

# LV LOGISTICS ONE

3780-3790 N. Las Vegas Boulevard  
Las Vegas, NV 89115

BUILDING 2

BUILDING 1

±26,925 SF – ±152,448 SF

Leasing By:



A Project By:



## PROPERTY HIGHLIGHTS

- Up to  $\pm 152,448$  SF Available
- Dock and Grade Loading
- IP Zoning
- $\pm 24'$  –  $\pm 32'$  Clear Height
- ESFR Fire-Sprinkler System
- 277/480 Volt, 3-Phase, 4-Wire
  - $\pm 1,400$  Amp Service on Building 1
  - $\pm 4,000$  Amp Service on Building 2
- Skylights to Cover  $\pm 2\%$  of the Roof Area

# LV LOGISTICS ONE



## $\pm 301,471$ TOTAL SF

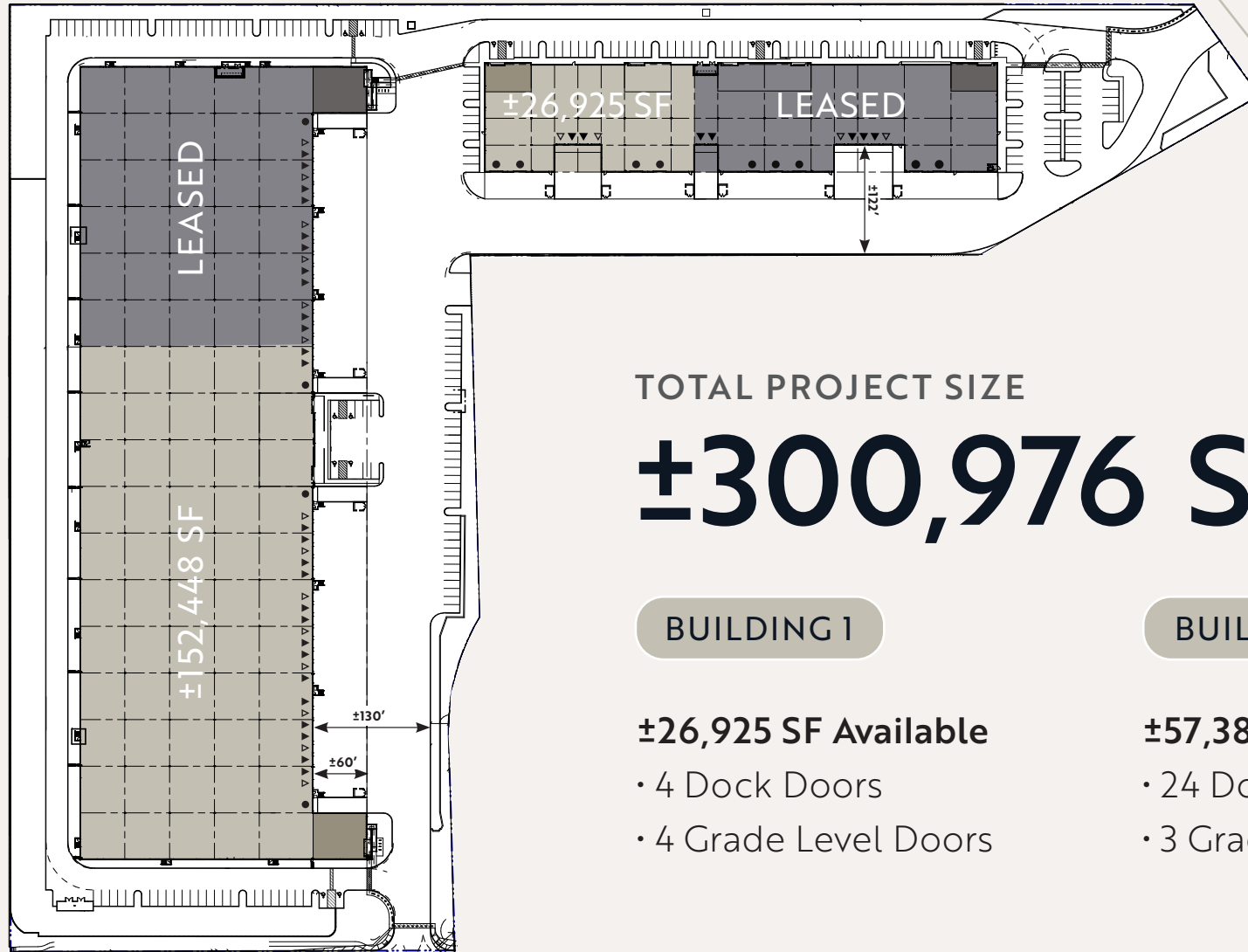
The site contains two buildings of  $\pm 64,617$  SF and  $\pm 236,854$  SF which offer convenient access to the I-15 via Las Vegas Boulevard.

For Illustration Purposes Only. Not To Scale.

## BUILDING 1

LAS VEGAS BOULEVARD

## BUILDING 2



TOTAL PROJECT SIZE

**±300,976 SF**

### BUILDING 1

**±26,925 SF Available**

- 4 Dock Doors
- 4 Grade Level Doors

### BUILDING 2

**±57,384 – ±152,448 SF**

- 24 Dock Doors
- 3 Grade Level Doors



▲ = Dock High Loading Door

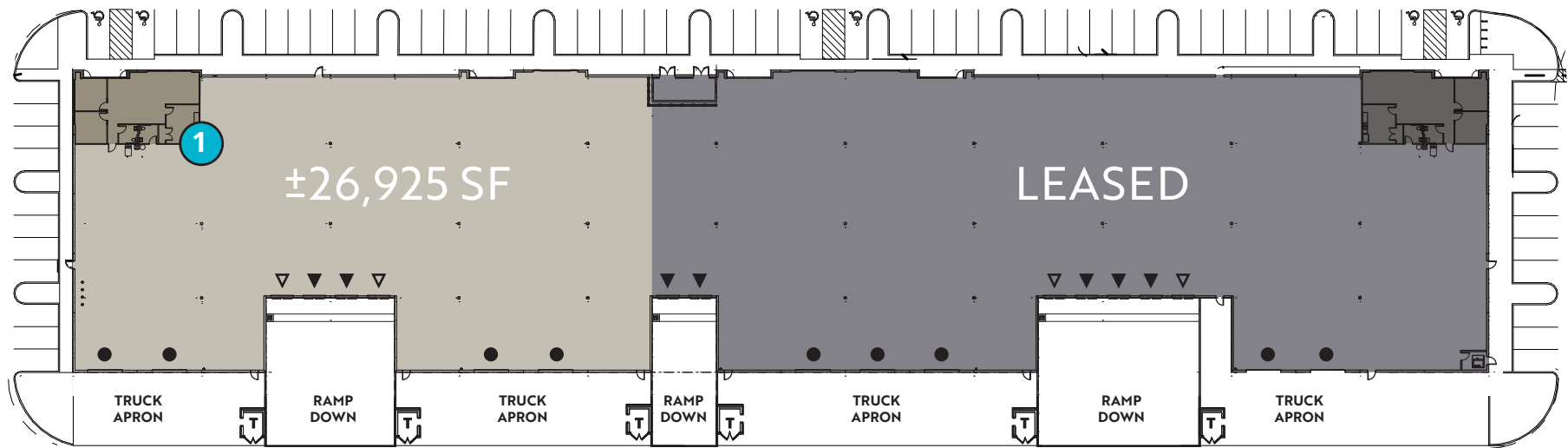
△ = Pit Leveler

● = Grade Level Loading Door

■ = Available

■ = Leased

## BUILDING 1



▲ = Dock High Loading Door    △ = Pit Leveler    ● = Grade Level Loading Door    T = Trash Enclosure    ■ = Available

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## HIGHLIGHTS

- ±26,925 Total SF
- ±1,464 SF Spec Office
- Clear Height: ±24'
- Four (4) ±9' x ±10' Dock High Loading Doors
- Four (4) ±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
- Truck Court Depth: ±122'
- ±1,400 Amps, 277/480V, 3-Phase Power

Lease Rate: Negotiable

A Project By:

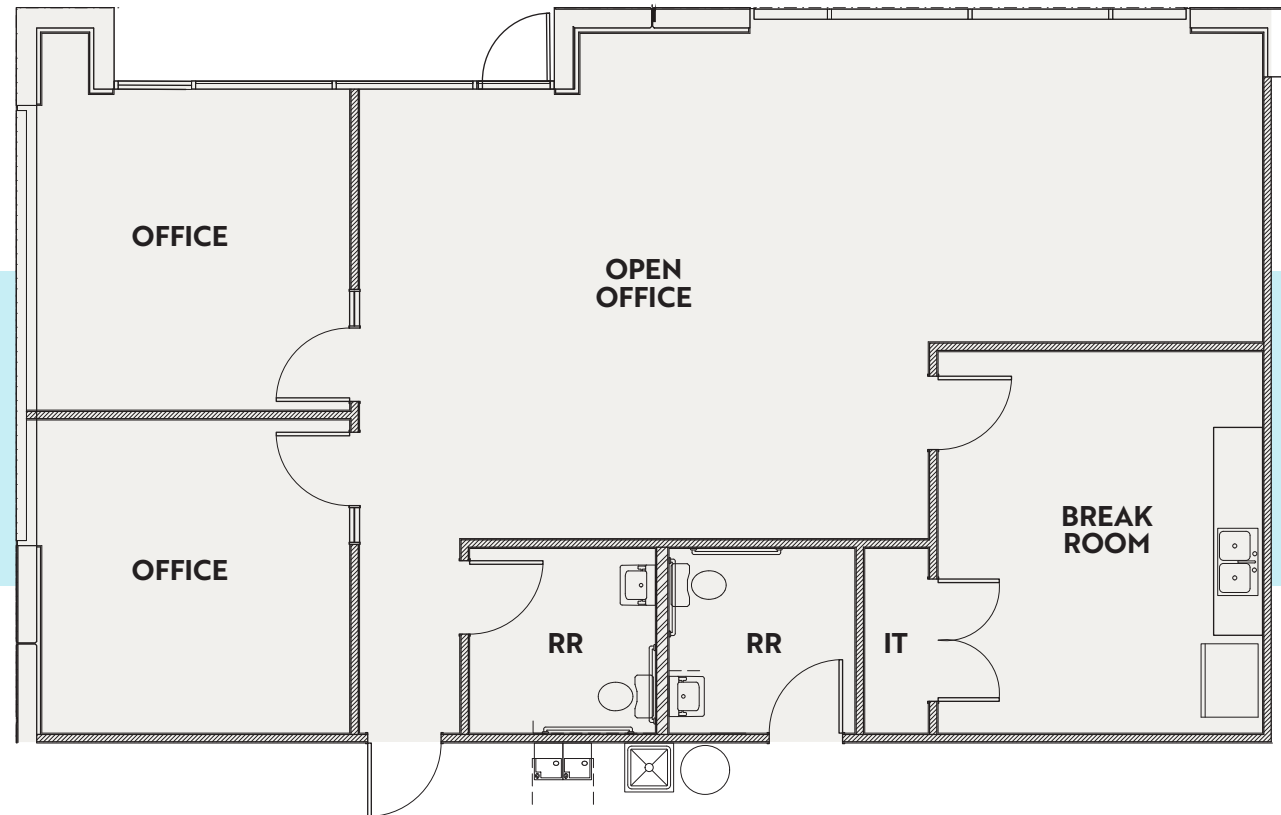


Leasing By:



## BUILDING 1

SPEC OFFICE | ±1,464 SF



■ = Office For Illustration Purposes Only. Not To Scale. 

Lease Rate: Negotiable

A Project By:

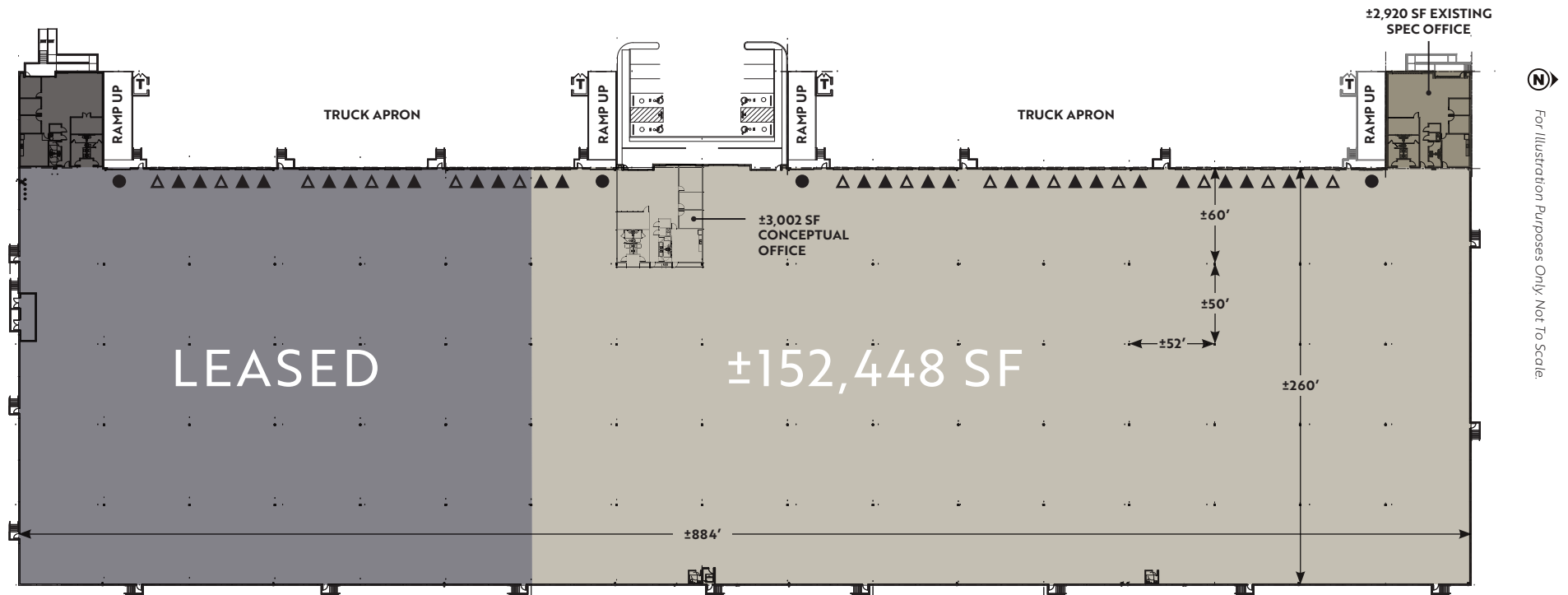


Leasing By:



## BUILDING 2

▲ = Dock High Loading Door    △ = Pit Leveler    ● = Grade Level Loading Door    T = Trash Enclosure    ■ = Available    ■ = Leased



## HIGHLIGHTS

- ±57,384 - ±152,448 SF
- ±2,920 SF of Existing Spec Office
- ±3,002 SF Conceptual Office, Build Out Possible in ±120 Days
- Clear Height: ±32'
- Twenty Four (24) ±9' x ±10' Dock High Loading Doors
- Three (3) ±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
- Truck Court Depth: ±130' Minimum
- ±2,400 Amps, 277/480V, 3-Phase Power

Lease Rate: Negotiable

A Project By:



OAKTREE

Leasing By:

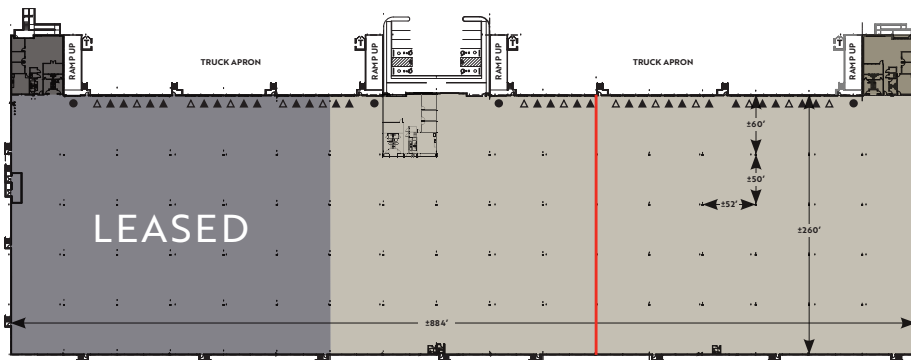


## BUILDING 2

### DIVISIBILITY OPTIONS

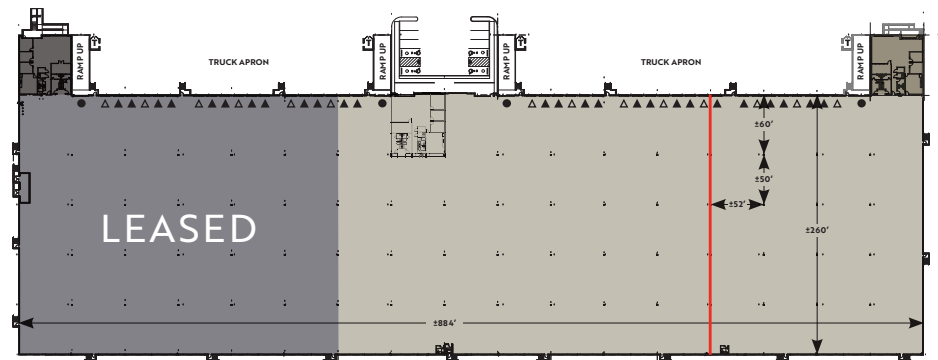
▲ = Dock High Loading Door    △ = Pit Leveler    ● = Grade Level Loading Door    T = Trash Enclosure    ■ = Available

1



|                                        |                                        |
|----------------------------------------|----------------------------------------|
| ±67,936 SF<br>2 Grade Doors<br>8 Docks | ±84,512 SF<br>1 Grade Door<br>16 Docks |
| ±3,002 SF<br>Conceptual Office         | ±2,920 SF<br>Spec Office               |

2



|                                         |                                       |
|-----------------------------------------|---------------------------------------|
| ±95,064 SF<br>2 Grade Doors<br>15 Docks | ±57,384 SF<br>1 Grade Door<br>9 Docks |
| ±3,002 SF<br>Conceptual Office          | ±2,920 SF<br>Spec Office              |

Lease Rate: Negotiable

A Project By:



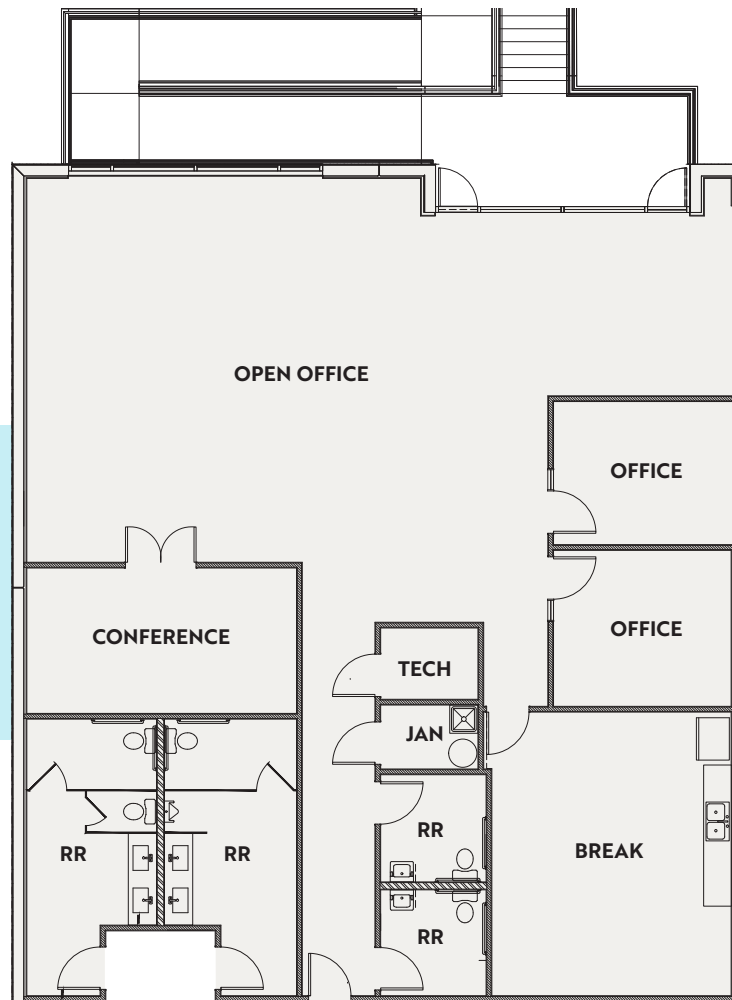
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## BUILDING 2

### SPEC OFFICE

±2,920 SF



■ = Office

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Lease Rate: Negotiable

A Project By:



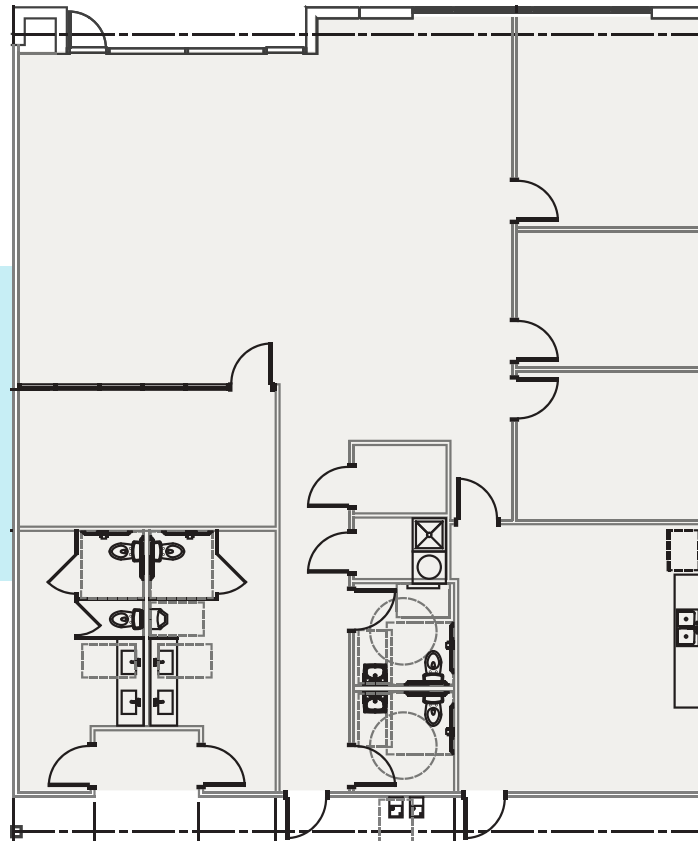
Leasing By:



## BUILDING 2

### CONCEPTUAL OFFICE PLAN

±3,001 SF



■ = Office

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Lease Rate: Negotiable

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## EXTERIOR PHOTOS



Lease Rate: Negotiable

A Project By:



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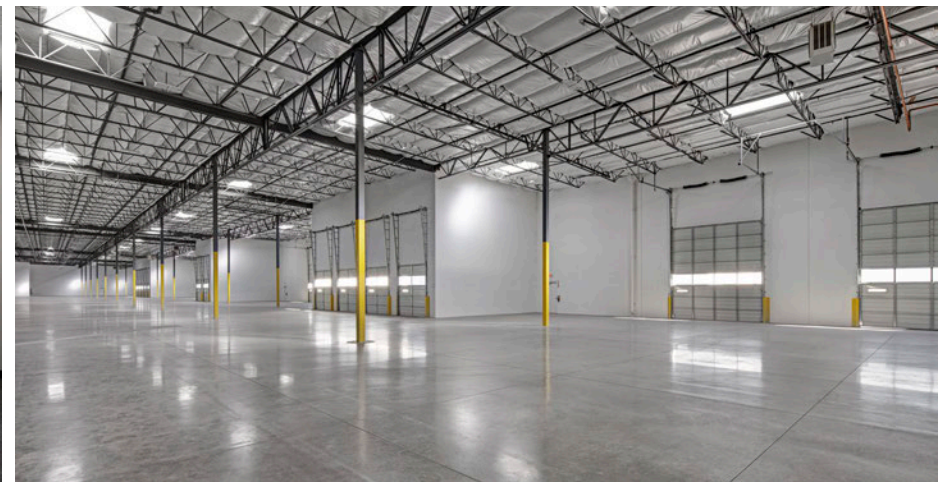


# LV LOGISTICS ONE

AVAILABLE FOR LEASE

3780-3790 N. Las Vegas Boulevard, Las Vegas, NV 89115

## INTERIOR PHOTOS



Lease Rate: Negotiable

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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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BUILDING 2

BUILDING 1

LV LOGISTICS ONE

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