Final Opportunity – Priced at $255 PSF

LINCOLN

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



FOR SALE OR LEASE

ONLY UNIT 101 REMAINS (±16,000 SF)

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 one unit remaining totaling ±16,000 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.

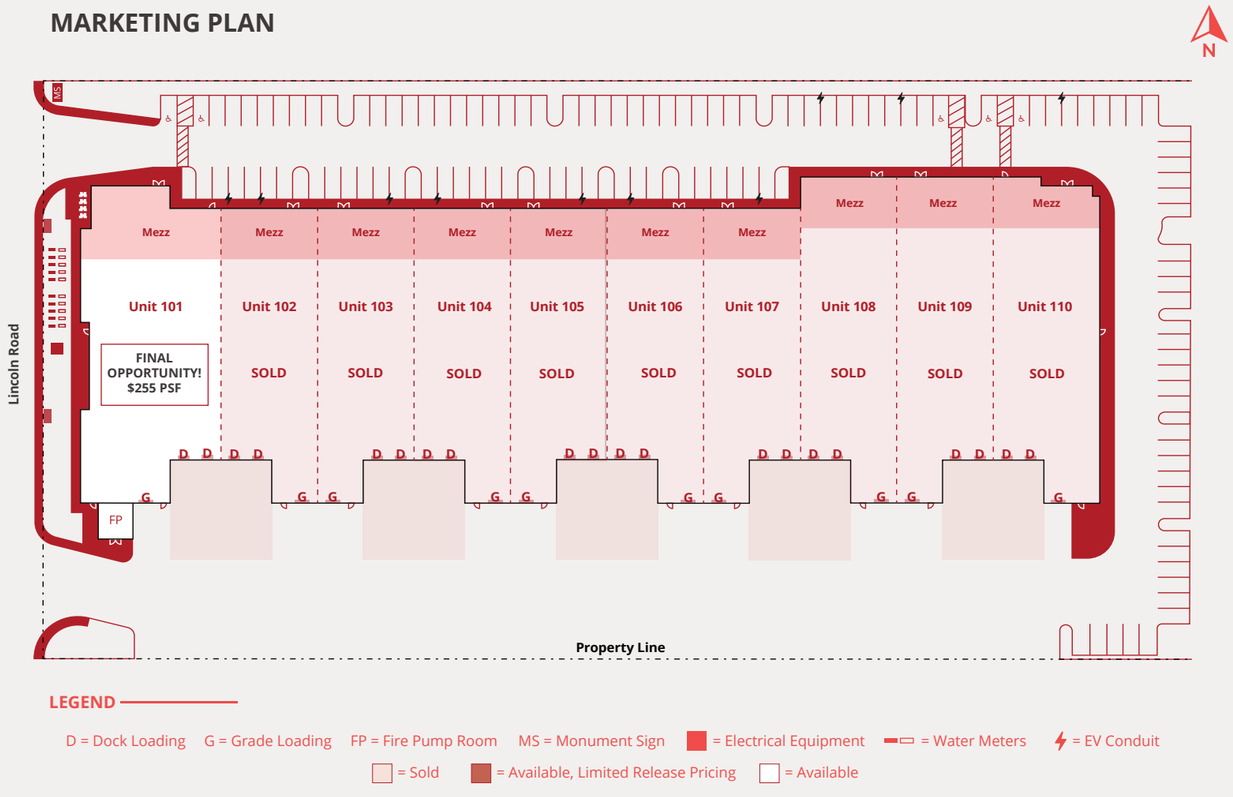
Whether you're seeking ownership opportunity or the flexibility of leasing, Lincoln by Beedie provides a smart business solution to suit your business' needs.

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

= Sold = Available, Limited Release Pricing = Available

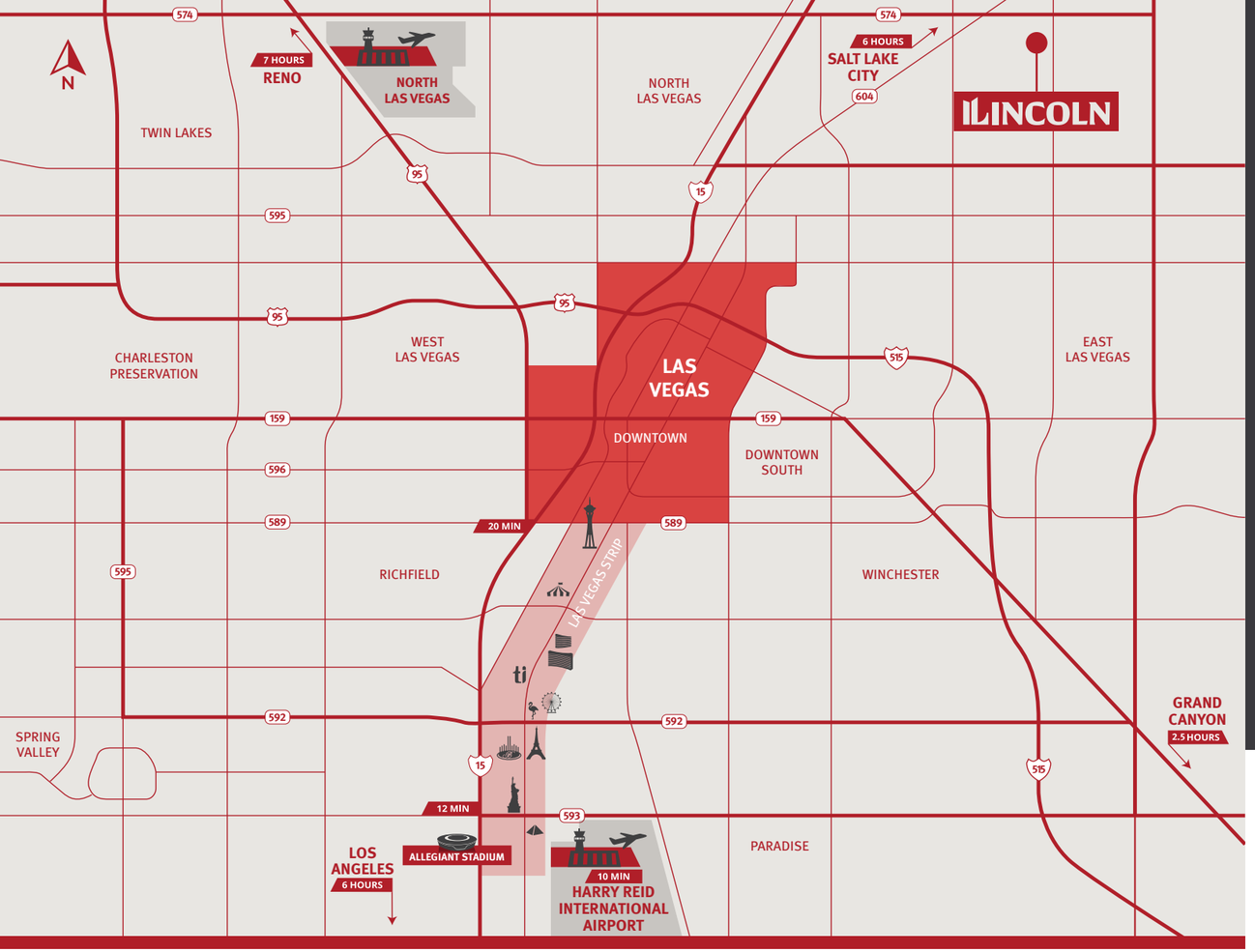
BUILDING FEATURES

- **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

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	$255 PSF
102	**SOLD**					
103	**SOLD**					
104	**SOLD**					
105	**SOLD**					
106	**SOLD**					
107	**SOLD**					
108	**SOLD**					
109	**SOLD**					
110	**SOLD**					

Contact our exclusive listing team today for pricing, additional details, and to schedule a private tour of Unit 101 before it’s gone.



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

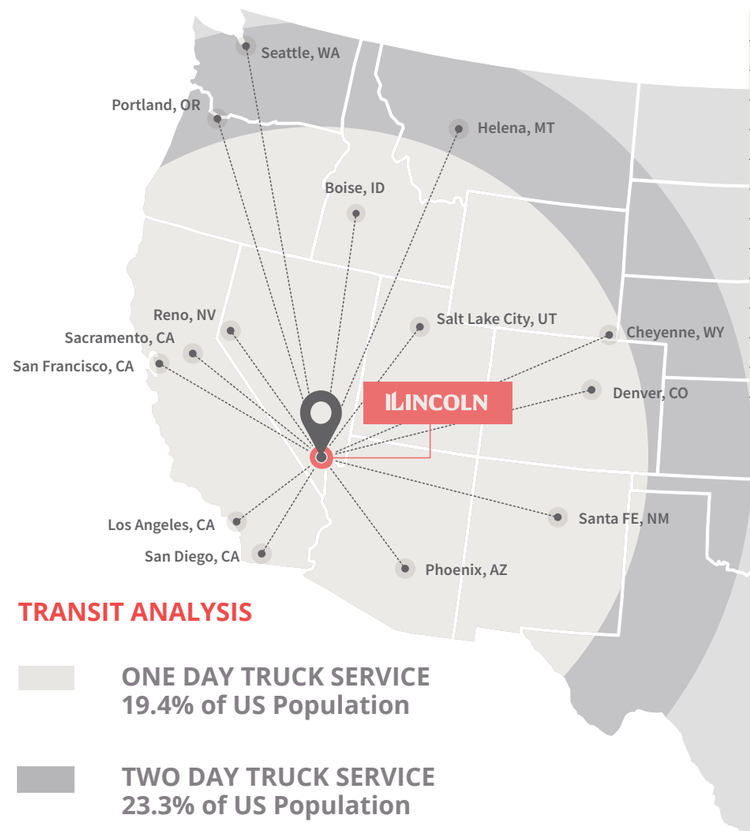
- **Personal Income Tax**
- **Corporate Income Tax**
- **Gift Tax**
- **Franchise Tax**
- **Estate Tax**
- **Inventory Tax**
- **Employer Payroll Tax**

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



	Distance	Travel time
Los Angeles	270 mi	4 hrs
Phoenix	298 mi	4 hrs, 38 min
Salt Lake City	421 mi	5 hrs, 51 min
Reno	448 mi	7 hrs, 1 min
Albuquerque	574 mi	8 hrs, 20 min
San Francisco	568 mi	8 hrs, 29 min
Boise	630 mi	9 hrs, 32 min
Denver	748 mi	10 hrs, 50 min
Cheyenne	833 mi	12 hrs, 8 min
Helena	901 mi	12 hrs, 35 min
Portland	974 mi	15 hrs, 29 min
Seattle	1,125 mi	15 hrs, 29 min

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.



LINCOLN

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