

A Project By:



OAKTREE

# LV LOGISTICS ONE



Las Vegas Boulevard and Marion Drive, Las Vegas, NV 89115

±16,915 – ±236,496 SF AVAILABLE

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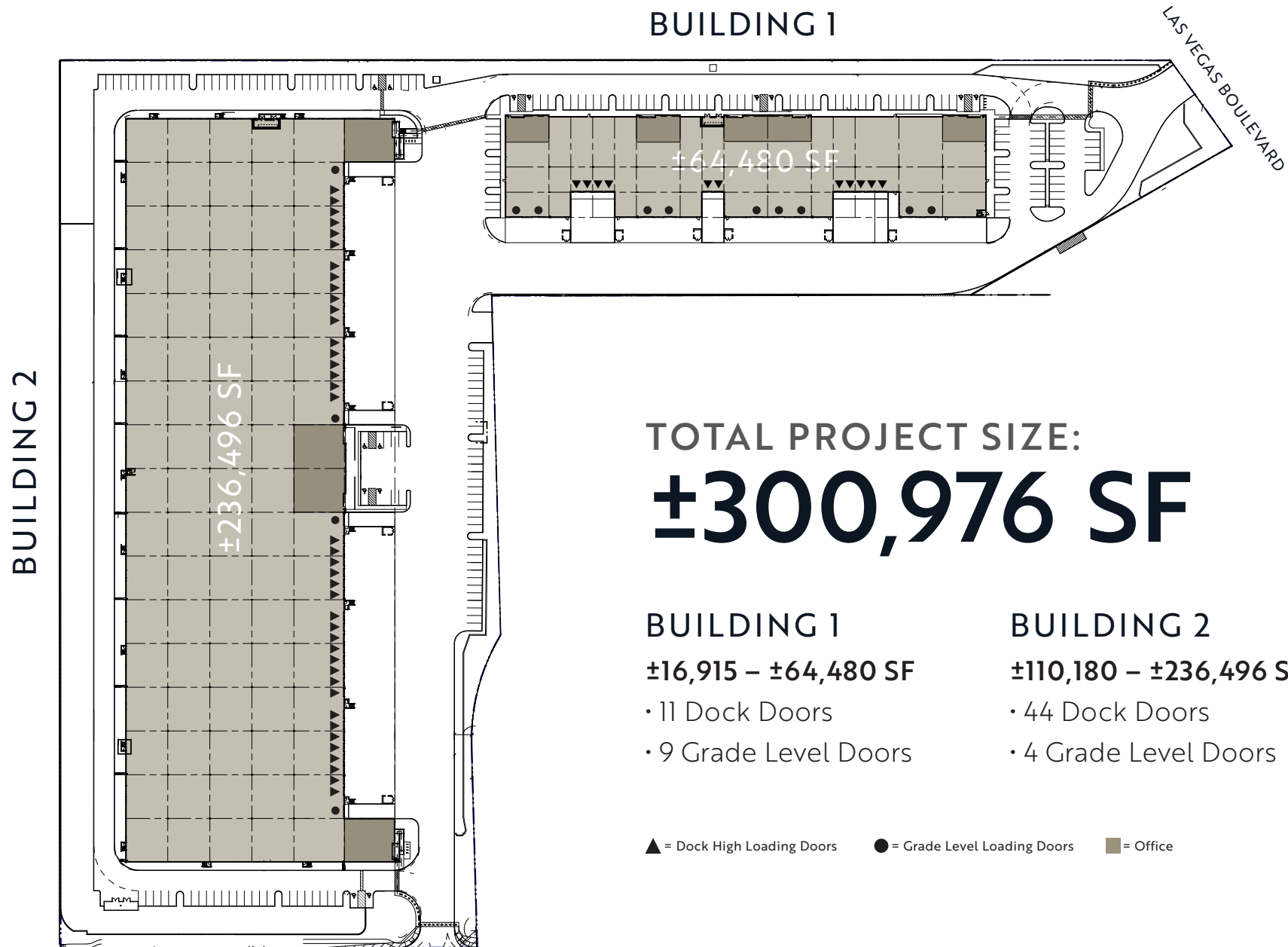
The site contains two buildings of  $\pm 64,480$  SF and  $\pm 236,496$  SF which offer convenient access to the I-15 via Las Vegas Boulevard.

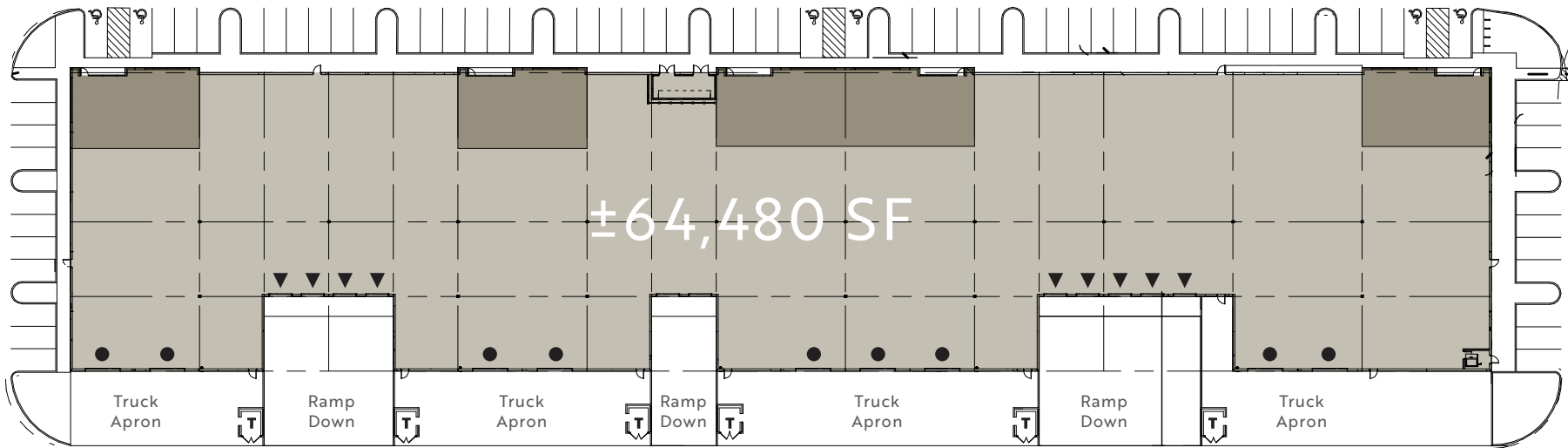
## Property Highlights

- $\pm 300,976$  SF Available
- Dock and Grade Loading
- M-D Zoning
- $\pm 24'$  –  $\pm 32'$  Clear Height
- ESFR fire-sprinkler system
- 277/480 volt, 3-phase, 4-wire
  - $\pm 1,600$  amp service on Building 1
  - $\pm 4,000$  amp service on Building 2
- Skylights to cover  $\pm 2\%$  of the roof area



$\pm 300,976$  TOTAL SF





□ = Dock High Loading Doors   ● = Grade Level Loading Doors   T = Trash Enclosure   ■ = Office

For Illustration Purposes Only. Not To Scale. (N)

## BUILDING 1 HIGHLIGHTS

- ±16,915 – ±64,480 SF
- Build-to-Suit Office
- Clear height: ±24'
- Eleven (11) ±9' x ±10' Dock High Loading Doors
- Nine (9) ±14' x ±16' Grade Level Loading Doors
- ±52' x ±60' Typical Column Spacing
- 6" reinforced 4,000 PSI Slab on Grade
- 98 parking spaces including 3 ADA and van spaces

Lease Rate: Negotiable

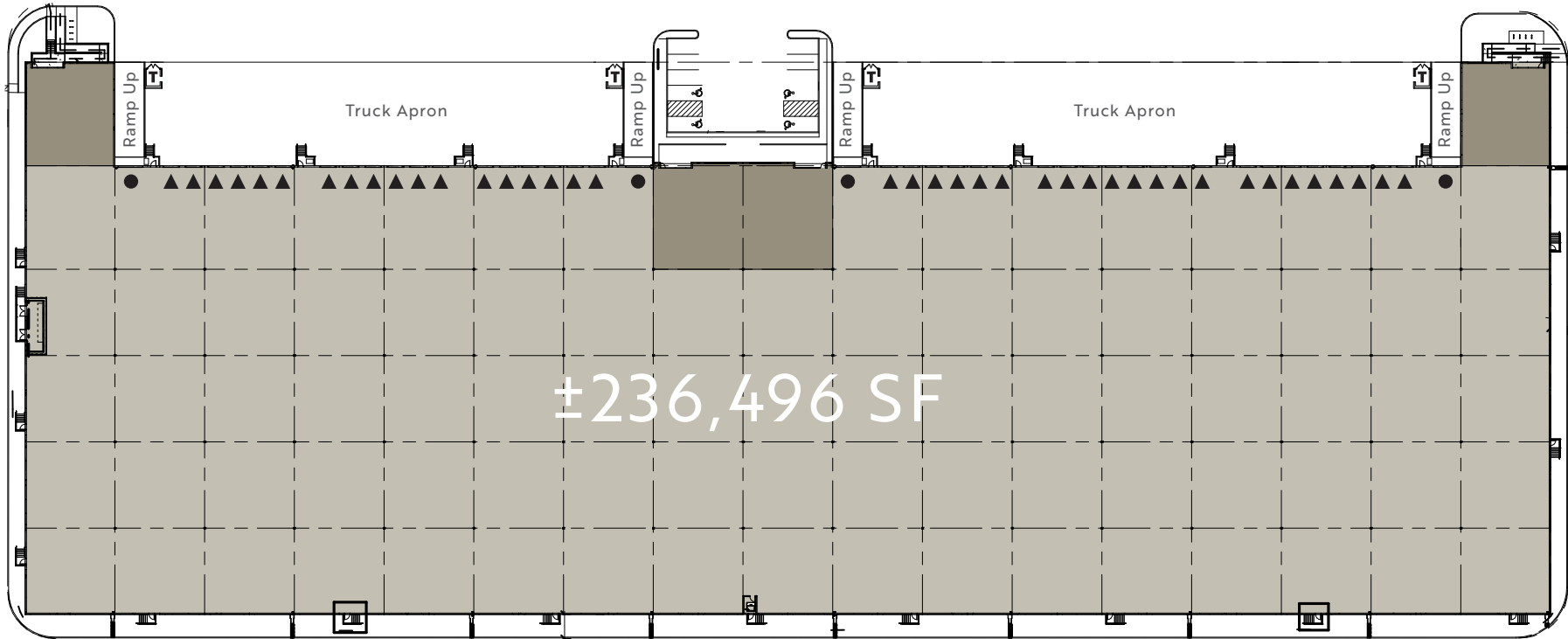
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▲ = Dock High Loading Doors   ● = Grade Level Loading Doors   T = Trash Enclosure   ■ = Office

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## BUILDING 2 HIGHLIGHTS

- ±110,180 – ±236,496 SF
- Build-to-Suit Office
- Clear height: ±32'
- Forty four (44) ±9' x ±10' Dock High Loading Doors
- Four (4) ±14' x ±16' Grade Level Loading Doors
- ±50' x ±52' Column Spacing w/60' Speed Bays
- 6" reinforced 4,000 PSI Slab on Grade
- 119 parking spaces including 4 ADA and van spaces

Lease Rate: Negotiable

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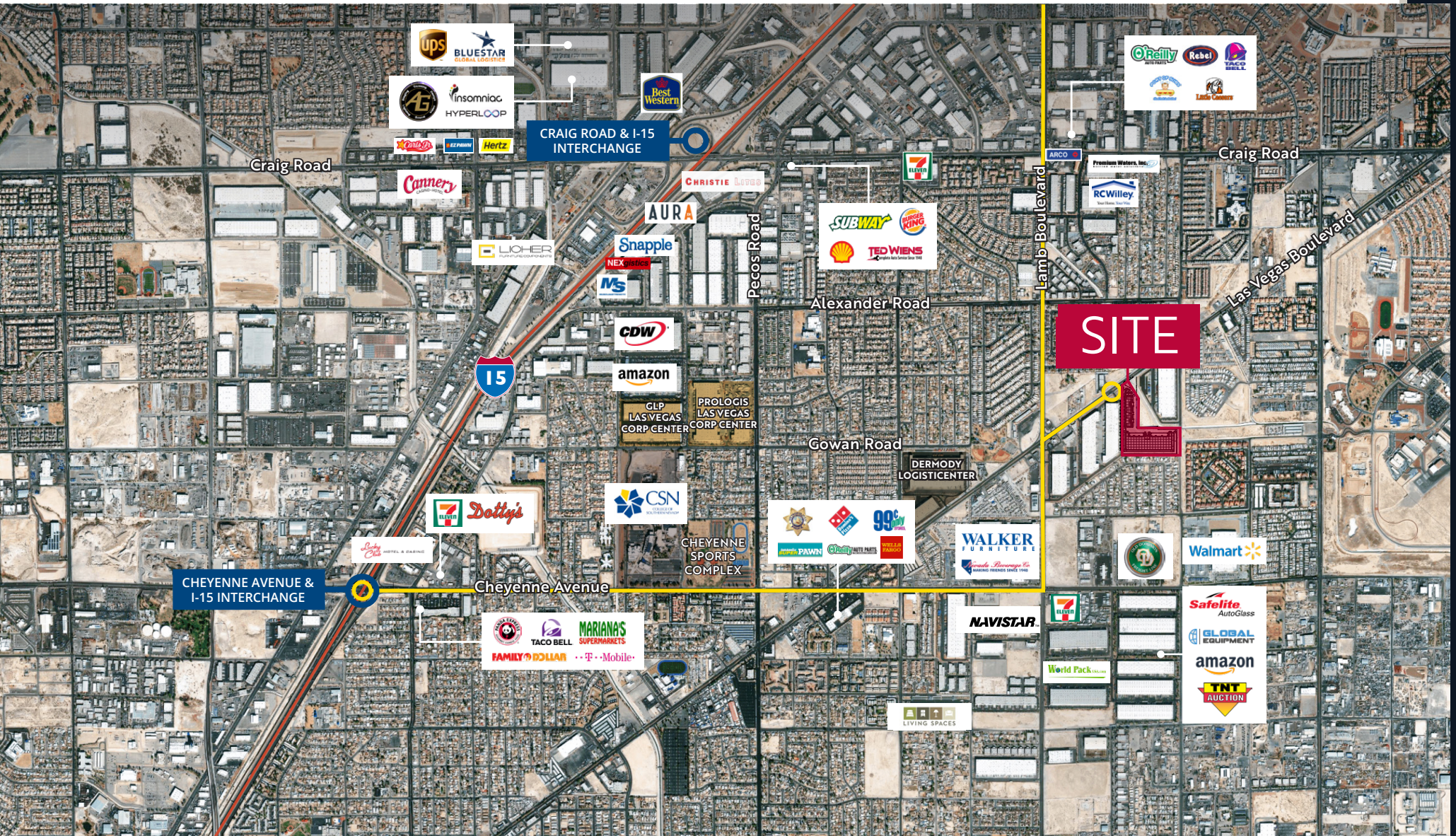


AVAILABLE FOR LEASE

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Aerial Map



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.



Dalfen Industrial is one of the nation’s largest buyers of industrial real estate and is a leader in the last-mile property sector. Dalfen’s strategy places a special emphasis on last-mile facilities critical to e-commerce fulfillment. As hands-on operators, Dalfen’s experienced team of real estate experts acquires, develops and manages millions of square feet of premier commercial properties out of their nine offices.

**Singular Focus**

Dalfen Industrial is one of the few real estate investment firms with a sole focus on industrial real estate. This specialization allows them to identify the properties that uniquely meet the needs of today’s industrial tenants and the modern logistics supply chain.

**Multidisciplinary Expertise**

Dalfen offers a vertically integrated platform that includes development, acquisitions, asset management, property management, construction, legal and capital markets. The result is a robust and durable portfolio of in-demand assets, increased investor value and industry-leading tenant satisfaction.

**SINGULAR FOCUS**

Whether it be developing top tier properties in underserved submarkets or acquiring high quality assets that are undermanaged and/or distressed, Dalfen Industrial leverages the expertise of its asset management professionals to execute implement strategies that tailor its buildings to the demands of the market and cater to tenant needs.

**QUALITY**

The acquisition and development of institutional-quality assets is fundamental to Dalfen Industrial’s real estate investment strategy. Experience has shown them that quality assets in metropolitan markets will weather the storm in difficult markets and outperform in strong economic times.

**DISCIPLINE**

Patience and prudence are paramount in Dalfen Industrial’s investment strategy. We adhere to stringent underwriting procedures and in-depth understanding of every market in which they invest.

**INTEGRITY**

Dalfen holds themselves to the highest ethical standards in all of their dealings.

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