

# ILINCOLN

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



**FOR SALE**

**MOVE-IN READY**

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” 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.*



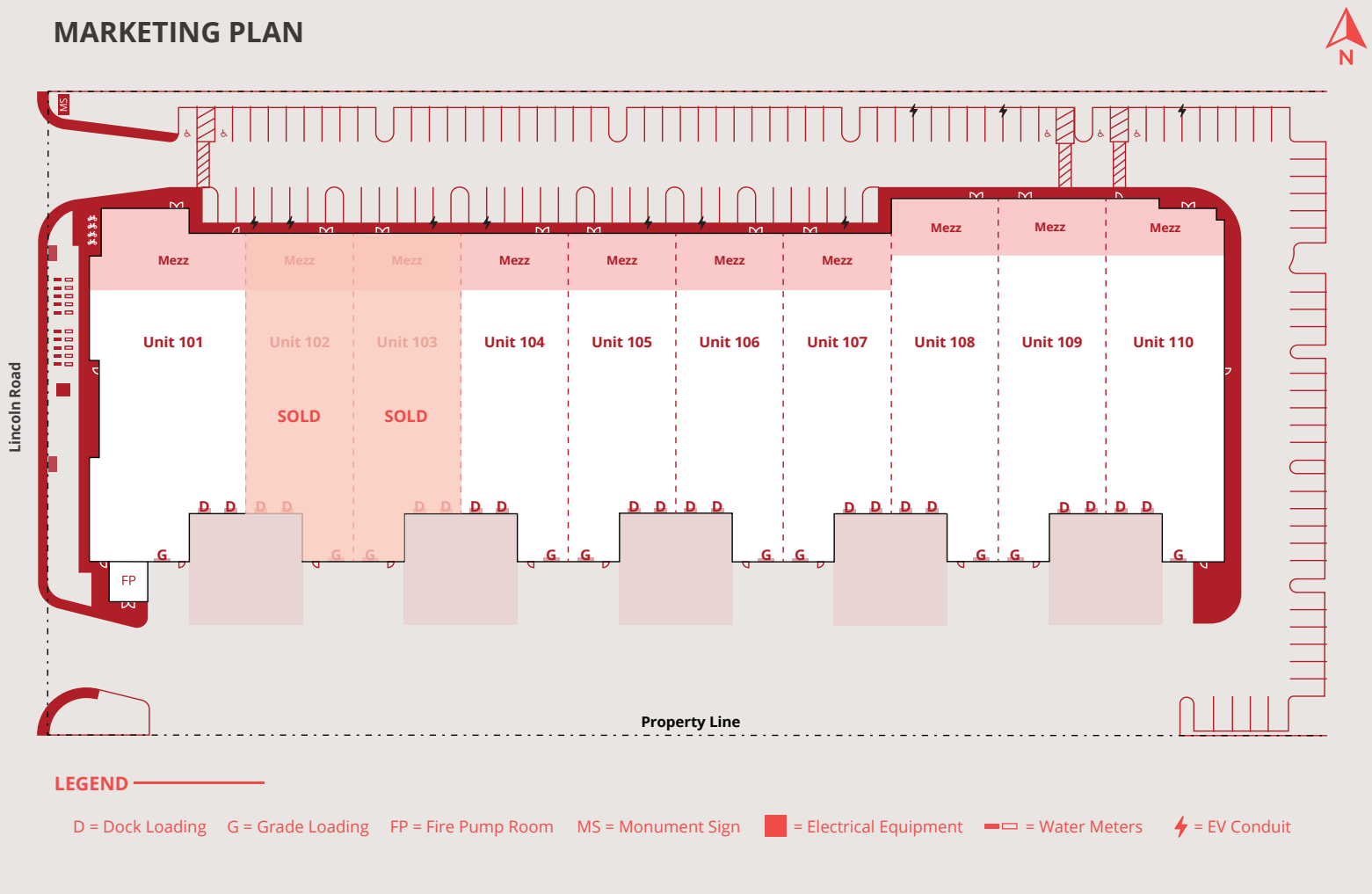
**ZONING**  
I-P



**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  | SOLD            |         |          |         |         |
| 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

◆ **ELECTRICAL**  
4,000 amp at 480/277 v dedicated via a PMT, 400 amps per unit

◆ **FLOOR LOAD**  
750 lb PSF live load warehouse floor load capacity

◆ **SPRINKLERS**  
ESFR sprinkler system
- ◆ **CEILING HEIGHT**  
28' clear

◆ **MEZZANINE**  
Concrete, complete with guard rail & 125 lb PSF floor load capacity

◆ **TRUCK COURT DEPTH**  
90 - 115'

◆ **DOCK LEVELERS**  
40,000 lb hydraulic dock levelers at all dock positions
- ◆ **LOADING**  
12' x 14' grade loading & 8'6" x 10' dock per unit

◆ **LIGHTING**  
Full high-efficiency LED light package

◆ **COLUMN SPACING**  
54' X 50' typ., 60' speed bay

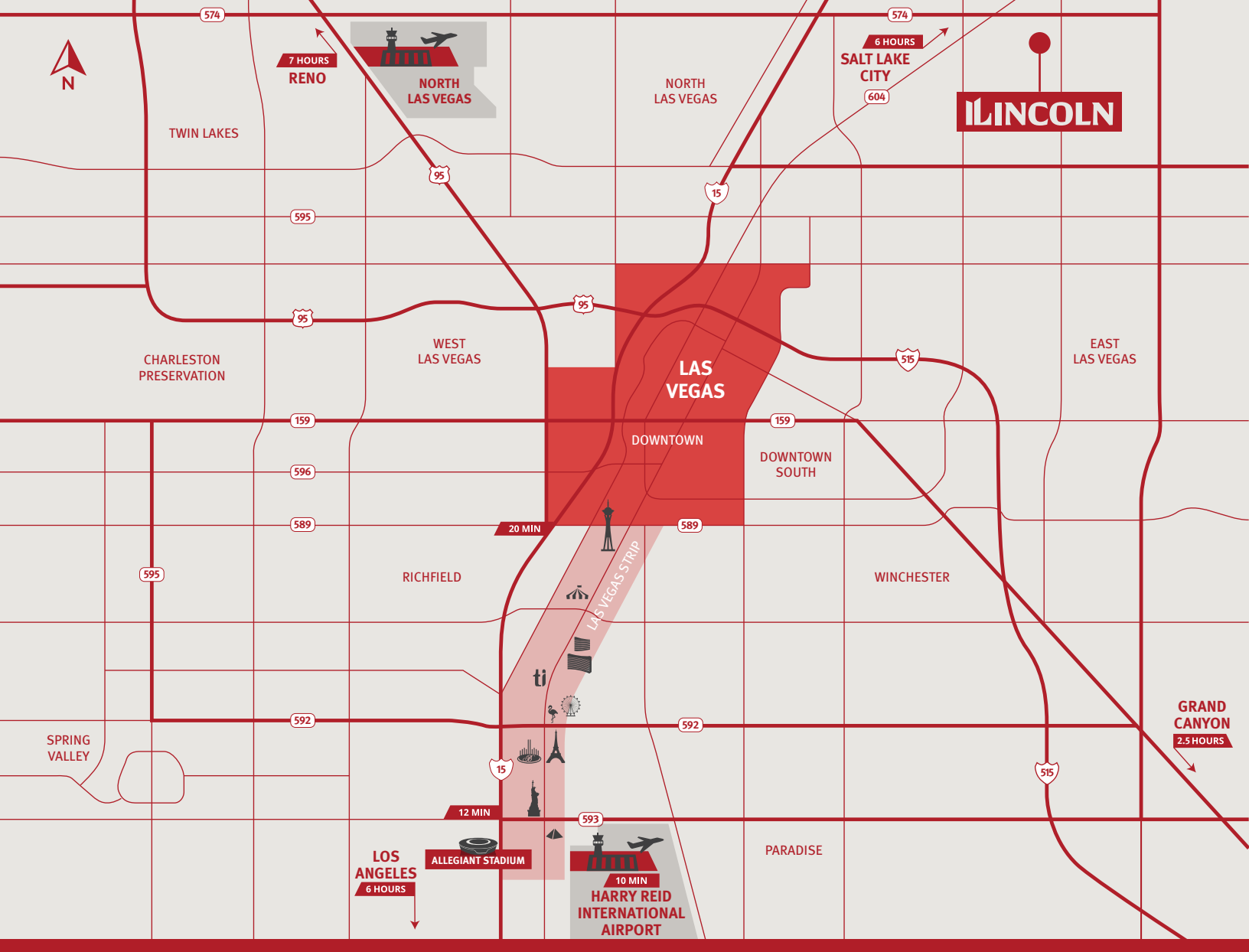
◆ **EV CONDUIT**  
Underground conduit with pull string for future installation of EV chargers
- ◆ **HEATERS**  
Electric unit heaters

◆ **INTERIOR WAREHOUSE**  
Skylights & painted interior walls for greater illumination

◆ **ROOF**  
TPO membrane including R-38 insulation

◆ **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

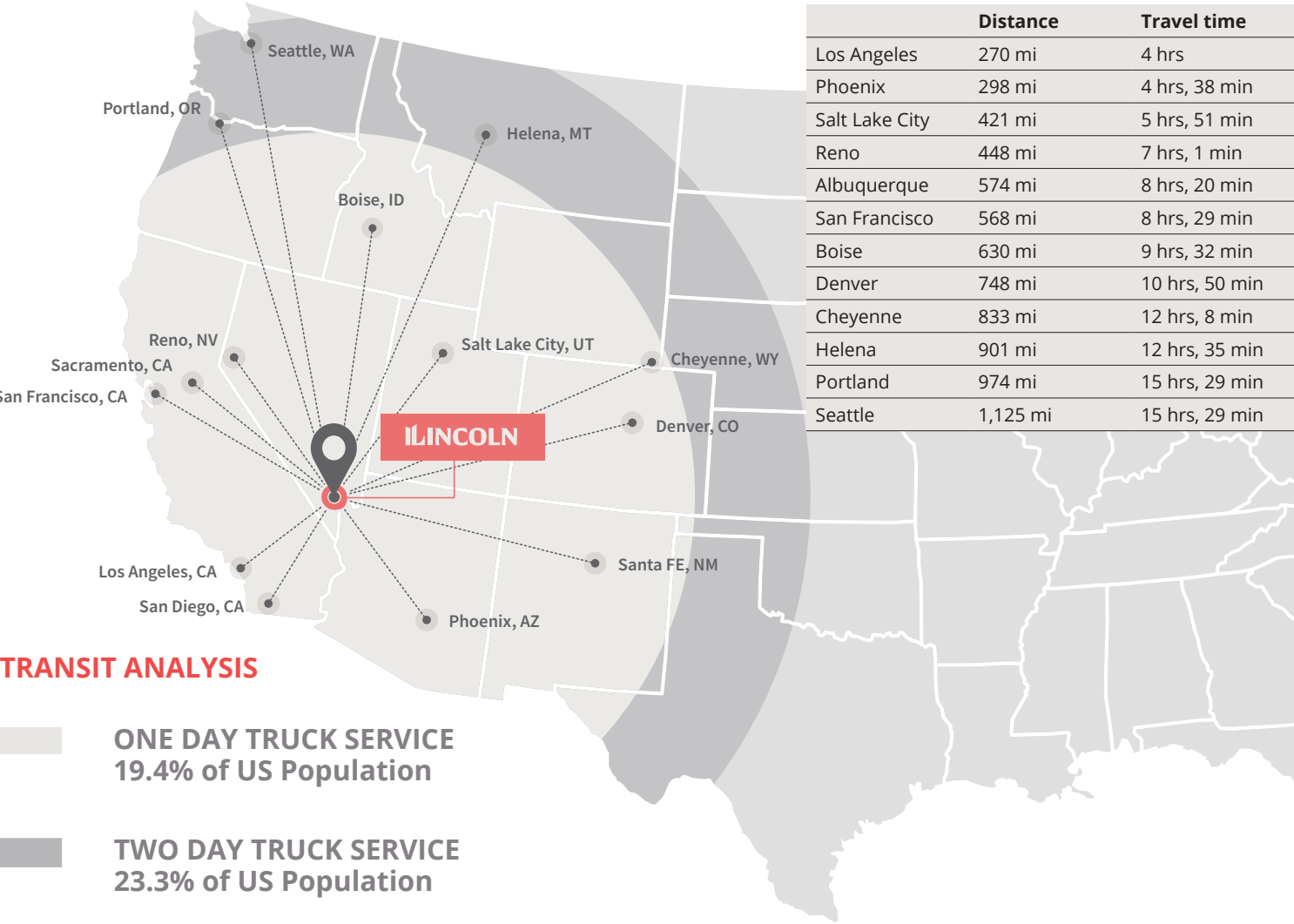
- Personal Income Tax
- Corporate Income Tax
- Gift Tax
- Franchise Tax
- Estate Tax
- Inventory Tax
- Employer Payroll Tax

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



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 <sup>1</sup> / Lease Rate PSF | \$3,019,088            | \$1.15                |
| Start-Up Costs                               | \$301,909 <sup>2</sup> | \$23,520 <sup>3</sup> |
| Monthly Costs                                | \$21,405 <sup>4</sup>  | \$13,059 <sup>5</sup> |
| Total Ownership Benefits                     | \$8,967 <sup>6</sup>   | \$0                   |
| Total Effective Monthly Cost                 | \$11,438               | \$13,059              |

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

PROPERTY VALUE & OWNER'S EQUITY<sup>7</sup>

| 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,  
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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

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