

COMING SOON

ILINCOLN



2932 LINCOLN ROAD, LAS VEGAS, NV

KEY FEATURES



CONSTRUCTION
Tilt-up concrete panels



UNIT SIZES
Starting at 11,828 SF



CLEAR HEIGHT
28' clear



LOADING
Dock & grade loading per unit



ROOFING
TPO membrane including R-38 insulation



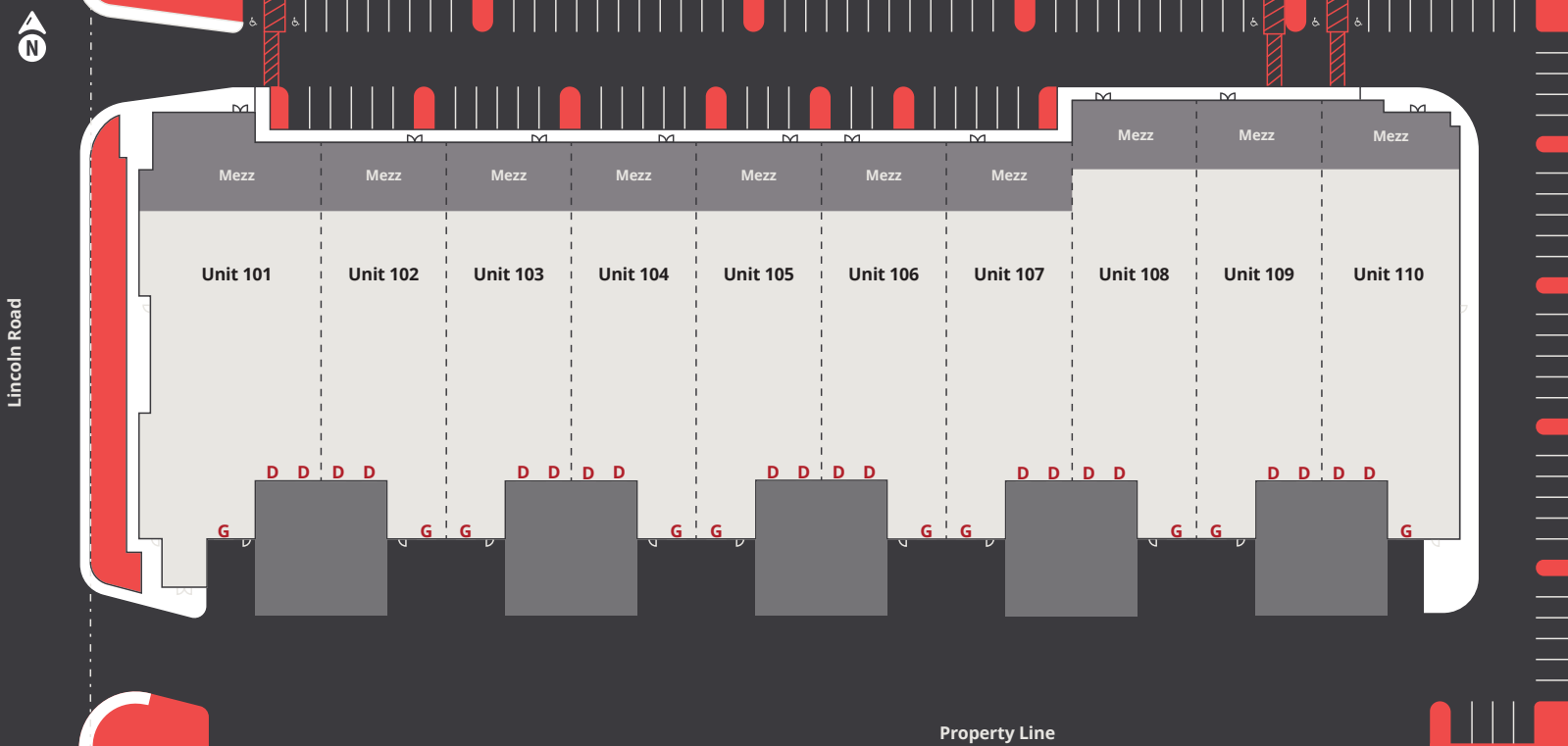
DOCK LEVELERS
40,000 lb hydraulic dock levelers at all dock positions



ZONING
M-D



COMPLETION
Q1 2025



SITE PLAN & UNIT BREAKDOWN

Unit	Unit Footprint	Mezz SF	Total	Loading	Parking
101	15,953	2,883	18,836	2 D, 1G	16
102	10,208	1,620	11,828	2 D, 1G	10
103	10,208	1,620	11,828	2 D, 1G	11
104	10,208	1,620	11,828	2 D, 1G	11
105	10,208	1,620	11,828	2 D, 1G	11
106	10,208	1,620	11,828	2 D, 1G	10
107	10,208	1,620	11,828	2 D, 1G	10
108	11,180	1,620	12,800	2 D, 1G	11
109	11,180	1,620	12,800	2 D, 1G	12
110	12,121	1,611	13,732	2 D, 1G	12

OPPORTUNITY

As North Las Vegas' premier class "A" industrial condo development, **Lincoln by Beedie** offers an exceptional opportunity to own warehouse space within the fastest-growing industrial submarket in the city. With units starting from 11,828 SF, this state-of-the-art facility offers industry-leading Beedie specifications such as tilt-up construction, 28' clear height, LED lighting, pit leveler dock loading at every door, R-38 insulation, and more.

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.

Experience the smart business of industrial ownership today.

CONTACT

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