

 | TROPICAL LOGISTICS



CapRock Tropical Logistics

Premier class A logistics development totaling 1.6M SF on 85 acres

5802 & 5902 E Tropical Pkwy,
North Las Vegas, NV 89115

85
Acres

Up to
1.6M
Square Feet

Up to
4
Class A
Buildings

32-40'
Clear Heights

Project Highlights

Building 1 - 5902 E Tropical Pkwy

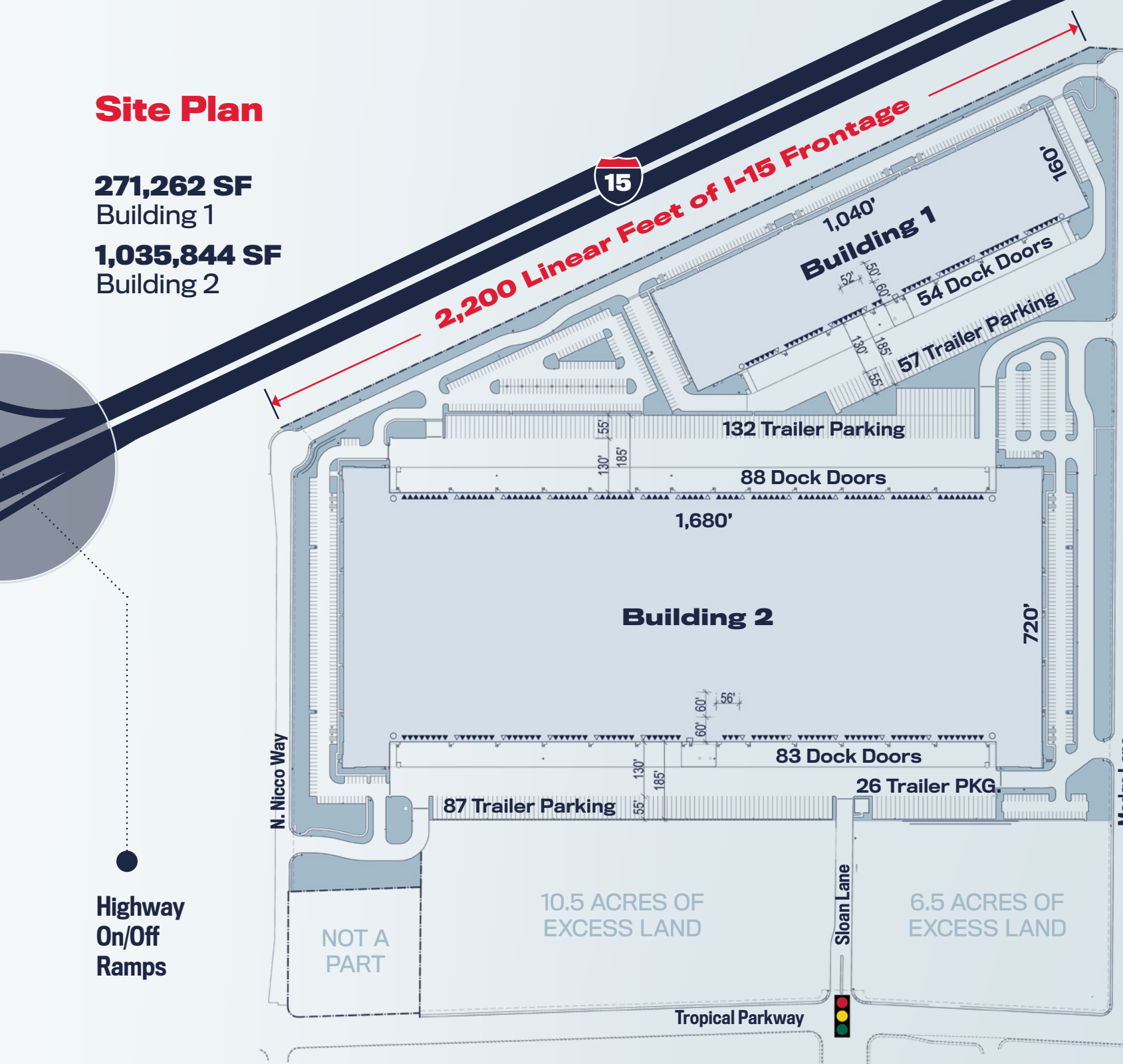
- 271,262 SF
- 32' minimum warehouse clear height
- 185' truck court depth
- 100% concrete truck court
- 194 auto parking spaces
- 57 trailer parking spaces
- ESFR sprinkler system
- 54 - 9'x10' dock high loading doors
- 2 - 12'x14 drive-in doors
- R-19 roof insulation
- 50' x 52' typical column spacing with 60' speed bays
- 3,000 amps 277/480V, 3-phase power

Building 2 - 5802 E Tropical Pkwy

- 1,035,844 SF
- 40' minimum warehouse clear height
- 185' truck court depth
- 100% concrete truck court
- 679 auto parking spaces
- 245 trailer parking spaces
- ESFR sprinkler system
- 171 - 9'x10' dock high loading doors
- 4 - 12'x14' grade level
- R-19 roof insulation
- 56' x 60' typical column spacing with 60' speed bays
- 1.8% skylights
- 8' concrete slab
- 8,000 amps, 277/480V, 3-phase power

Site Plan

271,262 SF
Building 1
1,035,844 SF
Building 2



Las Vegas, NV

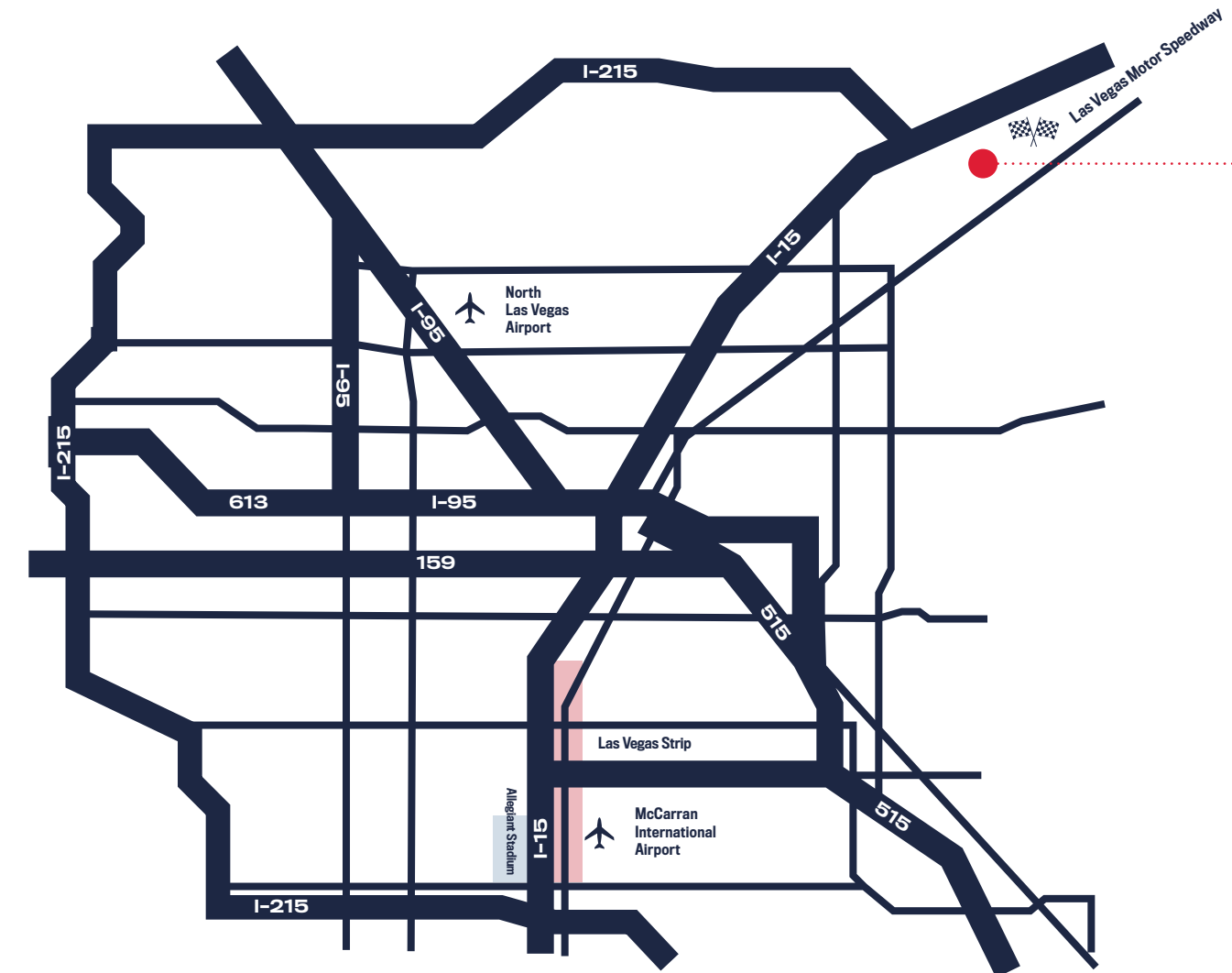
A significant regional industrial and logistics hub in the U.S., Las Vegas has grown to become an integral part of the well-established transport infrastructure that connects to the ports of Long Beach and Los Angeles and is supported by skyrocketing population growth and a lower cost of living for warehouse laborers. The land constrained nature of the Las Vegas market offers few opportunities for big box occupiers. CapRock Tropical Logistics delivers on the region's need for new, state-of-the-art industrial facilities.



Nevada's robust network of roads, rails, air routes and other transportation modes provide a means to move billions of pounds of goods to and from the region each year.

The region benefits from the connectivity it provides as a southwest transportation hub and gateway to the west. The region's air cargo capabilities are centered at McCarran International Airport, the 8th busiest airport in the nation.

Major interstate routes crisscross Nevada, connecting the region to major metropolitan areas throughout the western U.S. and to ports that serve destinations across the Pacific Ocean.

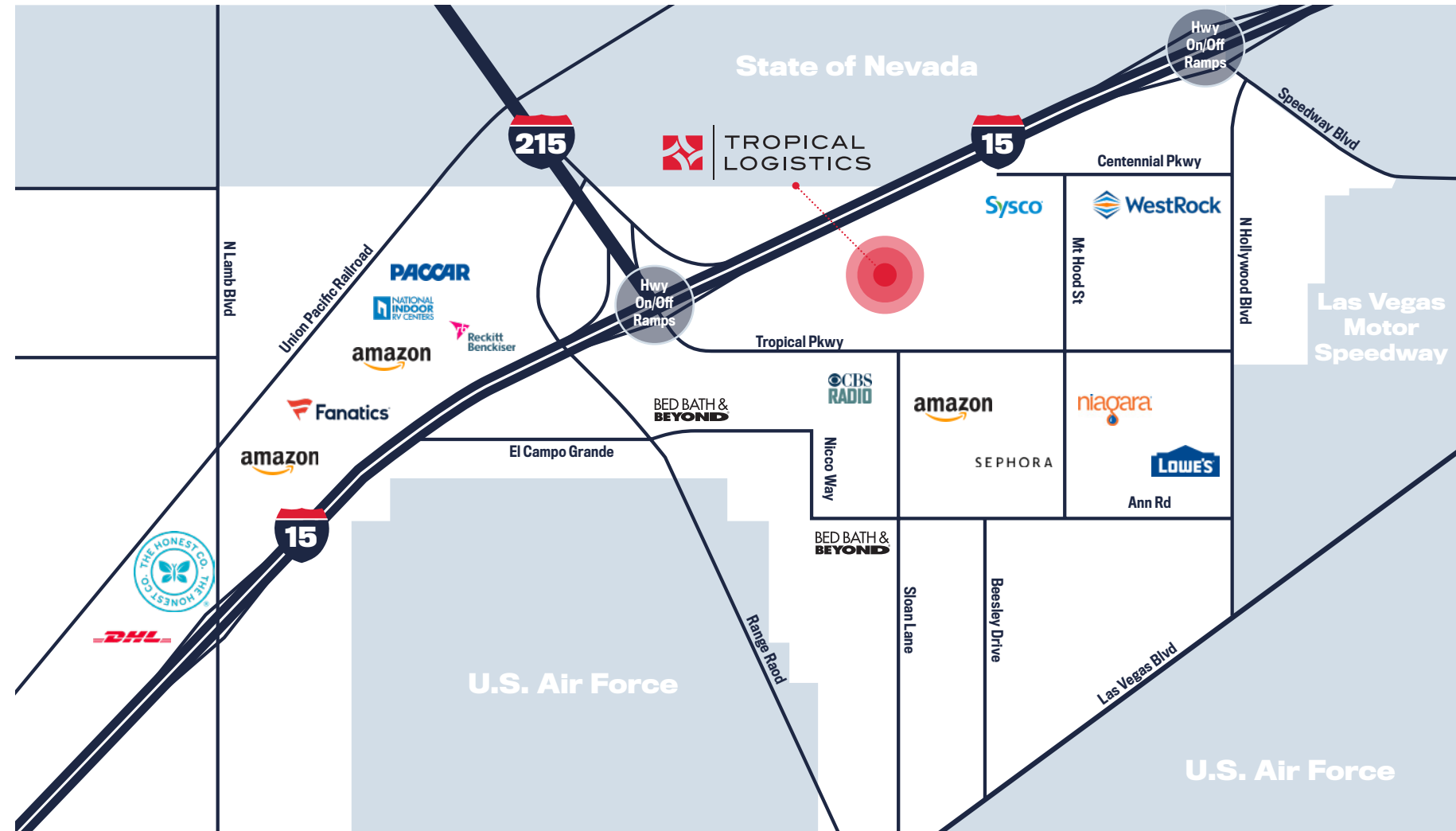


Location Highlights

Prime location in North Las Vegas Speedway submarket and less than a mile from Tropical Parkway and Speedway Boulevard exits on I-15.

Surrounded by premium tenants such as: Amazon, UPS, Bed Bath & Beyond, Sephora, Honest Company and Fanatics to name a few.

Less than 30 minutes from Las Vegas Strip and McCarran International Airport.



Truck Service Analysis

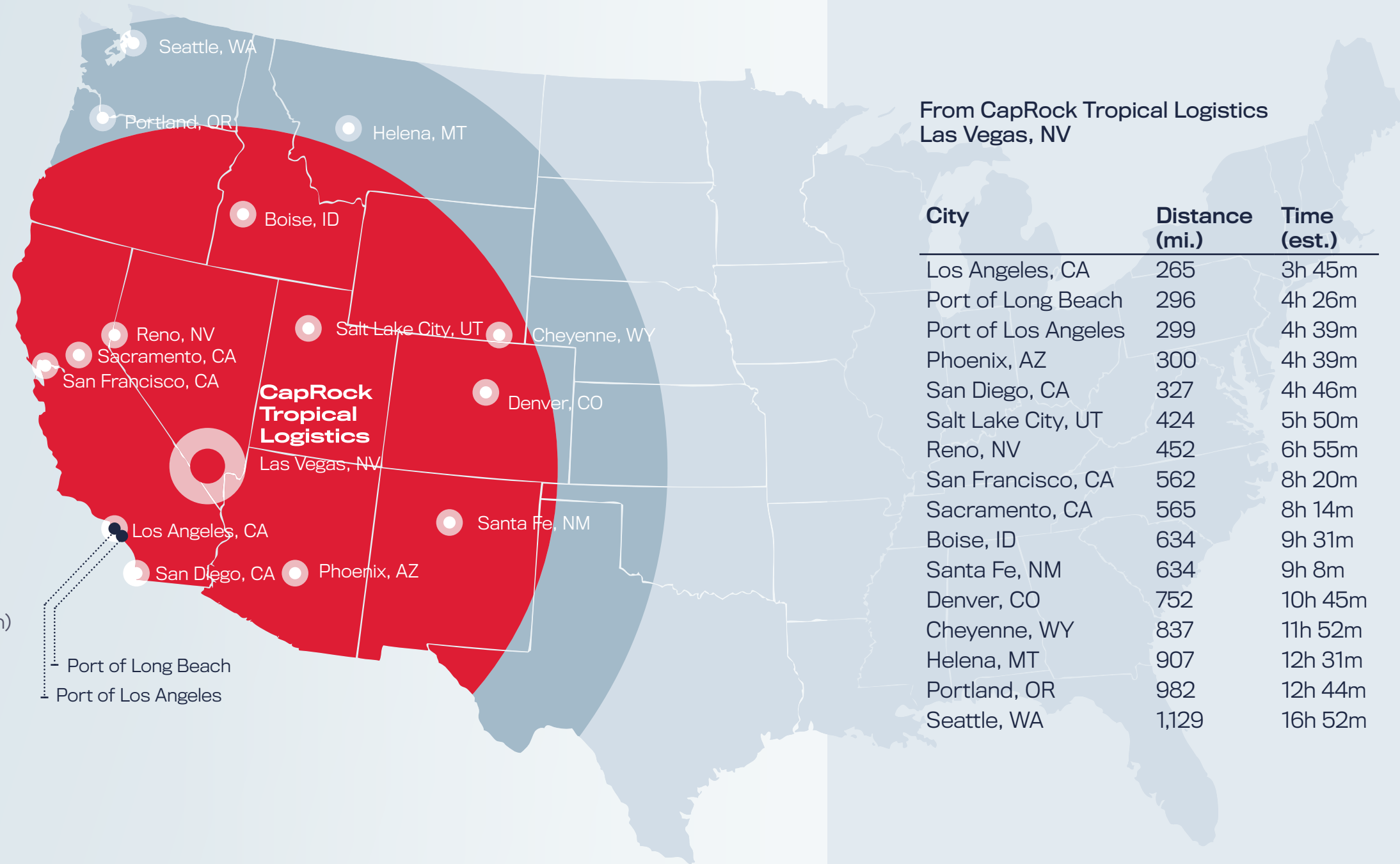
From CapRock Tropical Logistics
Las Vegas, NV

1 Day Truck Service

61,049,148 People (19.4% of U.S. population)

2 Day Truck Service

73,462,949 People (23.3% of U.S. population)



Las Vegas Business Facts

ZeroTax

No income (personal or corporate), gift, franchise, estate, inventory or employer payroll taxes

2.2M

Residents

12.59%

Projected population growth by 2021

29th

Largest metropolitan area in the U.S.

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



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