

**Limited-Release Pricing (on Two Premium Units)!
3 Total Units Remaining**

ILINCOLN

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



FOR SALE OR LEASE

SPEC OFFICE BUILD-OUT COMPLETING APRIL 2026!

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" industrial development, Lincoln by Beedie offers an exceptional opportunity to own or lease premium warehouse space within the fastest growing industrial submarket in the city.

With 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.

Whether you're seeking ownership opportunity or the flexibility of leasing, Lincoln by Beedie provides a smart business solution to suit your business' needs.



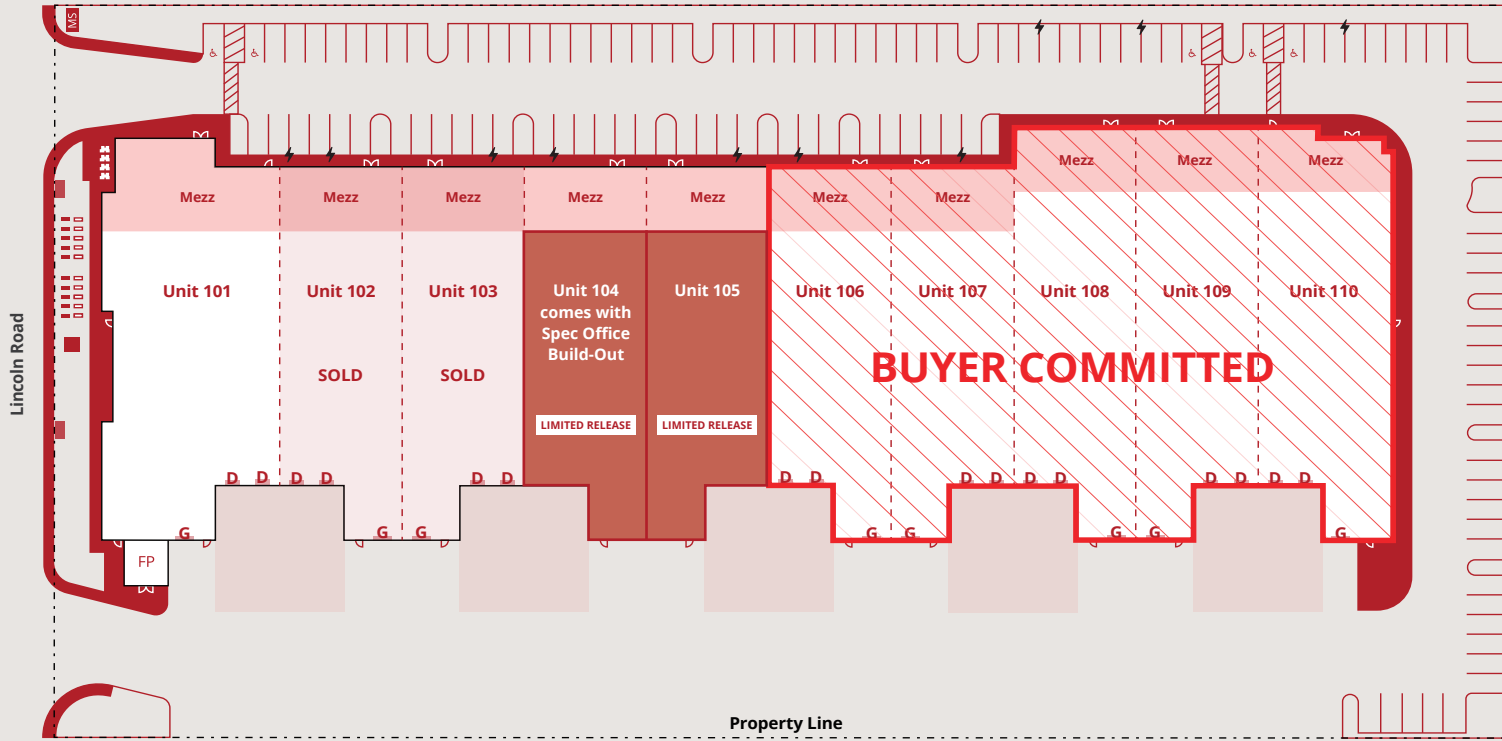
ZONING
I-P



COMPLETION DATE
Move-in Ready



MARKETING PLAN



LEGEND

D = Dock Loading G = Grade Loading FP = Fire Pump Room MS = Monument Sign ■ = Electrical Equipment — = Water Meters ⚡ = EV Conduit

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 amps 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

UNIT BREAKDOWN

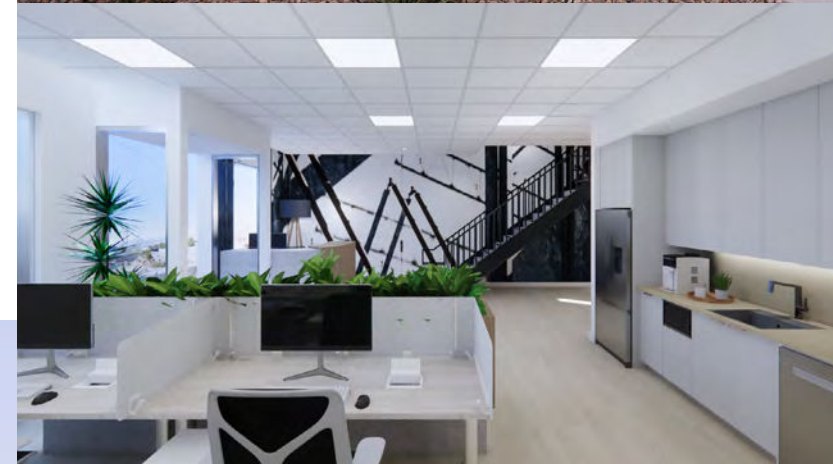
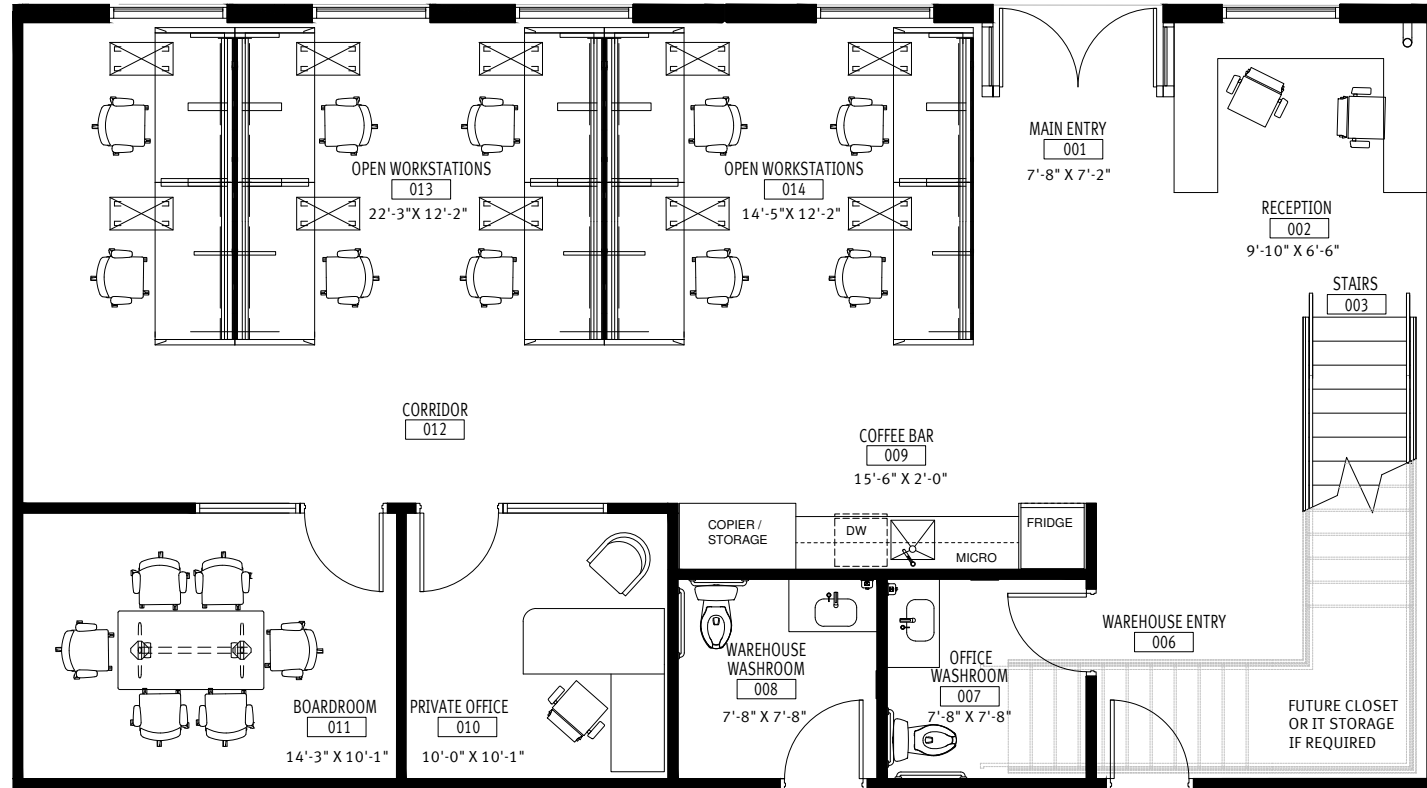
Unit	First Floor Net SF	Mezz SF	Total SF	Loading	Parking	Price	
101	13,091	2,909	16,000	2 D, 1G	17		
102	SOLD						
103	SOLD						
LIMITED RELEASE	104	8,588	1,638	10,226	2 D, 1G	10	\$285/SF
	105	8,588	1,638	10,226	2 D, 1G	10	\$245/SF
IN ESCROW	106	8,588	1,638	10,226	2 D, 1G	10	
	107	8,588	1,638	10,226	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	

Lease option now available. Please contact our listing team for more information.

UNIT 104 SPEC OFFICE BUILD-OUT

Unit 104's office build-out at Lincoln by Beedie illustrates a combination of an open floor plan with a meeting area and private office; a configuration rarely seen in today's market. The fully customizable office can be designed to meet the client's unique requirements and the approved permit allows for expedited occupancy of the final tenant improvements, ensuring a smooth transition for the tenant into their new, state-of-the-art facility.

UNIT 104 - GROUND FLOOR OFFICE PLAN



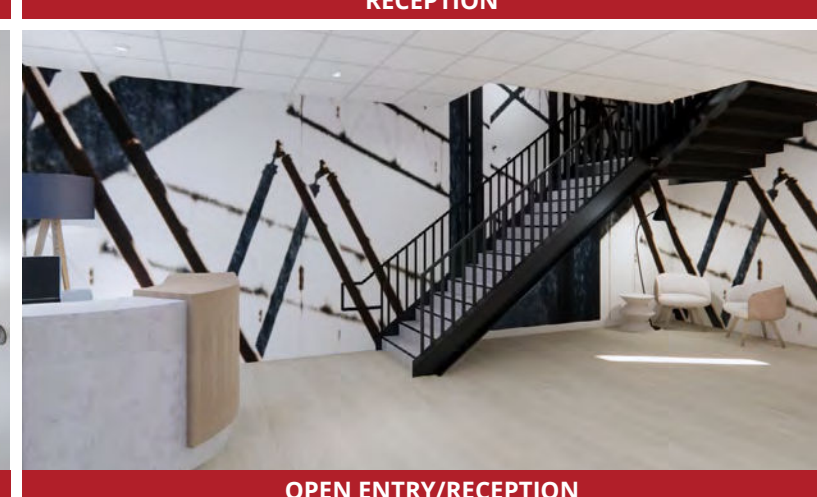
OPEN WORKSTATIONS



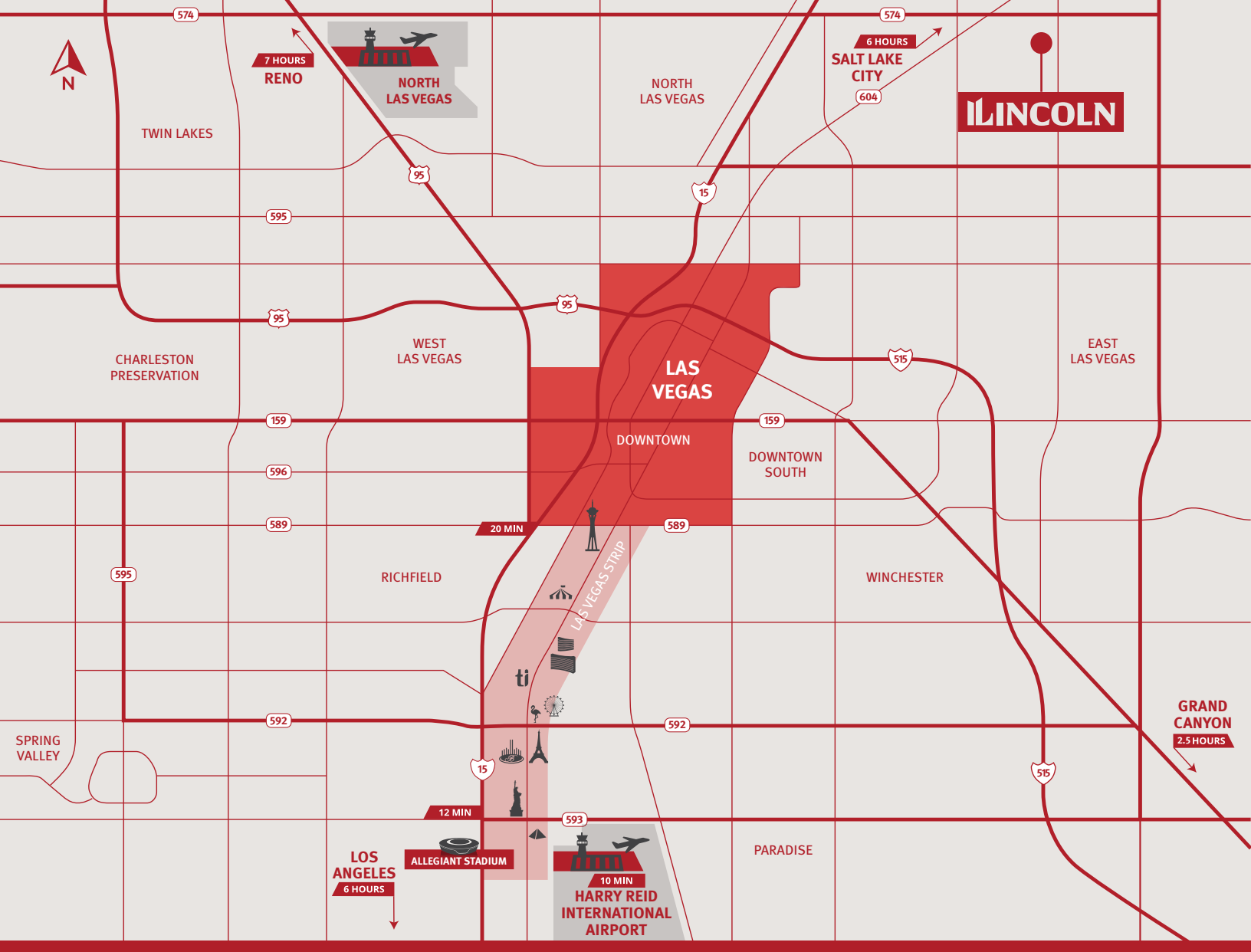
RECEPTION



BREAK AREA



OPEN ENTRY/RECEPTION



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

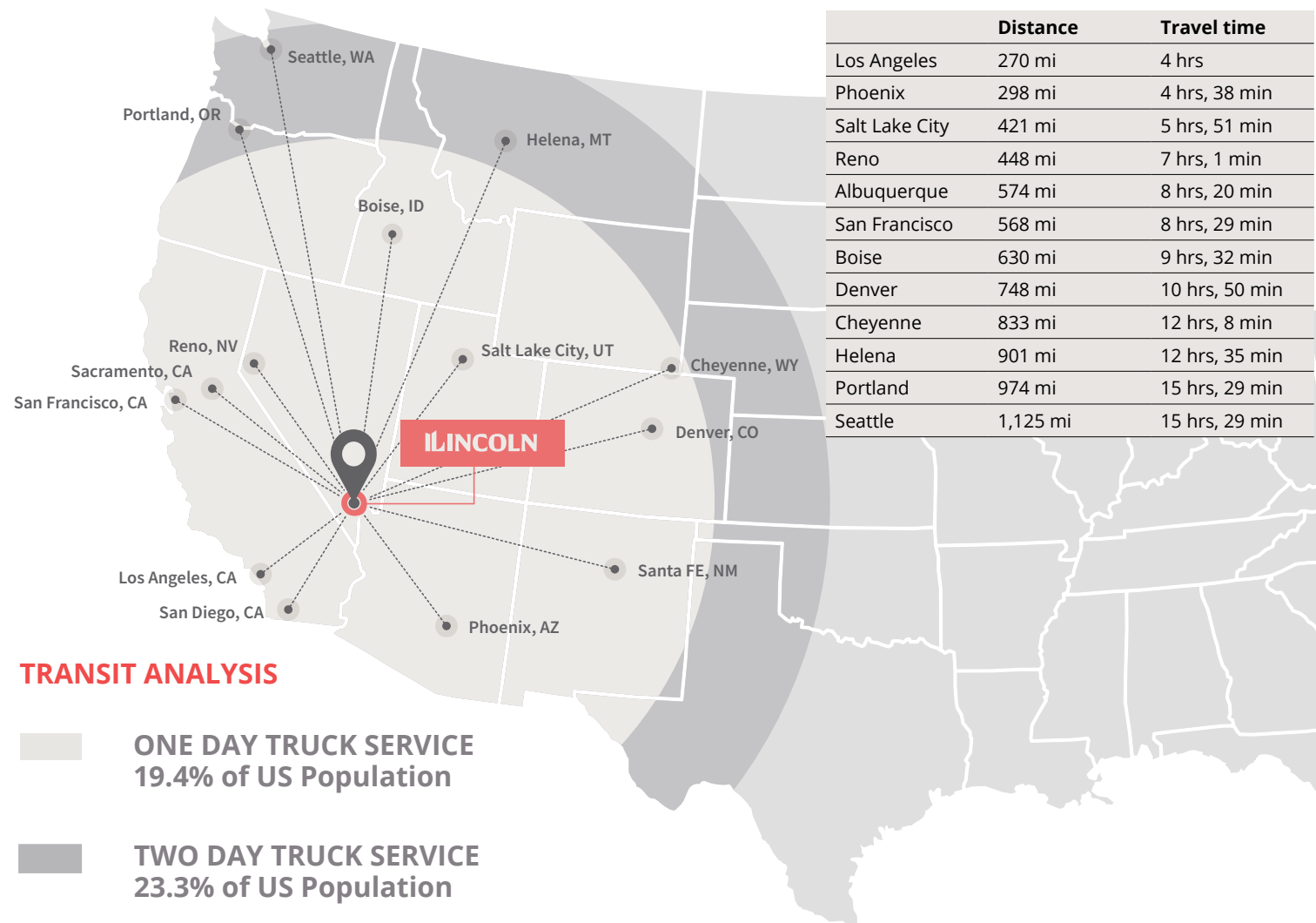
- Personal Income Tax
- Corporate Income Tax
- Gift Tax
- Franchise Tax
- Estate Tax
- Inventory Tax
- Employer Payroll Tax

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



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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Developed by

Beedie/INDUSTRIAL

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