

FOR SALE

ILINCOLN

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



2942 Lincoln Road, Las Vegas, Nevada

Developed by

Beedie/INDUSTRIAL

Marketed by





**AN EXCEPTIONAL INDUSTRIAL
CONDO OPPORTUNITY**

As North Las Vegas’ first true class “A” condo development, Lincoln by Beedie offers an exceptional opportunity to own premium warehouse space within the fastest growing industrial submarket in the city.

With condo units starting at 10,226 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 ±1:1,000 SF of parking.

Experience the smart business of industrial ownership today.



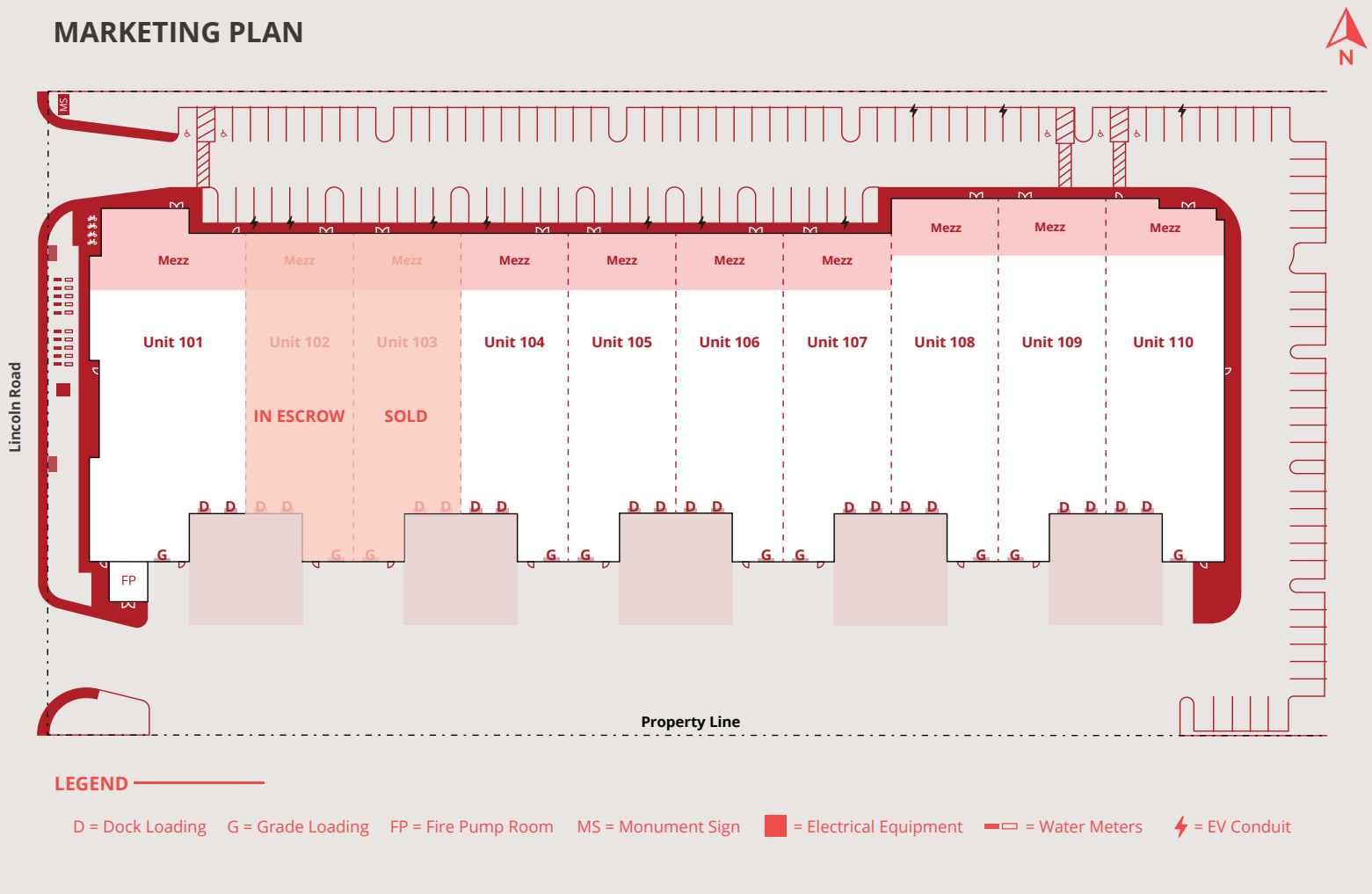
ZONING
I-P



COMPLETION DATE
Move-in Ready



MARKETING PLAN



UNIT BREAKDOWN

Unit	First Floor Net	Mezz SF	Total SF	Loading	Parking
101	13,091	2,909	16,000	2 D, 1G	17
102	IN ESCROW				
103	SOLD				
104	8,588	1,638	10,226	2 D, 1G	10
105	8,588	1,638	10,226	2 D, 1G	10
106	8,588	1,638	10,226	2 D, 1G	10
107	8,588	1,638	10,226	2 D, 1G	10
108	9,560	1,638	11,198	2 D, 1G	12
109	9,560	1,638	11,198	2 D, 1G	12
110	10,511	1,631	12,142	2 D, 1G	13

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 amp 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

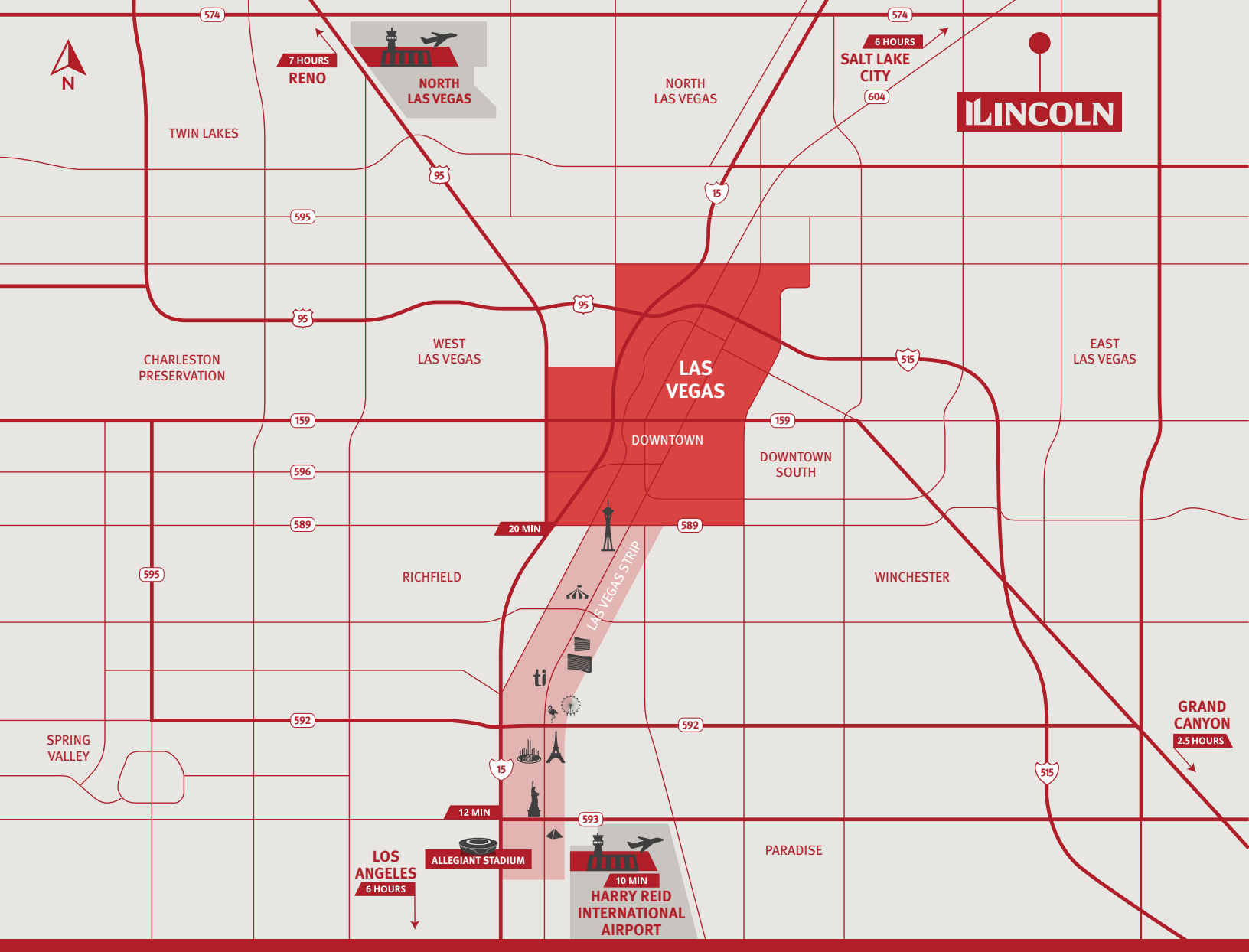
ESFR sprinkler system
- ◆ DOCK LEVELERS

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





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

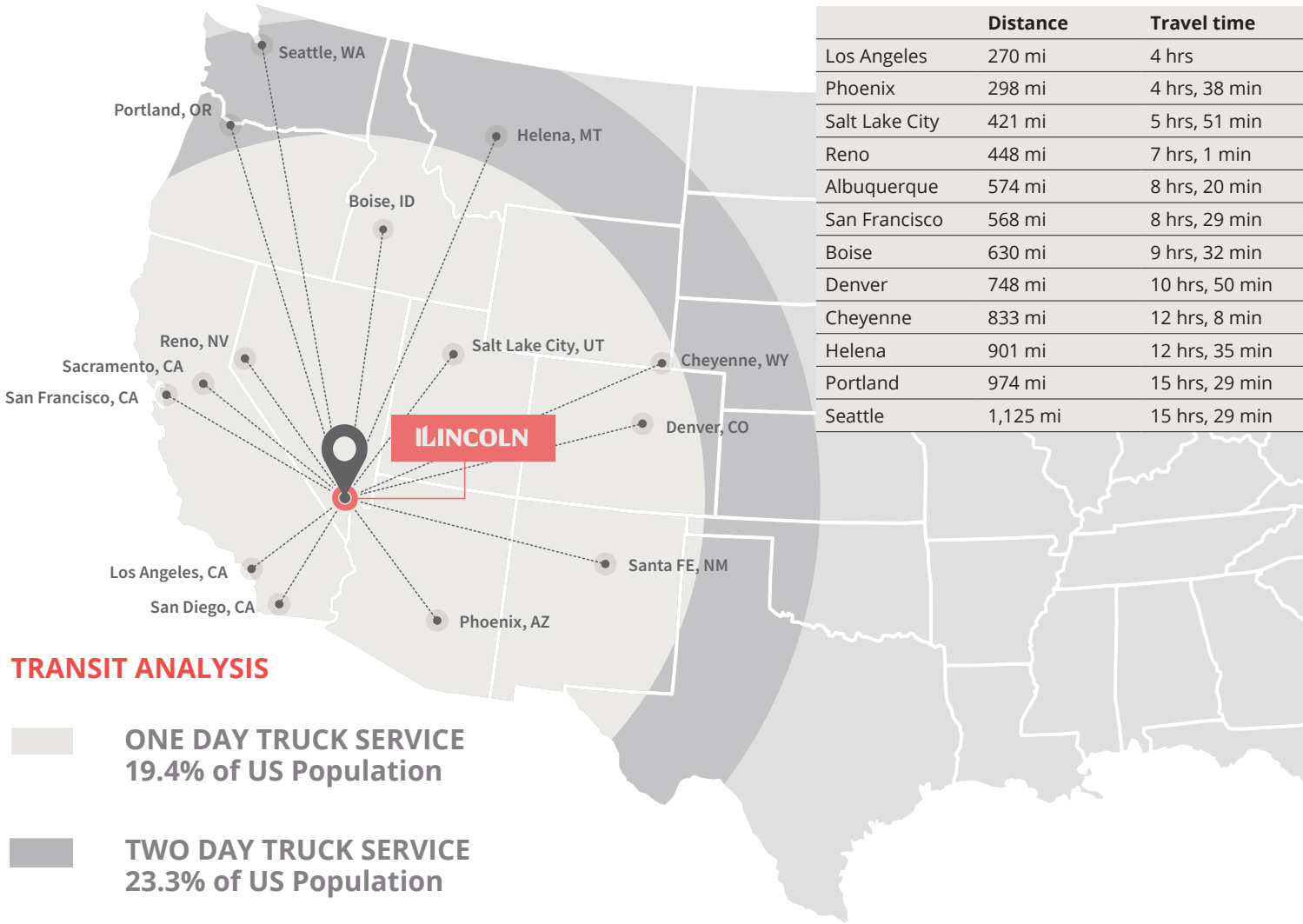
- Personal Income Tax
- Corporate Income Tax
- Gift Tax
- Franchise Tax
- Estate Tax
- Inventory Tax
- Employer Payroll Tax

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



TRANSIT ANALYSIS

ONE DAY TRUCK SERVICE
19.4% of US Population

TWO DAY TRUCK SERVICE
23.3% of US Population

STOP
PAYING
RENT.
START
BUILDING
EQUITY.

OWN VS. LEASE ANALYSIS - UNITS 104 - 107

	Own	Lease
Total SF	10,226 SF	10,226 SF
Purchase Price ¹ / Lease Rate PSF	\$3,019,088	\$1.15
Start-Up Costs	\$301,909 ²	\$23,520 ³
Monthly Costs	\$21,405 ⁴	\$13,059 ⁵
Total Ownership Benefits	\$8,967 ⁶	\$0
Total Effective Monthly Cost	\$11,438	\$13,059

¹ Based on pricing of \$295 PSF (includes \$30 PSF TI).
² Based on a 10% down payment.
³ Prepaid rent and security deposit equal to 2 months rent.
⁴ Monthly mortgage payment & operating cost based an estimated total rate of \$2 PSF. Estimated interest based on SBA loan rate of 6.24% and conventional loan rate at 7.50%.
⁵ Monthly rent and operating cost based on an estimated total rate of \$1.28 PSF.
⁶ Amount is comprised of the depreciation in accordance with GAAP and property value appreciation.
⁷ Appreciation assumes an annual appreciation rate of 1%.

PROPERTY VALUE & OWNER'S EQUITY⁷

Time Period	Property Value	Loan Balance	Equity
Year 5	\$3,111,326	\$2,474,347	\$636,981
Year 10	\$3,270,035	\$2,094,785	\$1,175,250
Year 15	\$3,436,840	\$1,594,628	\$1,842,212
Year 20	\$3,612,153	\$965,732	\$2,646,421

Own it, don't rent it. In 20 years, your property could build over \$2.6 million in equity, transforming your business expenses into long-term value. Own your future.

OWN TODAY, BUILD EQUITY FOR TOMORROW,
& SECURE THE FUTURE OF YOUR BUSINESS.

With flexible financing options that make ownership more accessible, preserve your capital, enjoy predictable payments, and invest in growth while building long-term value.



FOR MORE INFORMATION,
PLEASE CONTACT:

Guy Gugino
Business Development Officer | Vice President



SBA Lending
guy.gugino@midfirst.com
+1 702 498 9642
8474 Rozita Lee Ave Ste 305, Las Vegas, NV 89113

IL TAKE CONTROL OF YOUR FUTURE
STOP PAYING RENT & WATCHING COSTS CLIMB



SECURITY

Grow your business with confidence knowing you are in control of your real estate strategy.



EQUITY

Have greater control over your operating costs and build equity.



FLEXIBILITY

Be your own landlord or take the opportunity to own industrial real estate in one of North America's top industrial markets.



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 | Toronto, Ontario, Canada

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

CONTACT

Rob Lujan, SIOR, CCIM

Executive Managing Director

+1 702 522 5002

rob.lujan@jll.com

NV License #S.0051018

Jason Simon, SIOR

Executive Managing Director

+1 702 522 5001

jason.simon@jll.com

NV License #S.0045593

Danny Leanos

Senior Associate

+1 702 522 5008

danny.leanos@jll.com

NV License #S.0191773

Jones Lang LaSalle Brokerage, Inc.

1980 Festival Plaza Drive

Suite 250

Las Vegas, NV 89135

NV License #B.1000836.CORP



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2025 Jones Lang LaSalle IP, Inc. All rights reserved.

Developed by

Beedie/INDUSTRIAL

www.beedie.ca