

**Final Opportunity!**

# ILINCOLN

North Las Vegas' First Class "A" Industrial Condo Development



**FOR SALE OR LEASE**

**ONLY UNIT 101 REMAINS (±16,000)**

2942 Lincoln Road, Las Vegas, Nevada

Developed by

Beedie/INDUSTRIAL

Marketed by

JLL



## AN EXCEPTIONAL INDUSTRIAL CONDO OPPORTUNITY

As North Las Vegas' first true class "A" industrial development, Lincoln by Beedie offers an exceptional opportunity to own or lease premium warehouse space within the fastest growing industrial submarket in the city.

With one unit remaining totaling  $\pm 16,000$  SF, this state-of-the-art development offers industry-leading Beedie specifications such as tilt-up concrete construction, 28' clear height, LED lighting, 40,000 lb hydraulic dock levelers at all dock positions, ESFR fire sprinklers, 4,000 amps of 277/480V power, and  $\pm 1:1,000$  SF of parking.

*Whether you're seeking ownership opportunity or the flexibility of leasing, Lincoln by Beedie provides a smart business solution to suit your business' needs.*



**ZONING**  
I-P



**COMPLETION DATE**  
Move-in Ready

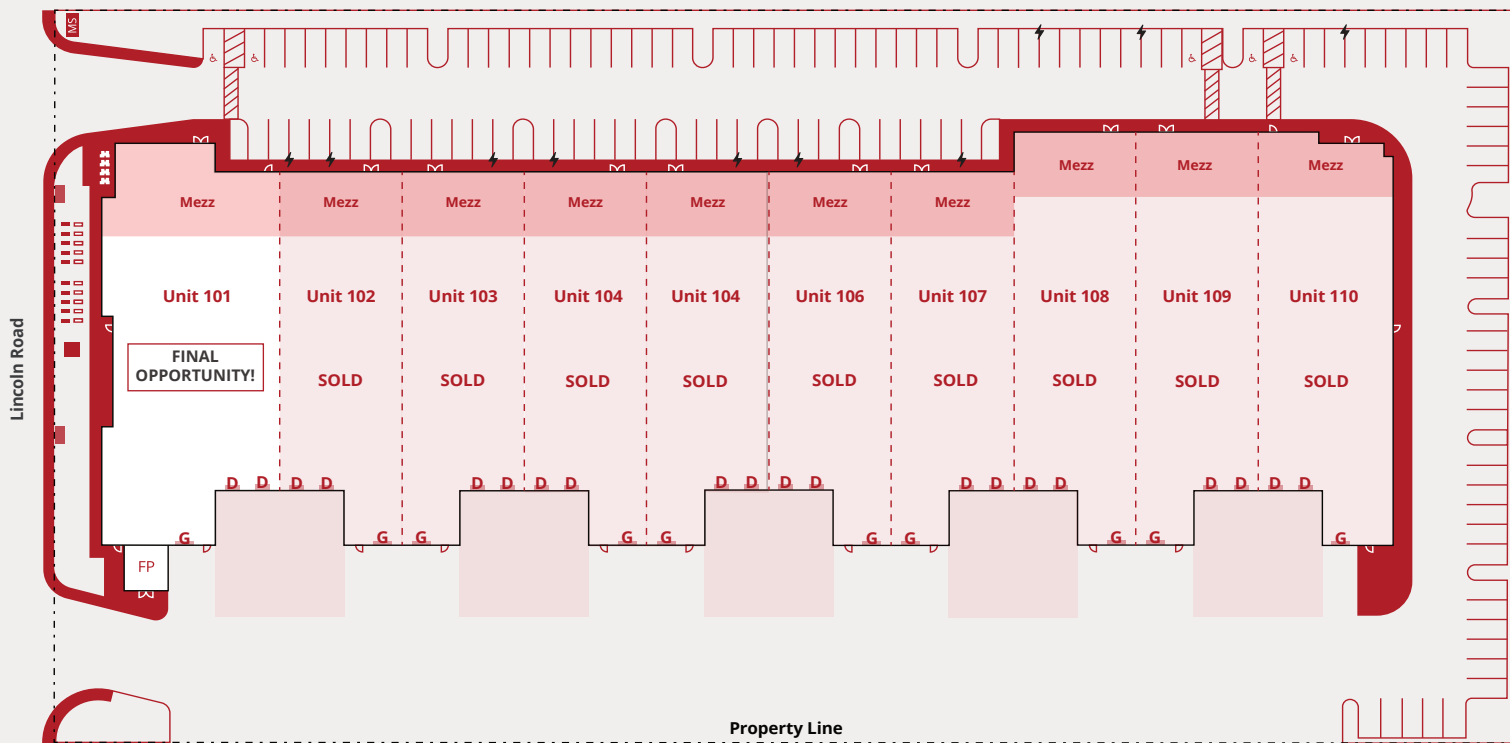




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MARKETING PLAN



LEGEND

- D = Dock Loading   G = Grade Loading   FP = Fire Pump Room   MS = Monument Sign   ■ = Electrical Equipment   □ = Water Meters   ⚡ = EV Conduit
- = Sold   ■ = Available, Limited Release Pricing   □ = Available

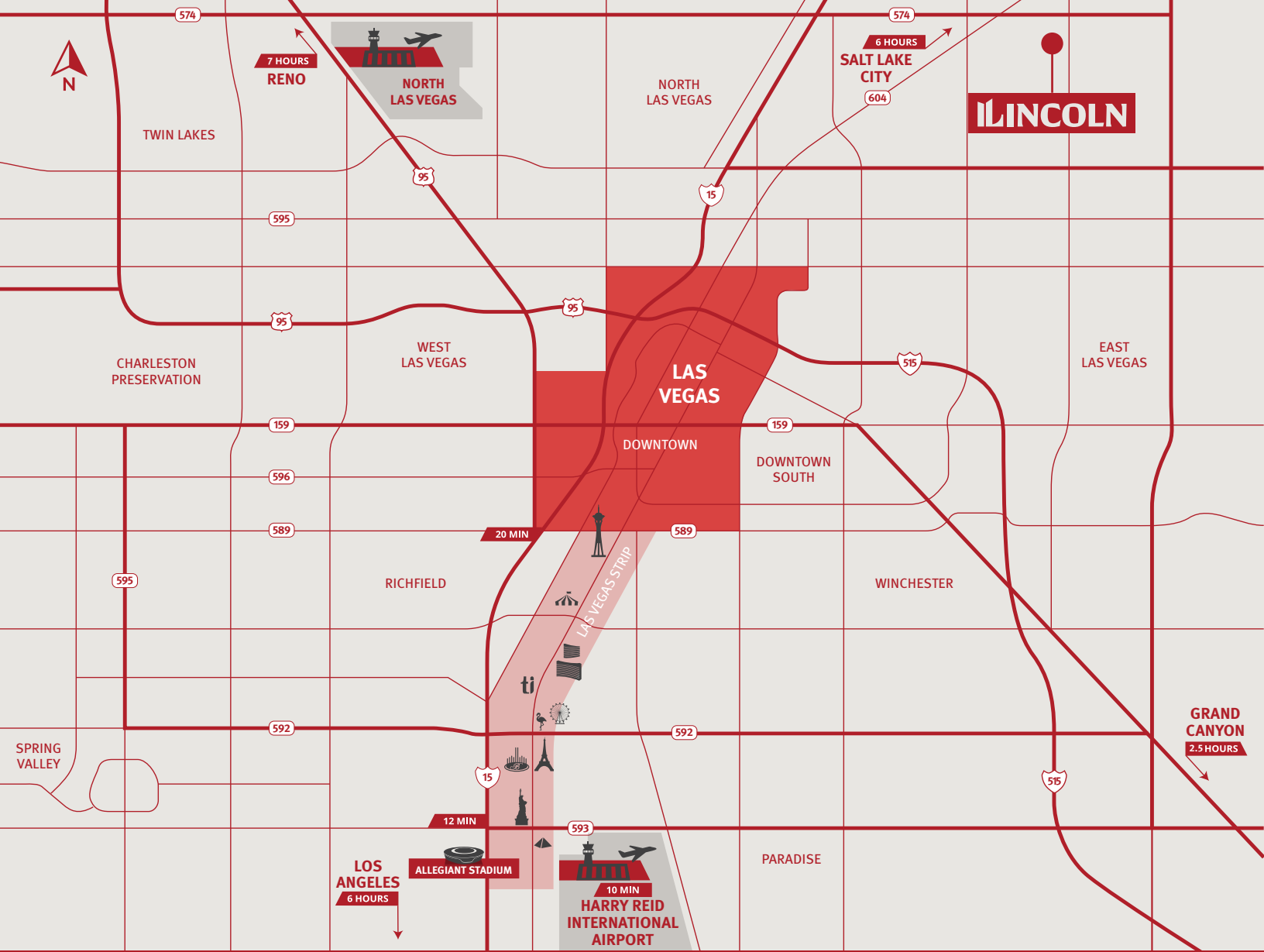
BUILDING FEATURES

- ◆ **CONSTRUCTION**  
Concrete tilt-up insulated panels
- ◆ **CEILING HEIGHT**  
28' clear
- ◆ **LOADING**  
12' x 14' grade loading & 8'6" x 10' dock per unit
- ◆ **HEATERS**  
Electric unit heaters
- ◆ **ELECTRICAL**  
4,000 amps at 480/277 v dedicated via a PMT, 400 amps per unit
- ◆ **MEZZANINE**  
Concrete, complete with guard rail & 125 lb PSF floor load capacity
- ◆ **LIGHTING**  
Full high-efficiency LED light package
- ◆ **INTERIOR WAREHOUSE**  
Skylights & painted interior walls for greater illumination
- ◆ **FLOOR LOAD**  
750 lb PSF live load warehouse floor load capacity
- ◆ **TRUCK COURT DEPTH**  
90 - 115'
- ◆ **COLUMN SPACING**  
54' X 50' typ., 60' speed bay
- ◆ **ROOF**  
TPO membrane including R-38 insulation
- ◆ **SPRINKLERS**  
ESFR sprinkler system
- ◆ **DOCK LEVELERS**  
40,000 lb hydraulic dock levelers at all dock positions
- ◆ **EV CONDUIT**  
Underground conduit with pull string for future installation of EV chargers
- ◆ **SERVICE PLUS**  
12-month warranty on all material and workmanship defects from the date of substantial completion

UNIT BREAKDOWN

| Unit | First Floor<br>Net SF | Mezz SF | Total SF | Loading | Parking | Price |
|------|-----------------------|---------|----------|---------|---------|-------|
| 101  | 13,091                | 2,909   | 16,000   | 2 D, 1G | 17      |       |
| 102  | SOLD                  |         |          |         |         |       |
| 103  | SOLD                  |         |          |         |         |       |
| 104  | SOLD                  |         |          |         |         |       |
| 105  | SOLD                  |         |          |         |         |       |
| 106  | SOLD                  |         |          |         |         |       |
| 107  | SOLD                  |         |          |         |         |       |
| 108  | SOLD                  |         |          |         |         |       |
| 109  | SOLD                  |         |          |         |         |       |
| 110  | SOLD                  |         |          |         |         |       |

Contact our exclusive listing team today for pricing, additional details, and to schedule a private tour of Unit 101 before it's gone.



## IDEAL LOCATION

**Lincoln by Beedie** is located along Lincoln Road in the East Cheyenne industrial corridor, just east of the I-15 freeway. The project's accessibility offers quick and easy access to all major arterial routes that service the North Las Vegas trade area as well as I-15, which is the major north/ south thoroughfare for the entire Las Vegas market. I-15 also provides direct connectivity to California to the south and Utah to the north.

The amenity-rich area surrounding **Lincoln by Beedie** includes Walnut Park, Cheyenne Sports Complex and numerous retail and restaurant options at the intersection of Cheyenne Avenue and Las Vegas Boulevard North. World class Vegas amenities at the Strip are just minutes away, as well as Harry Reid International Airport.

2.4 million  
residents

25th largest  
metropolitan area  
in the U.S.

Population projected to  
grow almost 12.7% by  
2028

## LAS VEGAS: THE PLACE YOU WANT YOUR BUSINESS TO BE

### 0% TAX

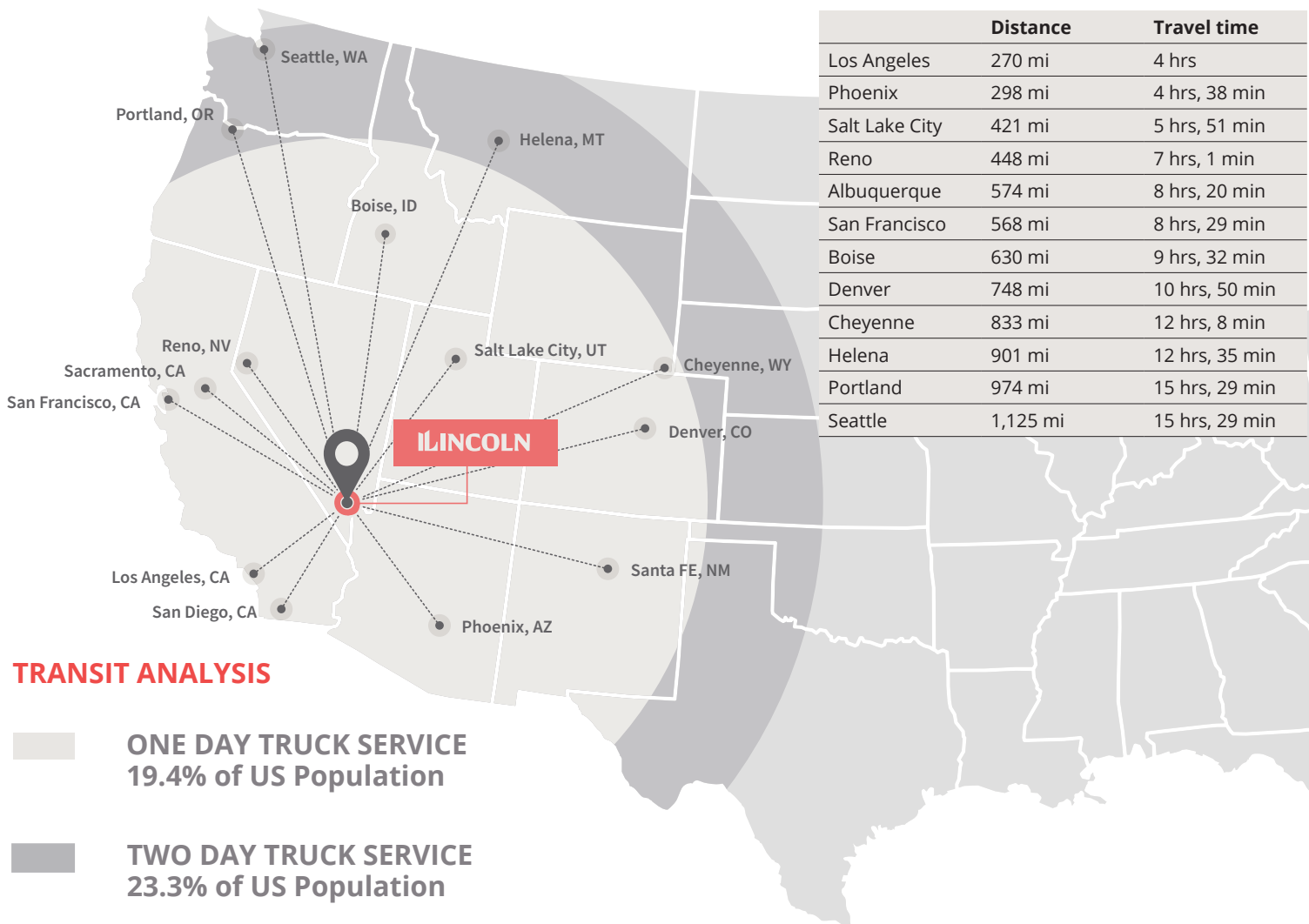
- Personal Income Tax
- Corporate Income Tax
- Gift Tax
- Franchise Tax
- Estate Tax
- Inventory Tax
- Employer Payroll Tax

### LABOR

- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries

### ASSISTANCE PROGRAMS

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement





The Quad by Beedie | Surrey, British Columbia, Canada



2024 NAIOP Spotlight Award-Winning Pioneer Business Center  
- Beedie's First Development in Las Vegas.



Morningside Business Centre |



## ABOUT THE DEVELOPER

# Beedie/INDUSTRIAL

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, we are one of Canada's largest industrial and residential developers, having completed more than 35 million square feet of new development. Our integrated structure allows us to implement the highest construction and design standards, and our legacy of relationship building enables us to deliver projects that drive commercial value. As Beedie grows our operations across North America, we have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas, Nevada.



# ILINCOLN

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