

FOR SALE

PIONEER BUSINESS CENTER

Discover
the New World
of Industrial
Ownership.

BUILDING 1 IS NOW
100% SUBSCRIBED.



6370 & 6340 S PIONEER WAY, LAS VEGAS, NV

Developed by

Beedie/

Marketed by

CBRE



OPPORTUNITY

The wait is over! As the most anticipated industrial condo development to hit the market, Pioneer Business Center offers a unique opportunity to own brand new industry-leading warehouse space within the highly sought-after southwest submarket of Las Vegas. The project consists of two buildings totaling 259,731 SF and features best-in-class-specifications including 28' – 32' clear height, dock and grade loading, LED warehouse lighting, 3-phase power, ESFR sprinkler system, and more.

With excellent connectivity to the I-215 & I-15 freeways and close proximity to the Las Vegas Strip, McCarran International Airport, an abundance of nearby amenities as well as the Summerlin master-planned community, this project is ideal for industrial owners. Do not miss the opportunity to own within this premier development.

PIONEER

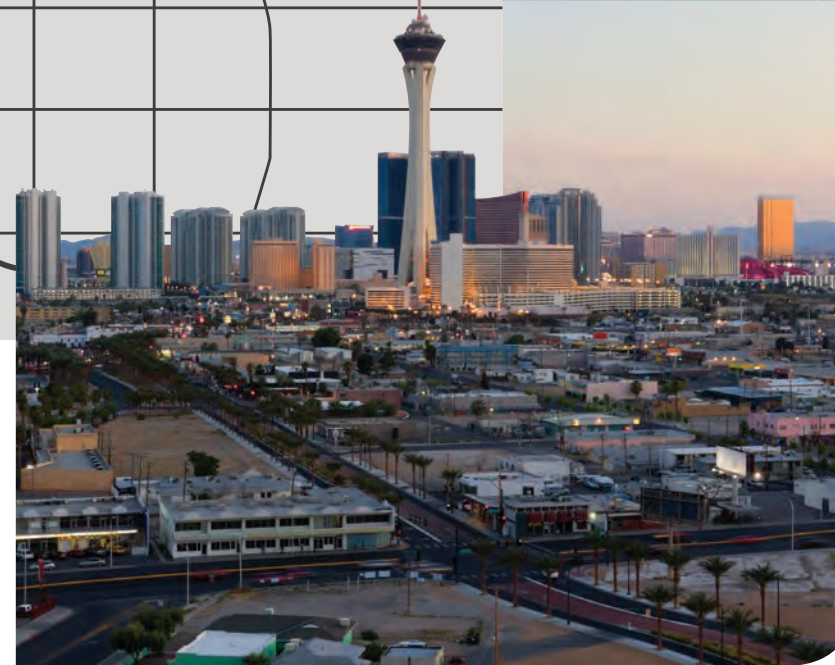


PREMIUM INDUSTRIAL CONDO UNITS

- Units ranging from 7,695 SF to 12,950 SF
- Multiple walk-up second floor configurations
- Unrivaled location and close proximity to major transportation corridors
- Streetside exposure opportunities
- Ample truck maneuvering room & designated on-site parking
- Industry-leading after sales service

CENTER OF EVERYTHING

Pioneer Business Center is centrally located with easy access to the Las Vegas Beltway (I-215) and the Las Vegas Freeway (I-15). It's a quick 10-minute drive to the McCarran International Airport and 20 minutes to downtown.



LAS VEGAS INDUSTRIAL MARKET OVERVIEW

The Las Vegas industrial market continues to flourish with unprecedented demand driving vacancy rates down to historic lows. As of Q2 2021, the overall vacancy rate for the Las Vegas market was 2.8%. Net absorption for the quarter was a record high of 3.1 million SF. Tenant/user demand has primarily been driven by e-commerce, however, the Las Vegas market has seen an increasingly diverse tenant profile entering the market including food and beverage, pharmaceuticals, and manufacturing to name a few. With the City reopening to a 100% capacity as of June 1, 2021, Las Vegas has seen a resurgence of strip-related companies re-enter the market which has added to the overall demand.

With over 2.2 million SF of projects delivered during the first half of 2021, combined with 10.1 million SF already underway and 10.3 million SF of planned projects, the Las Vegas industrial market will continue to grow in order to keep up with the increased demand. However, the majority of the development pipeline is tailored to for-lease product with minimal product being delivered to service the owner/user demand. The market will continue to see a shortage of the for-sale product throughout the Valley. Pioneer Business Center will provide the opportunity to capture increasing owner/user demand in the Las Vegas market.



PUBLIC TRANSPORTATION

Access to bus service has become increasingly important in an employer's decision when selecting a facility for their business. Public Transit through RTC bus service runs along Rainbow Blvd. providing employees excellent access to the project via Route 101.



ZONING

M-D (Manufacturing District)



OCCUPANCY DATE

BLDG 1 & 2: Q2 2023



AMENITIES

Pioneer offers its owners an array of amenities in the immediate vicinity including but not limited to restaurants, coffee shops, and fitness centers. The project is within walking distance to the Rainbow Sunset Pavilion, Shops at Rainbow, and Rainbow Commons which offers fast food as well as dine-in food options. Located less than 0.80 miles south along Rainbow Blvd. is the Arroyo Market Square which is a premier retail center with numerous amenities including Home Depot, Walmart, Sam's Club, and Office Depot.

The Las Vegas industrial market outpaced all other property types in 2020. Despite the pandemic, demand remains strong for new product.






■ CONSTRUCTION	■ LOADING	■ SPRINKLERS	■ UNIT DIMENSIONS
Tilt-up concrete panels	See <i>Unit Breakdown</i> for available dock & grade configurations	ESFR sprinkler system	Depths: 170' - 187' Widths: 52' - 64'
■ CEILING HEIGHT	■ UNIT INTERIOR	■ FLOOR LOAD	■ MEZZANINE
28' clear	R-38 insulation	8,000 lbs/SF warehouse floor load capacity	Concrete, complete with guard rail & 125 lbs/SF floor load capacity

■ LIGHTING	■ ELECTRICAL SERVICE	■ DOCK LEVELERS	■ WAREHOUSE INTERIOR
Full high-efficiency LED light package	3,000 amps at 480/277 volt dedicated via a pad mounted transformer	40,000 lb hydraulic dock levelers at all dock positions	Skylights & painted interior walls for greater illumination

Unit	Footprint SF	Mezz SF	Total SF	Loading
101	UNDER CONTRACT			
102	UNDER CONTRACT			
103	UNDER CONTRACT			
104	UNDER CONTRACT			
105	UNDER CONTRACT			
106	UNDER CONTRACT			
107	UNDER CONTRACT			
108	UNDER CONTRACT			
109	SOLD			
110	SOLD			
111	SOLD			
112	UNDER CONTRACT			
113	UNDER CONTRACT			
Total	109,670	12,246	121,916	

Building 1 of Pioneer Business Center is a brand new, high-image industrial condo facility offering state-of-the-art warehouse space with units ranging from 7,695 SF – 12,950 SF. Select units will offer a pre-built structural steel mezzanine for additional office space or warehouse storage. Featuring best-in-class specifications including 28' clear height, dock and grade loading, LED warehouse lighting, 3-phase power, and more, this facility is ideal for home improvement supply providers, warehousing/distribution users, light manufactures, and more.

LEGEND

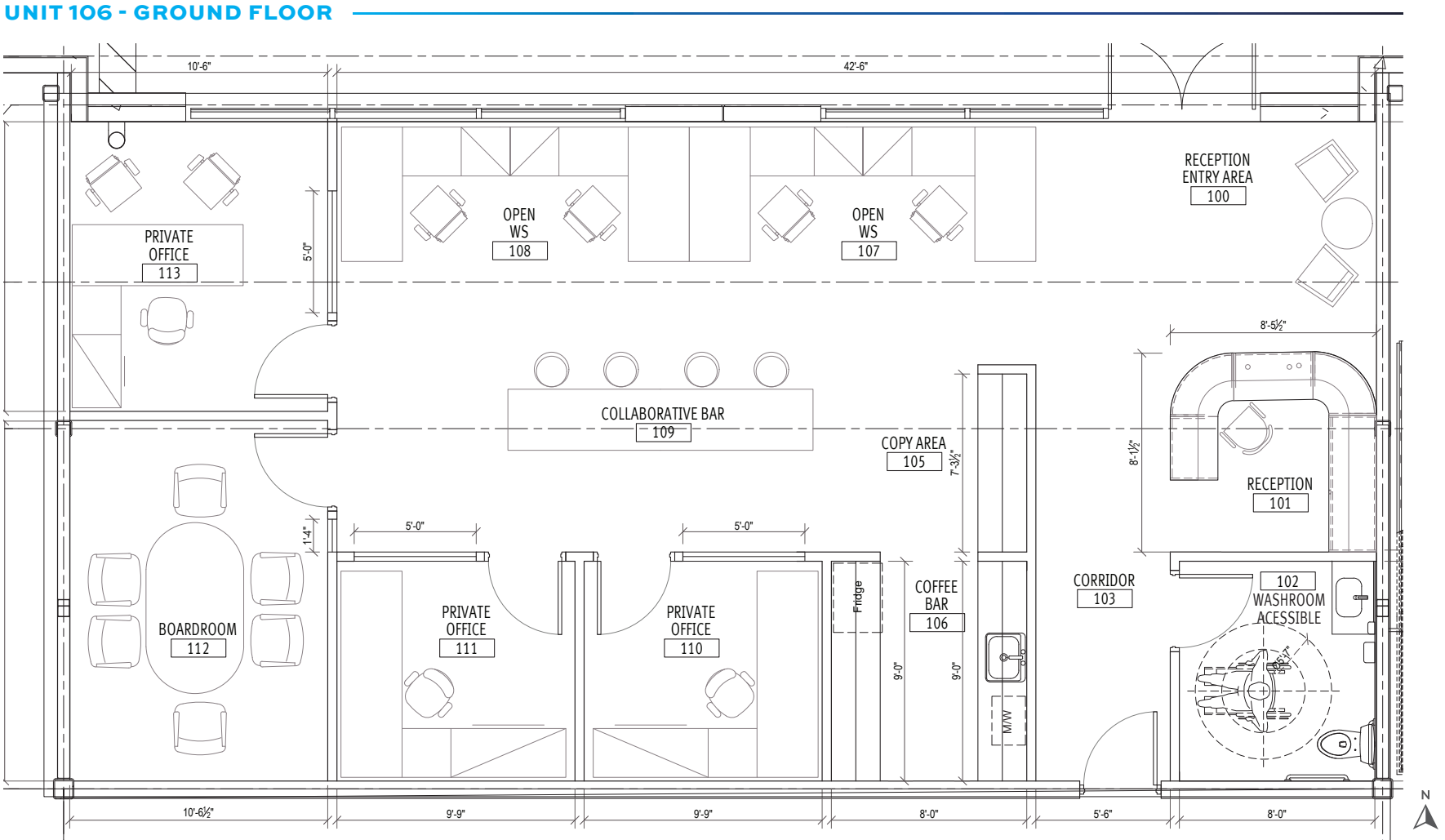
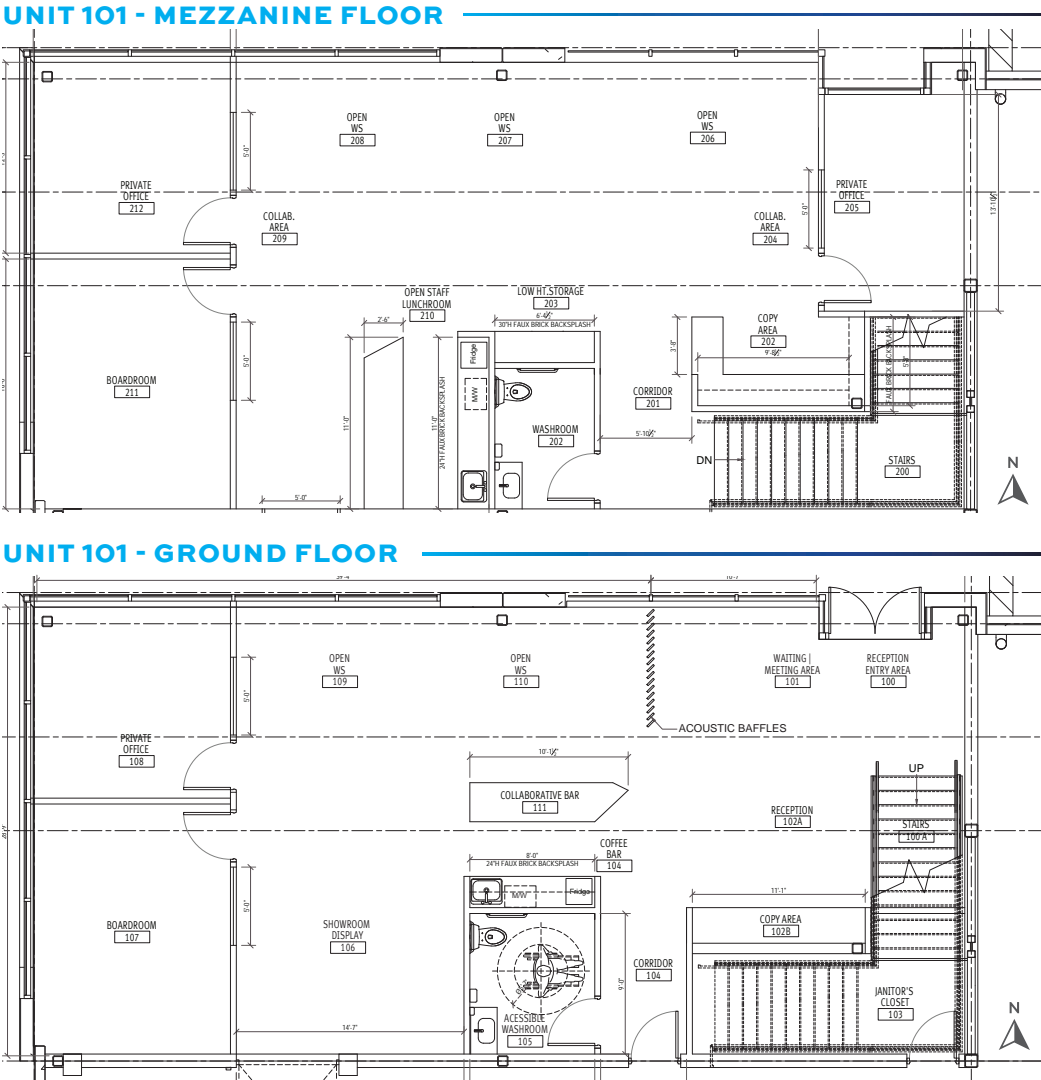
	Dock Loading		Mezzanine
	Grade Loading		Monument Signage
	Under Contract/Sold		



POTENTIAL OFFICE BUILD OUT

This example of a fully utilized office build-out at Pioneer illustrates a combination of open plan office, meeting area and private offices, a configuration rarely seen in the market. the standards and configuration are fully customizable to meet purchasers’ desired look and feel.

*This image is a conceptual rendering and is proposed for illustrative purposes only.





BUILDING FEATURES

CONSTRUCTION

Tilt-up concrete panels

LOADING

See Unit Breakdown 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

MEZZANINE

Concrete, complete with guard rail & 125 lbs/SF floor load capacity

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

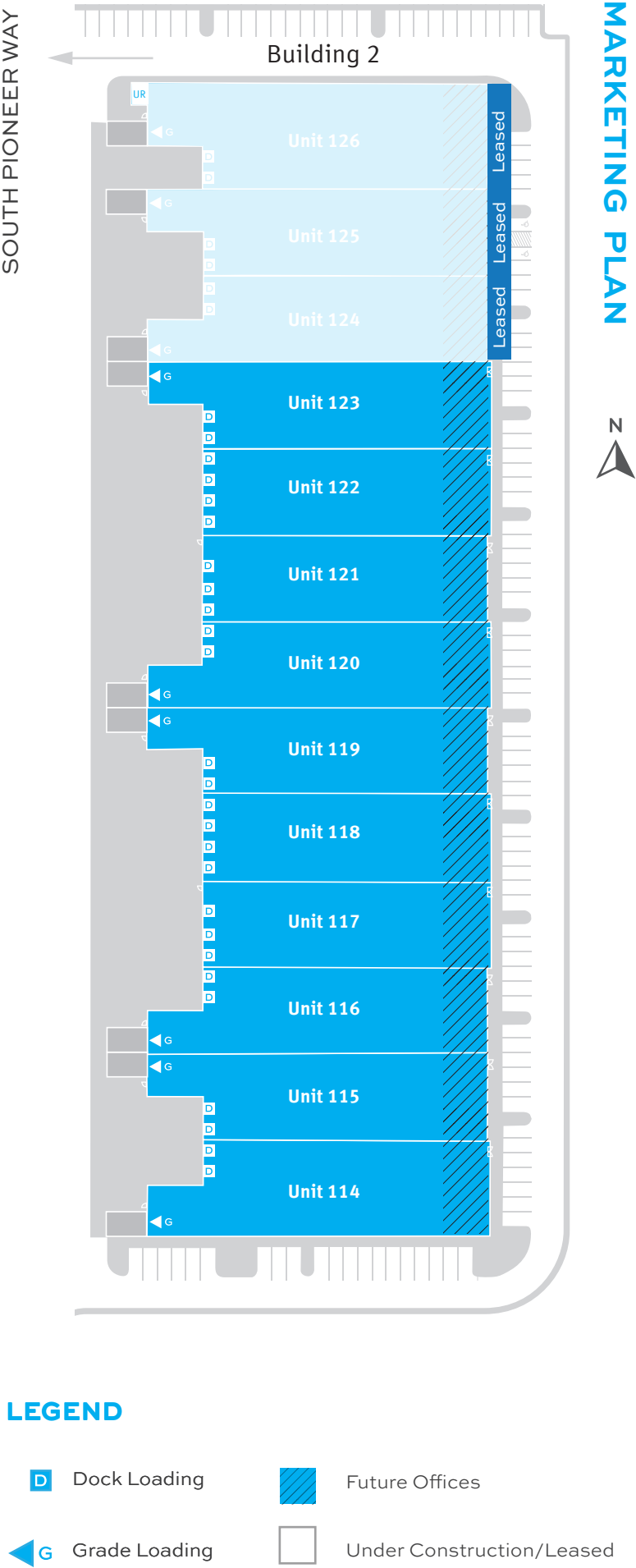
Skylights & painted interior walls for greater illumination

UNIT BREAKDOWN

Unit	Footprint SF	Loading
114	11,797	2D, 1G
115	10,585	2D, 1G
116	10,585	2D, 1G
117	9,747	3D
118	9,747	4D
119	10,585	2D, 1G
120	10,666	2D, 1G
121	9,666	3D
122	9,747	4D
123	10,666	2D, 1G
124	LEASED	
125	LEASED	
126	LEASED	
Total	137,815	

* For pricing inquiries please reach out to the listing team

With various unit configurations available, Building 2 of Pioneer Business Center is designed with the ability to accommodate larger users, offering industry-leading warehouse space with units ranging from 9,666 SF - 12,908 SF. As the new standard for industrial ownership, Building 2 of Pioneer Business Center offers the same best-in-class specifications as Building 1 but will reach 32' clear ceiling height, allowing for even more efficiencies throughout the building.



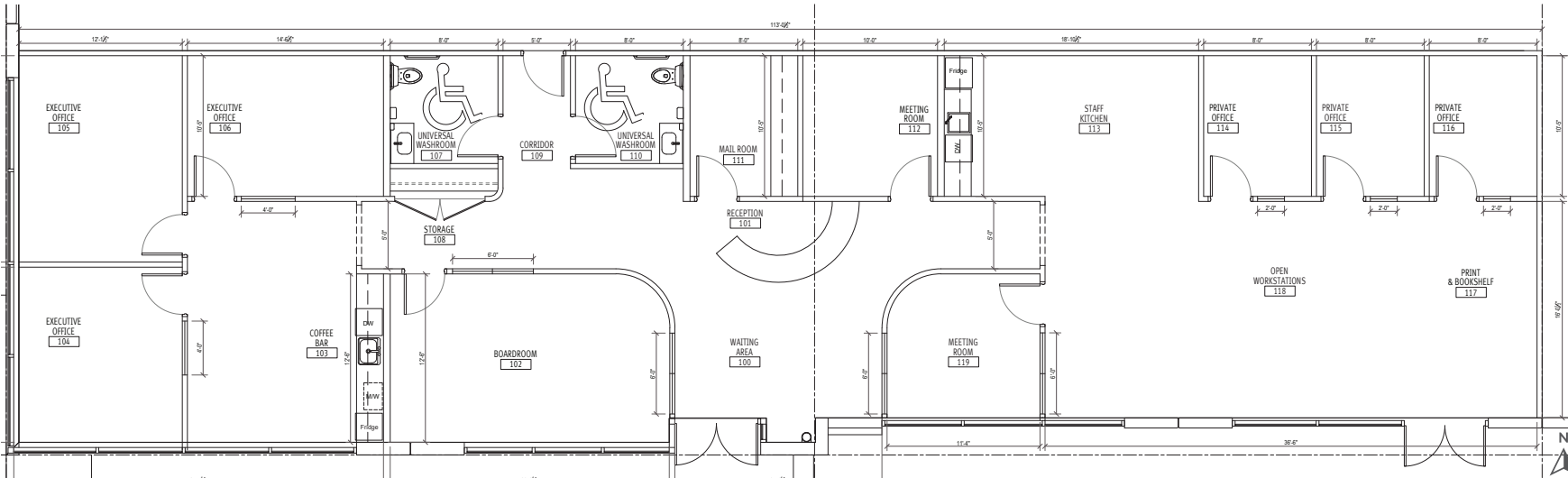
BUILDING TWO - Potential Office Build Out



*This image is a conceptual rendering and is proposed for illustrative purposes only.



UNIT 114 - 116 GROUND FLOOR





OWNING YOUR COMPANY’S REAL ESTATE PROVIDES FLEXIBLE EXIT STRATEGIES FOR BUSINESS OWNERS.

1

Selling your business and retaining an income producing real estate asset.

2

Selling your facility and leasing back the facility for a substantial cash infusion.

3

Selling both your business and the facility together.

WHY OWNING YOUR SPACE IS A SMART BUSINESS DECISION

1 CERTAINTY

Controlling your real estate will allow you to grow your business with confidence.

2 BUILDING EQUITY

Take advantage of one of the top industrial markets in North America by building equity.

3 REDUCE THE RISK OF MAJOR CAPITAL REPLACEMENTS

By purchasing a brand new building, you minimize your businesses exposure to large capital repairs / replacements for the first 15 years of ownership.

4 INVESTMENT STRATEGY

Ability to own a state-of-the-art industrial unit and generate stable income growth.

Experience the freedom and stability of controlling your own space and setting your own terms.



SERIES BUSINESS CENTER | Richmond, BC, Canada



WESTPOINTE BUSINESS CENTER | Delta, BC, Canada

EXPECT MORE FROM YOUR BEEDIE INDUSTRIAL CONDO

As a leading industrial developer with a 65+ year history in Western Canada having completed more than 35 million square feet of new development, Beedie is excited to continue its growth into the Nevada market with the launch of Pioneer Business Center. The industrial condominium (“condo”) ownership model is well regarded and in high demand in Canadian markets. Having successfully completed more than 55 industrial condo projects, Beedie has a long track record of award-winning developments and very satisfied clients.

For small to medium-sized businesses, condo ownership provides the opportunity to own commercial real estate in a professionally managed development. This allows for excellent maintenance of the real estate asset and carefree ownership for the operating business, while building equity.

From the selection of the site location to the completed development, every aspect is carefully considered. Beedie projects are designed and constructed to provide owners with high-quality, efficient, and well-thought-out units.

Over the past decade, Beedie has worked with local and national businesses, and watched them grow – from being tenants, to purchasing their first condo unit, to owning multiple condo units and eventually, developing custom built-to-suit facilities. This is one of many reasons why Beedie is committed to the industrial condo program and developing these state-of-the-art projects across North America.

www.beedie.ca



THE ROAD TO OWNERSHIP

Beedie will be there to help you every step of the way. During the construction period, you will be given regular progress updates and the opportunity to tour the property.

As Pioneer approaches construction completion, Beedie will provide ample notice so that you have plenty of time to finalize financing arrangements and to coordinate with your legal counsel. Beedie’s appointed professional Property Manager will walk you through your unit before handing over the keys to your business’s new home.

As soon as Pioneer is ready for occupancy, rest assured the asset will be managed by an experienced licensed property manager. The property manager in conjunction with Beedie’s development team, will help you navigate through the Condo Corporation’s approvals for your office improvements and corporate signage installation. After move-in, the property manager will then ensure the property is well-maintained and will take care of the day-to-day management of the development leaving you free to focus on your business.



DELTA LINK BUSINESS CENTER | Delta, BC, Canada

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