

FOR LEASE

PIONEER BUSINESS
CENTER BLDG 2

6340 S Pioneer Way
Las Vegas, NV

SIGNAGE

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Developed by

Beedie/

Marketed by

CBRE

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OPPORTUNITY

Pioneer Business Center offers brand new premium warehouse space for lease within the highly sought-after southwest submarket of Las Vegas. Bringing an urban business experience to a suburban market, this building's versatile design provides a potential home for various industries with opportunities for showroom, industrial warehouse/manufacturing, and office. This rear-loaded state-of-the-art facility offers availabilities from 20,000 SF up to 137,815 SF, including a spec office opportunity, and features best-in-class specifications including 32' clear height, dock and grade loading with dock levelers on each dock position, LED warehouse lighting and 6'x6' skylights, ESFR sprinkler system, painted interior walls, and more.



ZONING
Designed
Manufacturing (M-D)



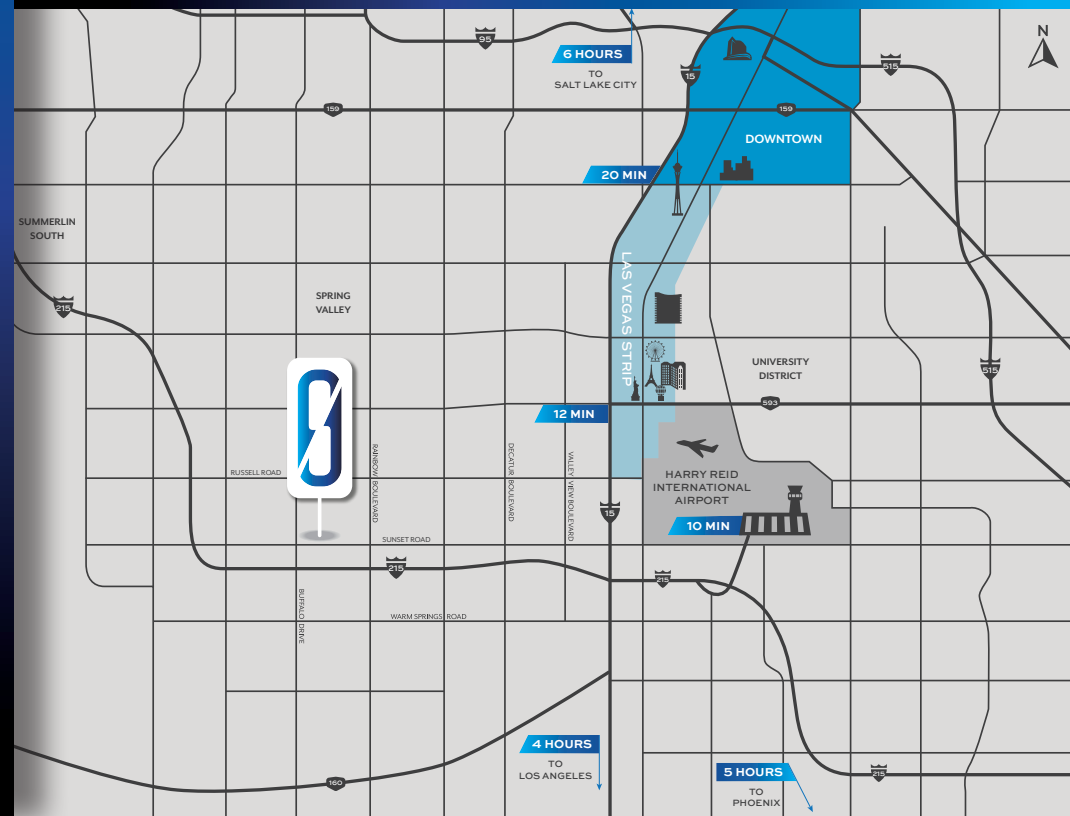
COMPLETION DATE
Q1 2023

LOCATION

With excellent connectivity to the I-215 and I-15 freeways and close proximity to the Las Vegas Strip, Harry Reid International Airport, and an abundance of nearby amenities, Pioneer Business Center is the ideal location for industrial tenants.

BUILDING FEATURES

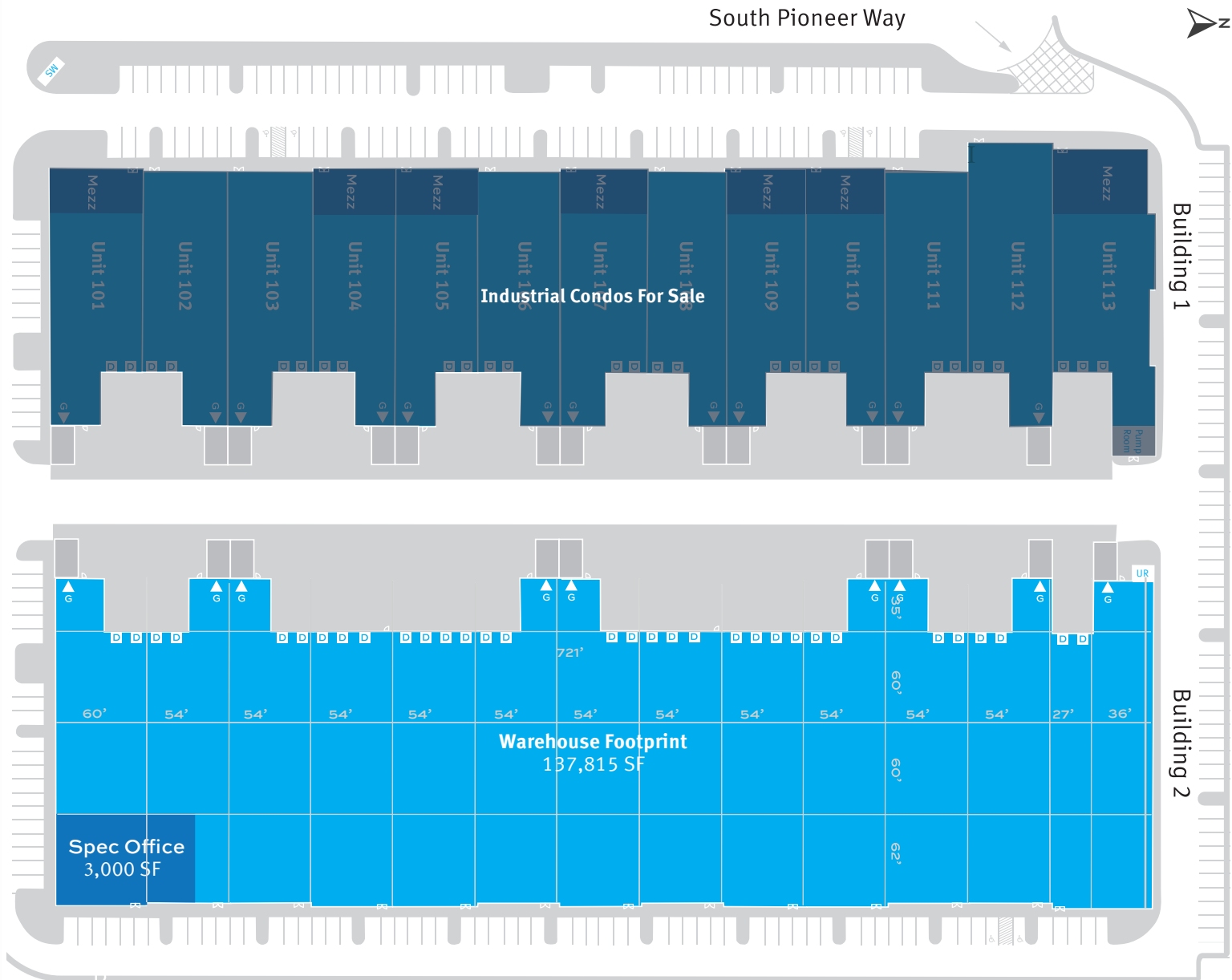
- | | | | |
|---|---|---|--|
| ■ CONSTRUCTION
Tilt-up concrete panels | ■ LOADING
See <i>Unit Breakdown</i> for available dock & grade configurations | ■ SPRINKLERS
ESFR sprinkler system | ■ UNIT DIMENSIONS
Depths: 182' - 217'
Widths: 54' - 63' |
| ■ CEILING HEIGHT
32' Clear | ■ UNIT INTERIOR
R-38 insulation | ■ FLOOR LOAD
12,000 lbs/SF warehouse floor load capacity | ■ WAREHOUSE COOLING
Evaporative Coolers |
| Industry-Leading Specs | | | |
| ■ LIGHTING
Full high-efficiency LED light package | ■ ELECTRICAL SERVICE
3,000 amps at 480/277 volt dedicated via a pad mounted transformer | ■ DOCK LEVELERS
40,000 lb hydraulic dock levelers at all dock positions | ■ WAREHOUSE INTERIOR
Skylights & painted interior walls for greater illumination |



PROJECT SITE PLAN

BUILDING SPECIFICATIONS

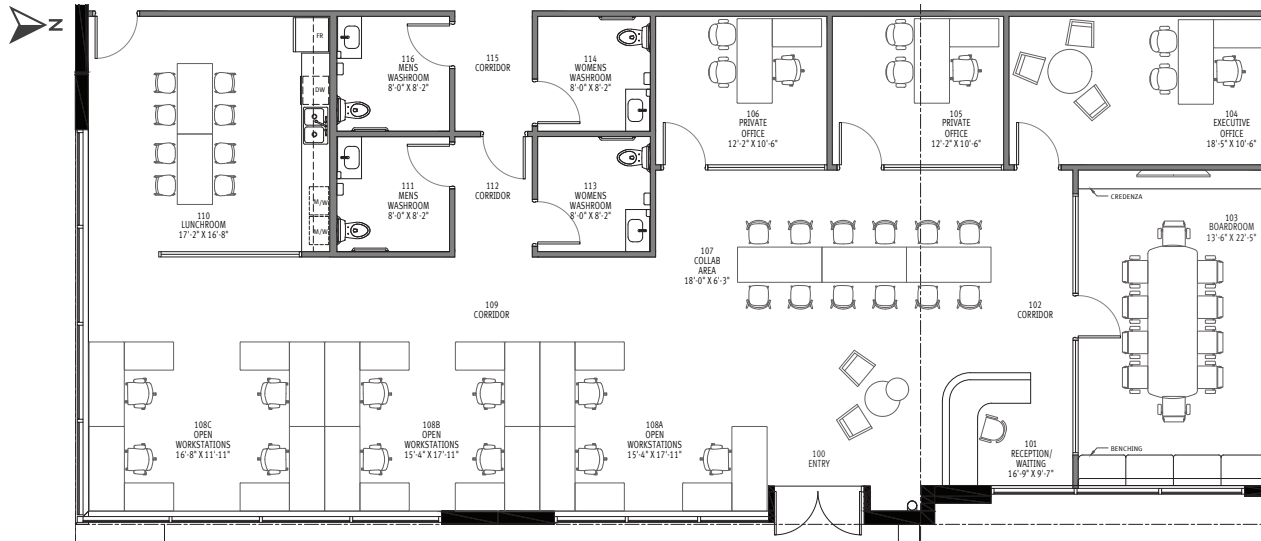
- **TOTAL SF**
137,815 SF
- **DIVISIBLE SF**
20,000 SF
- **SPEC OFFICE AREA**
3,000 SF
- **DOCK DOORS**
32 (8'6" x 10')
- **GRADE DOORS**
9 (12' x 14')
- **PARKING**
113 Stalls



LEGEND

- Dock Loading
- ◀ G Grade Loading
- Office
- UR Utility Room

POTENTIAL OFFICE BUILDOUT

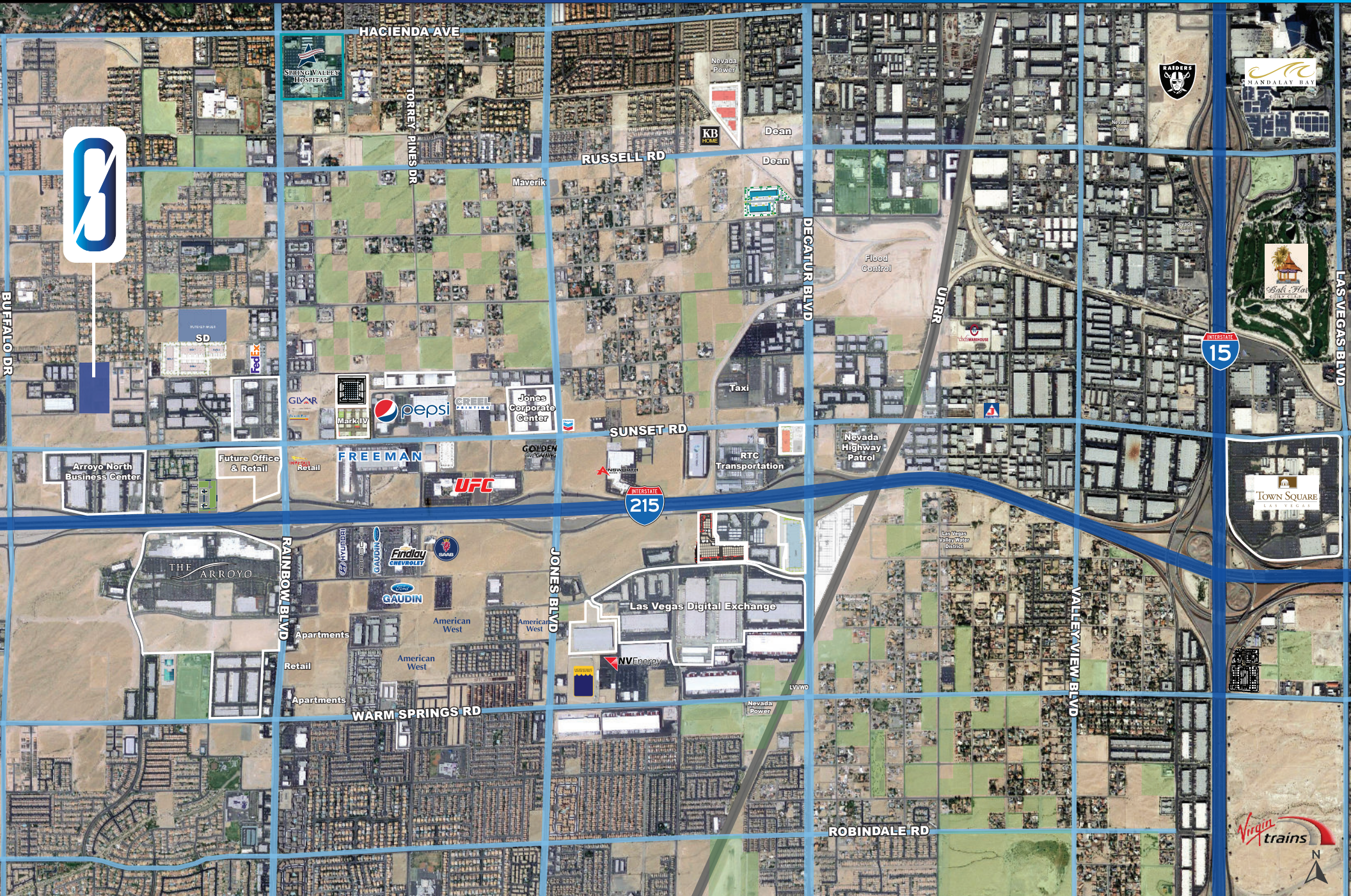


*These images are conceptual renderings and are proposed for illustrative purposes only.

SITE AERIAL - ROOFING COMPLETE



LOCATION/AMENITIES AERIAL



LOCATION & TRANSPORTATION



- I-215 Interchange: ± 0.65 miles
- I-15 Interchange: ± 5.5 miles



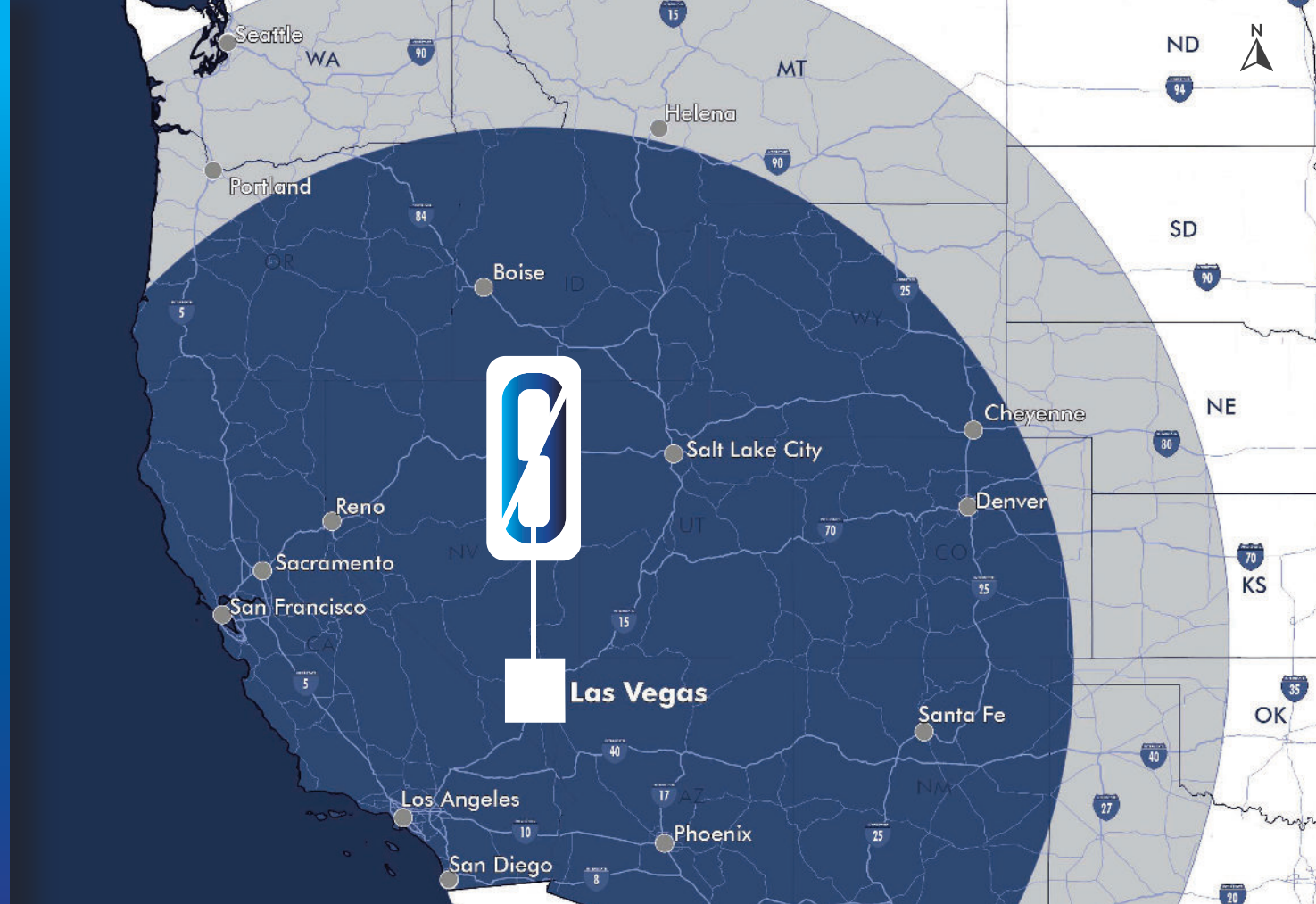
- Harry Reid Int'l Airport: ± 7.5 miles



- The Las Vegas Strip: ± 9 miles

SHIPPING & MAILING SERVICES

- FedEx Freight: ± 4.8 Miles
- FedEx Ship Center : ± 1.5 Miles
- FedEx Air Cargo: ± 10 Miles
- FedEx Ground: ± 14.3 Miles
- UPS Freight Service Center: ± 5.0 Miles
- UPS Customer Center: ± 7 Miles
- US Post Office: ± 1.4 Miles



TRANSIT ANALYSIS FROM LAS VEGAS, NV

	Distance (mi.)	Time (est.)		Distance (mi.)	Time (est.)
Los Angeles, CA	265	3 hrs, 54 min	Boise, ID	634	9 hrs, 31 min
Phoenix, AZ	300	4 hrs, 39 min	Santa Fe, NM	634	9 hrs, 8 min
San Diego, CA	327	4 hrs, 46 min	Denver, CO	752	10 hrs, 45 min
Salt Lake City, UT	424	5 hrs, 50 min	Cheyenne, WY	837	11 hrs, 52 min
Reno, NV	452	6 hrs, 55 min	Helena, MT	907	12 hrs, 31 min
San Francisco, CA	562	8 hrs, 20 min	Portland, OR	982	15 hrs, 44min
Sacramento, CA	565	8 hrs, 14 min	Seattle, WA	1,129	16 hrs, 52 min

LAS VEGAS BUSINESS FACTS



LABOUR

- Nevada has one of the lowest labor costs in the region
- The metro Las Vegas area has more than 80,400 workers in the transportation, logistics and manufacturing industries
- Nearly 72,700 students are enrolled in the University of Nevada, Las Vegas and the College of Southern Nevada
- According to CBRE-EA, over the next five years, manufacturing jobs are expected to grow by 9.2 and distribution by 1.9%
- Year-to-date employment growth in Southern Nevada is 9.5% compared to the National Average of 5.3%



NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax



BUSINESS ASSISTANCE PROGRAM

- Sales & use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive



WESTPOINTE BUSINESS CENTER | Delta, BC, Canada

ABOUT THE DEVELOPER & PROPERTY MANAGER

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Western Canada's largest industrial developers and property managers, having completed more than 35 million square feet of new development. With an ever-expanding industrial portfolio of over 12 million square feet of leasable space across British Columbia and Alberta, along with substantial involvement in the retail and residential market sectors, Beedie's philosophy of providing proactive asset management is based on providing each of their valued clients with optimal service and support.

With the integration of acquisition, development, design, construction, sales, asset management, and after-sales care under one roof, Beedie has built an all-encompassing approach to the way they are building for the future. As Beedie grows its operations across North America, they have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas, Nevada.

Beedie/

www.beedie.ca