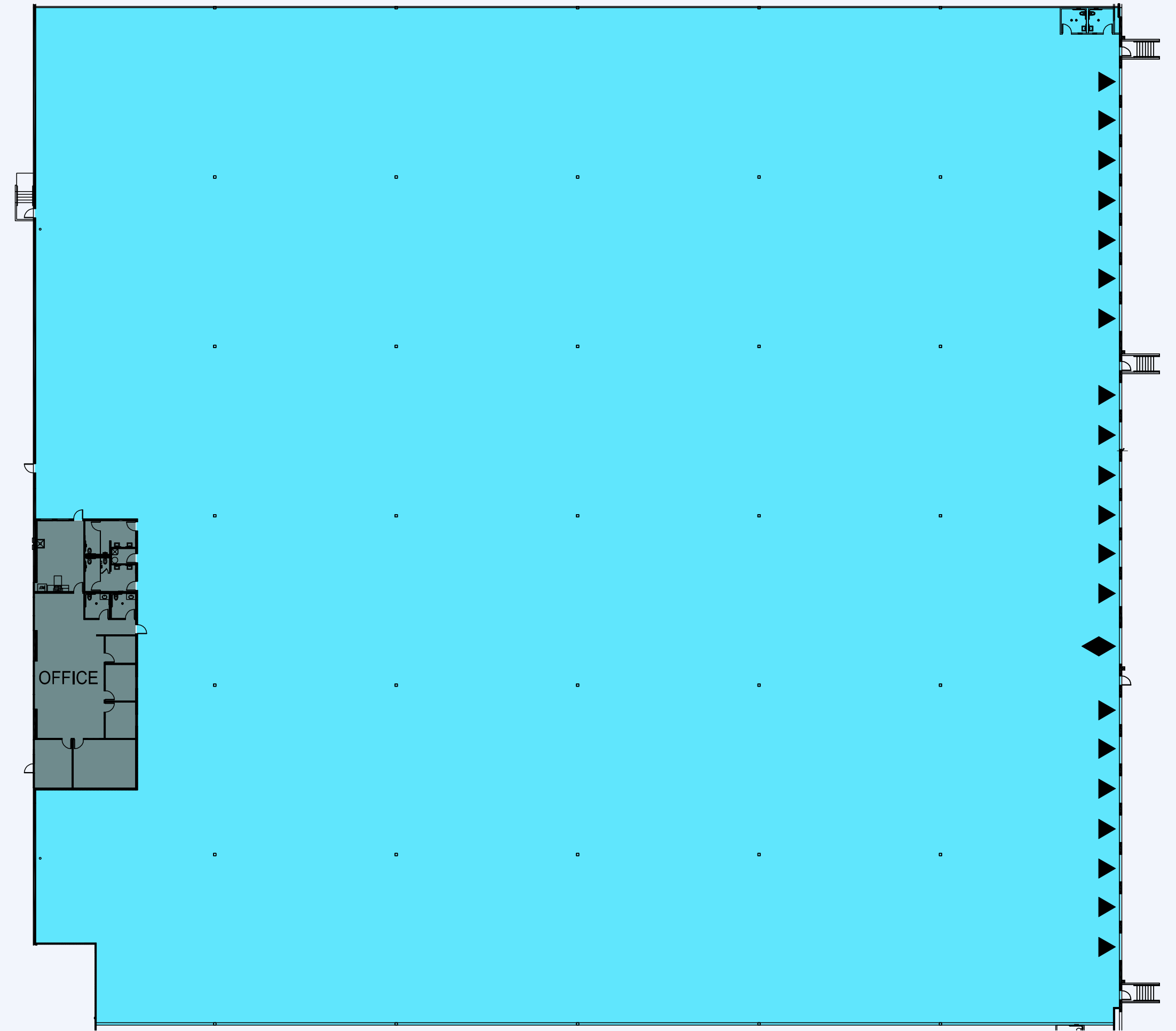
Turn-Key Logistics Center
±120,960 SF for Lease



Ready-Made, Already Ahead

Turn-Key Large Logistics Center

- ±120,960 SF total
- ±3,043 SF office
- Rear loading
- 20 (9' x 10') dock doors
- 1 (12' x 14') grade door
- 12 mechanical pit levelers
- 6 edge of dock levelers
- 36' clear height
- 56' x 50' typical column spacing
- 185' truck court with 60' concrete apron
- 70 auto stalls
- 15 trailer parking stalls
- 800 A, 277/480 V, 3-Phase Power
- LED Lighting
- ESFR sprinkler system
- EVAP coolers in warehouse

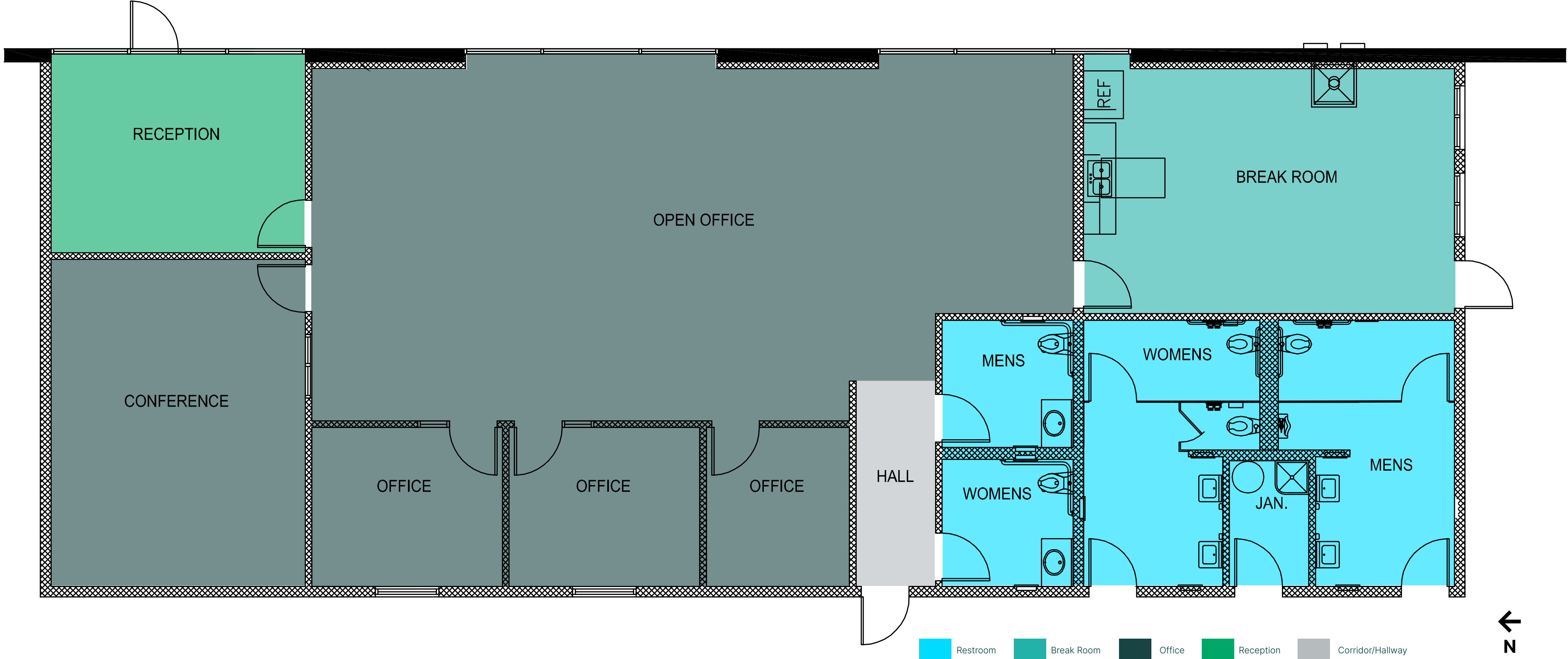


Warehouse Mezzanine Office

AVAILABLE

↑
N
Not to Scale

Office Floor Plan



←
N
Not to Scale

Warehouse Photo Gallery



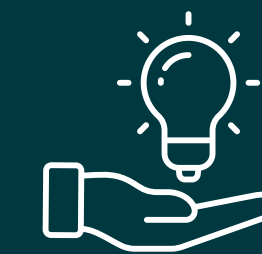
Driving Your Business, Positioned to Deliver

Fulfill your orders across the West
from this super-regional logistics center.



Perfectly Placed and Ready to Go

- Advantageous logistics hub with big-name neighbors including Amazon, FedEx, and DHL
- Minutes from I-15 and one-day turnaround from national hubs
- Well-maintained facility in turn-key condition
- Advanced and fully-functioning HVAC system
- Secure gate and guard facilities



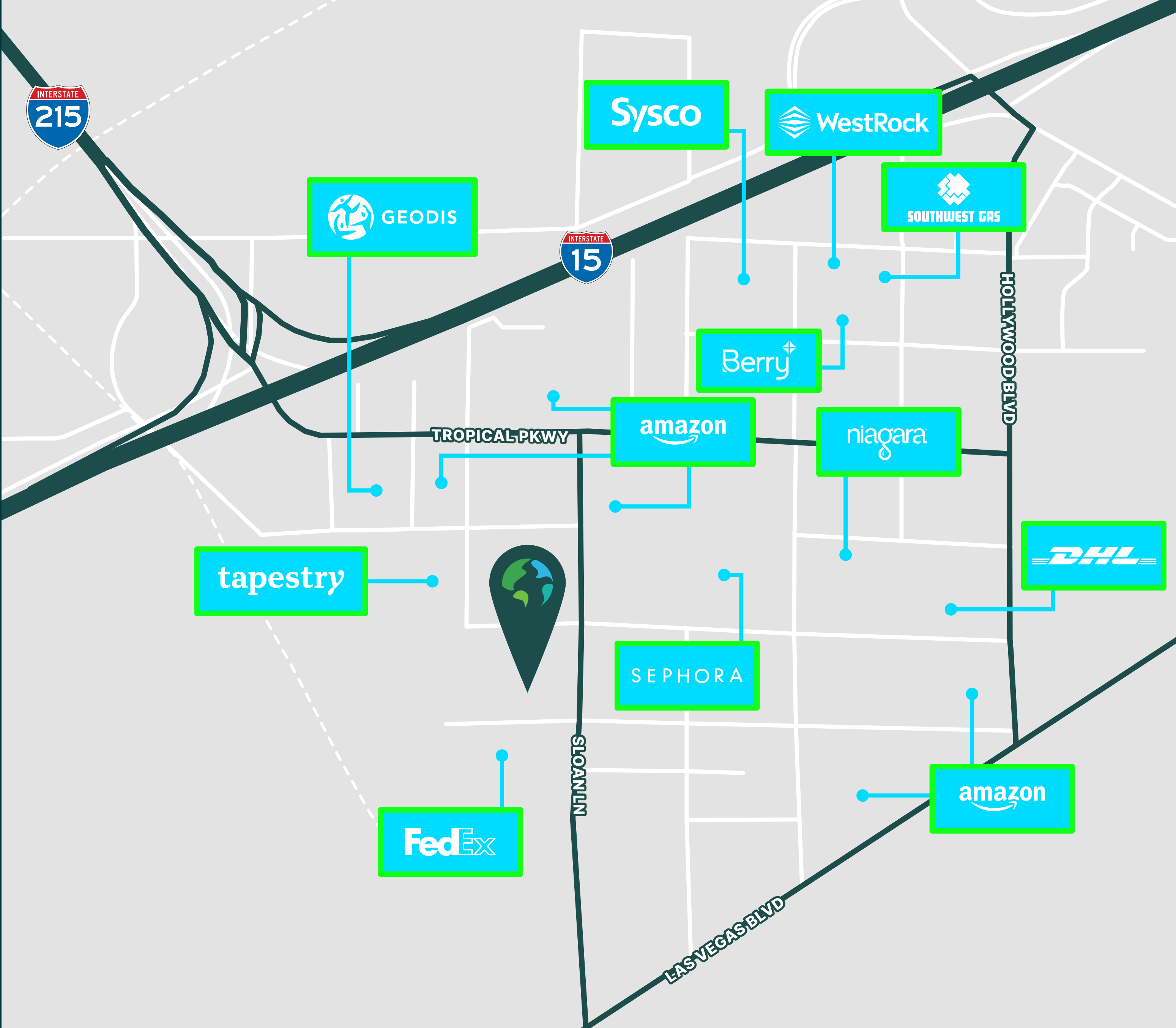
The North Las Vegas Advantage

- Business-friendly Nevada tax climate
- No corporate or personal income tax
- Twice the national average growth in manufacturing, transportation, and warehouse demand
- Robust talent pool and economical labor costs

In Good Company

Driving Your Business Forward

Some of the biggest names in logistics and distribution choose North Las Vegas. Amazon, FedEx, DHL and Sysco Foods are already serving customers across the West from this part of the valley.



The North Las Vegas Advantage

Fulfillment Anywhere

Super Regional Reach

- Move fast with smart, low-cost access to major Western markets
- One day turnaround from Los Angeles ports
- 90% of western population centers can be reached in 2 days

Nevada Tax Climate

- No income tax (personal and corporate)
- No franchise tax
- No inventory tax
- Foreign Trade Zone

Sited in a Deep Labor Pool

- Over 105,000 local workers with logistics experience
- Growing industrial and manufacturing employment sectors
- State with some of the lowest labor costs in the region

Source: CBRE-EA, U.S. Bureau of Labor Statistics

Approximate Transit Times to Major Distribution Hubs



*All drive times are approximate.

Partner with Prologis

Clear, Simple, Service.

You can count on us as your trusted partner.

Pairing up with Prologis gives you access to an in-house team of property managers, insights from one of the largest global industrial platforms, and leading sustainability expertise. Providing responsive local support 24/7, we work hard every day to help you stay ahead of what's next.

At Prologis, we deliver on our promises so you can deliver on yours.



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Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 1.2 billion square feet owned and under management in 19 countries on four continents.

Data as of September 13, 2024, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.

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CBRE

Garrett Toft, SIOR

Vice Chairman
702 369 4868
Garrett.toft@cbre.com
Lic. BS.0061824

Sean Zaher, SIOR

Executive Vice President
702 369 4863
sean.zaher@cbre.com
Lic. S.0175473

CBRE Las Vegas

8548 Rozita Lee Ave., Ste. 200
Las Vegas, NV 89113
cbre.us/las-vegas

PROLOGIS

Lisa Brady

VP - Market Officer
lbrady@prologis.com
Lic. B.1002217
1 702 891 9141
3883 Howard Hughes Pkwy., Ste. 850
Las Vegas, NV 89169

