

A Project by

MEIDRUM
GROUP

For Lease

MG5

Phase 1

220 E. Cheyenne Ave.
N. Las Vegas, NV 89030



Amy Ogden, SIOR

Partner
702.234.9860
aogden@logicCRE.com
S.0069966

Madeline Nuha

Associate
702.954.4131
mnuha@logicCRE.com
BS.0146665

Michael Keating Jr.

Associate
775.843.0125
mkeatingjr@logicCRE.com
S.0200781

Property Highlights



± 283,125 SF

Available Square Footage



Contact Broker

Lease Rate



**± 10-13 Months from
Lease Execution**

Estimated Delivery Date



100% HVAC

Warehouse Cooling



**General
Industrial (M-2)**

Zoning



North Las Vegas

Submarket

The Heart of North Las Vegas' Prime Industrial Hub

Meldrum North 5th Logistics Park is strategically located in the heart of the North Las Vegas Submarket, offering unmatched accessibility and convenience. Situated just off Cheyenne Avenue with direct access to the I-15, this location is perfect for businesses looking to take advantage of the I-15 corridor, a major transportation route for the region. With a large labor pool and attractive tax incentives, this new development will be a top choice for business' looking to optimize operations in a thriving market.



± 1-mile to I-15



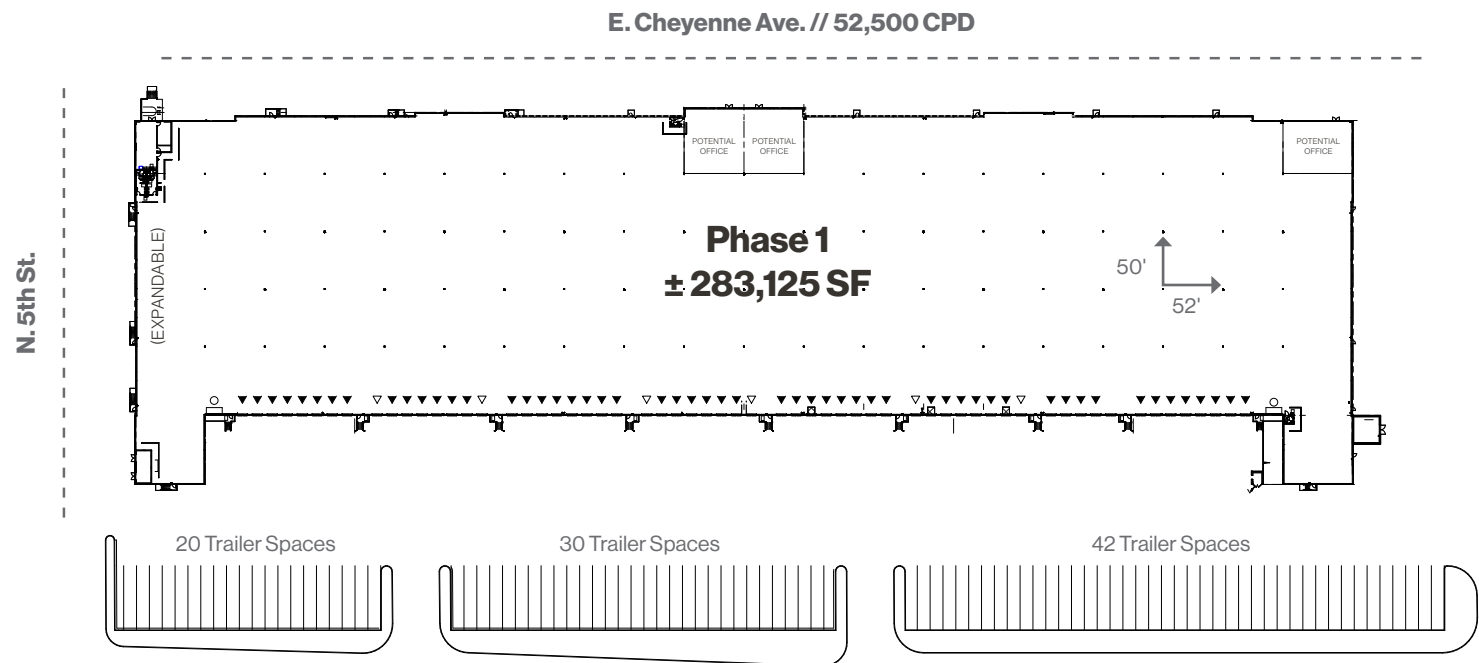
± 9.5 miles to the Strip



**± 20 minutes to Harry Reid
International Airport**



**± 10 minutes to the Union
Pacific Railroad Las Vegas
Intermodal Terminal**



Phase 1

Meldrum North 5th Logistics Park

220 E. Cheyenne Ave., North Las Vegas, NV 89030

Total Square Footage:	± 283,125 SF	Auto Parking:	± 210 Stalls	Clerestory Windows
Spec Office:	± 1,686 SF	Trailer Parking:	± 92 Stalls	Roof structure is supportive of solar panel installation
Min. Clear Height:	32'	Column Spacing:	52' x 50'	Spec Warehouse Improvements: Hydraulic dock levelers at every third door, LED warehouse lighting, R-30 insulation
Dock High Doors:	(61) 9' x 10'	Dimensions:	327' x 1,058'	
Grade Level Doors:	(2) – 12' x 14'	Warehouse Cooling:	100% HVAC	
Truck Court:	180'	Sprinklers:	ESFR	
Power:	± 1,200 Amps, 277/480V, 3-Phase Power	Speed Bays:	60'	

The City of North Las Vegas Overview

North Las Vegas has established itself as one of the fastest-growing cities in Nevada. This rapid expansion is attributed to strategic investments in infrastructure, economic development, and public safety, positioning North Las Vegas as a premier destination for residents and businesses alike.



497,399

Total Population



186,571

Total Employees



0.87%

2024-2029 Population Growth



\$58,295

Average Household Income



\$367,696

Median Home Value



± 60MM SF

Existing Industrial Inventory



± 2.8MM SF

Industrial Square Footage Under Construction



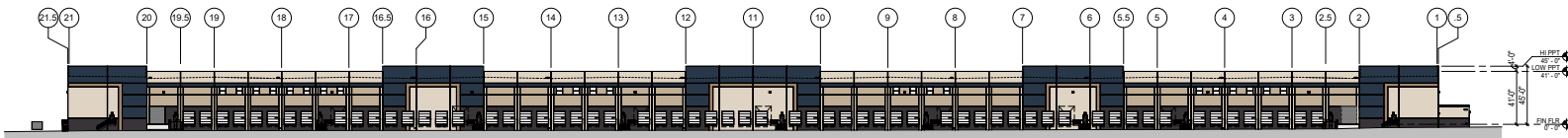
Notable North Las Vegas Lease Transactions

Project Name	SF Leased	Date Signed	Comments
Windsor Commerce Park	114,400	Q3 2024	New construction, free standing building.
Desert Willow Logistics Center	130,421	Q4 2024	New construction, free standing building.
Silver State Commerce Center	172,424	Q2 2024	New construction, free standing building. 36' clear height.
Golden Triangle Logistics Center	200,186	Q1 2024	Tenant occupied half of the building.
Sunpoint Commerce Center	235,148	Q1 2025	New construction, free standing building. 32' clear height, 4,000 Amps, 277/480 Volts.
Windsor Commerce Park	397,440	Q1 2024	New construction, free standing building. Cross dock loading.

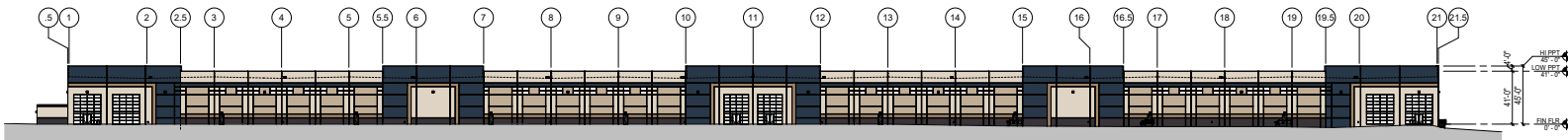




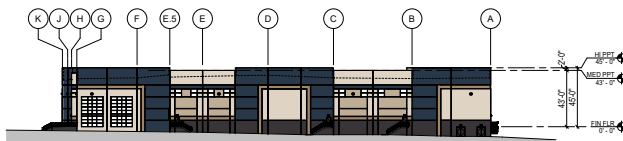
Elevations



E1 NORTH BLDG ELEVATION
SCALE: 1" = 40'-0"



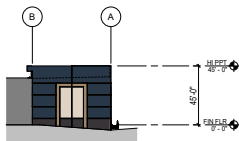
D1 SOUTH BLDG ELEVATION
SCALE: 1" = 40'-0"



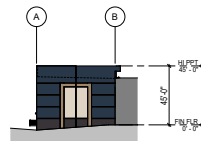
C1 EAST BLDG ELEVATION
SCALE: 1" = 40'-0"



C4 WEST BLDG ELEVATION
SCALE: 1" = 40'-0"



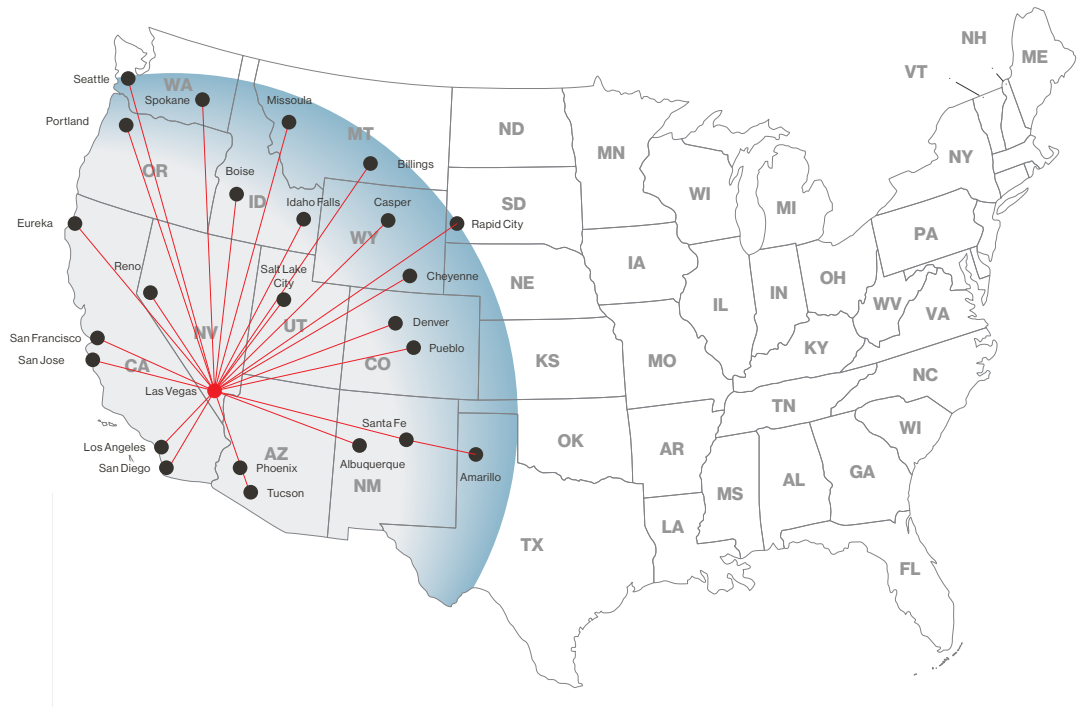
B4 PARTIAL EAST ELEVATION
SCALE: 1" = 40'-0"



B5 PARTIAL WEST ELEVATION
SCALE: 1" = 40'-0"

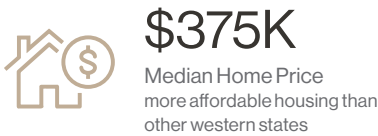
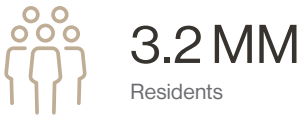
Drive Time from Las Vegas, NV

1-Day Truck Service 2-Day Truck Service



Location	Times (Estimated)	Distance (Miles)
Los Angeles, CA	3 hrs, 54 min	265
Phoenix, AZ	4 hrs, 39 min	300
San Diego, CA	4 hrs, 46 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 20 min	562
Sacramento, CA	8 hrs, 14 min	565
Boise, ID	9 hrs, 31 min	630
Santa Fe, NM	9 hrs, 8 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 52 min	837
Helena, MT	12 hrs, 35 min	907
Portland, OR	15 hrs, 44 min	982
Seattle, WA	16 hrs, 52 min	1,129

Business
Friendly Nevada



Nevada Advantages

Tax-Free Haven

- ⊗ No Corporate Income Tax
- ⊗ No Corporate Shares Tax
- ⊗ No Franchise Tax
- ⊗ No Personal Income Tax
- ⊗ No Franchise Tax on Income
- ⊗ No Inheritance or Gift Tax
- ⊗ No Unitary Tax
- ⊗ No Estate Tax

Labor Force

- 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

LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



LOGIC



Join our email list and
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please reach out to our team.

Amy Ogden, SIOR

Partner
702.234.9860
aogden@logicCRE.com
S.0069966

Madeline Nuha

Associate
702.954.4131
mnuha@logicCRE.com
BS.0146665

Michael Keating Jr.

Associate
775.843.0125
mkeatingjr@logicCRE.com
S.0200781