

Marion Logistics Center
3649 Marion Drive
Las Vegas, NV



LEASED

±739,800 SF

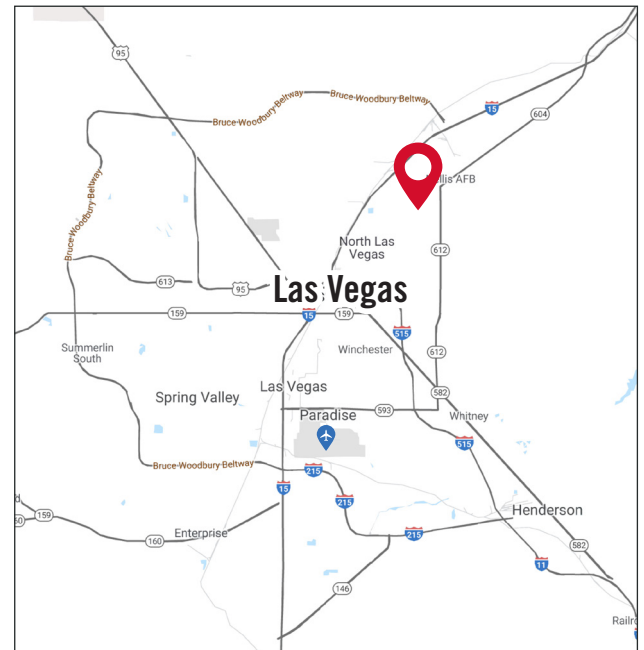
Class A Modern Industrial Facility

HIGHLIGHTS:

- Building Size: 739,800 SF
- Zoned: LI-O
- Access to large labor with numerous tax incentives
 - No Personal Income Tax
 - No Corporate Income Tax
 - No Franchise Tax
 - No Unitary Tax

ACCESS:

- Close Proximity to I-15 Corridor and I-215
- Located Approximately 8 miles from the Las Vegas Strip and 11 miles from the McCarran International Airport
- Major Distribution Hub that can Service Eight Different Markets within a One Day Truck Drive



Owned and Managed by Becknell Industrial

Chicago

120 East Burlington Avenue
La Grange, IL 60525
P: 708.443.9300

Denver

205 Detroit Street, 2nd Floor
Denver, CO 80206
P: 303.900.4113

Indianapolis

280 East 96th Street, Suite 125
Indianapolis, IN 46240
P: 317.669.6000

South Florida

25 Seabreeze Avenue, Suite 302
Delray Beach, FL 33483
P: 561.279.1840

BUILDING HIGHLIGHTS

TOTAL BUILDING SIZE:
±282,220 SF (310' x 918')

ACRES:
±18.02

ZONING:
M-D (Design Mechanical)

OFFICE:
2,625 SF Office

COLUMN SPACING:
50' x 54'

SPEED BAY:
60'

CLEAR HEIGHT:
32'

DOCK-HIGH DOORS:
44 (9' x 10')

DRIVE-IN DOORS:
2 (12' x 14')

CAR PARKING:
279

TRAILER PARKING:
40

SPRINKLERS:
ESFR

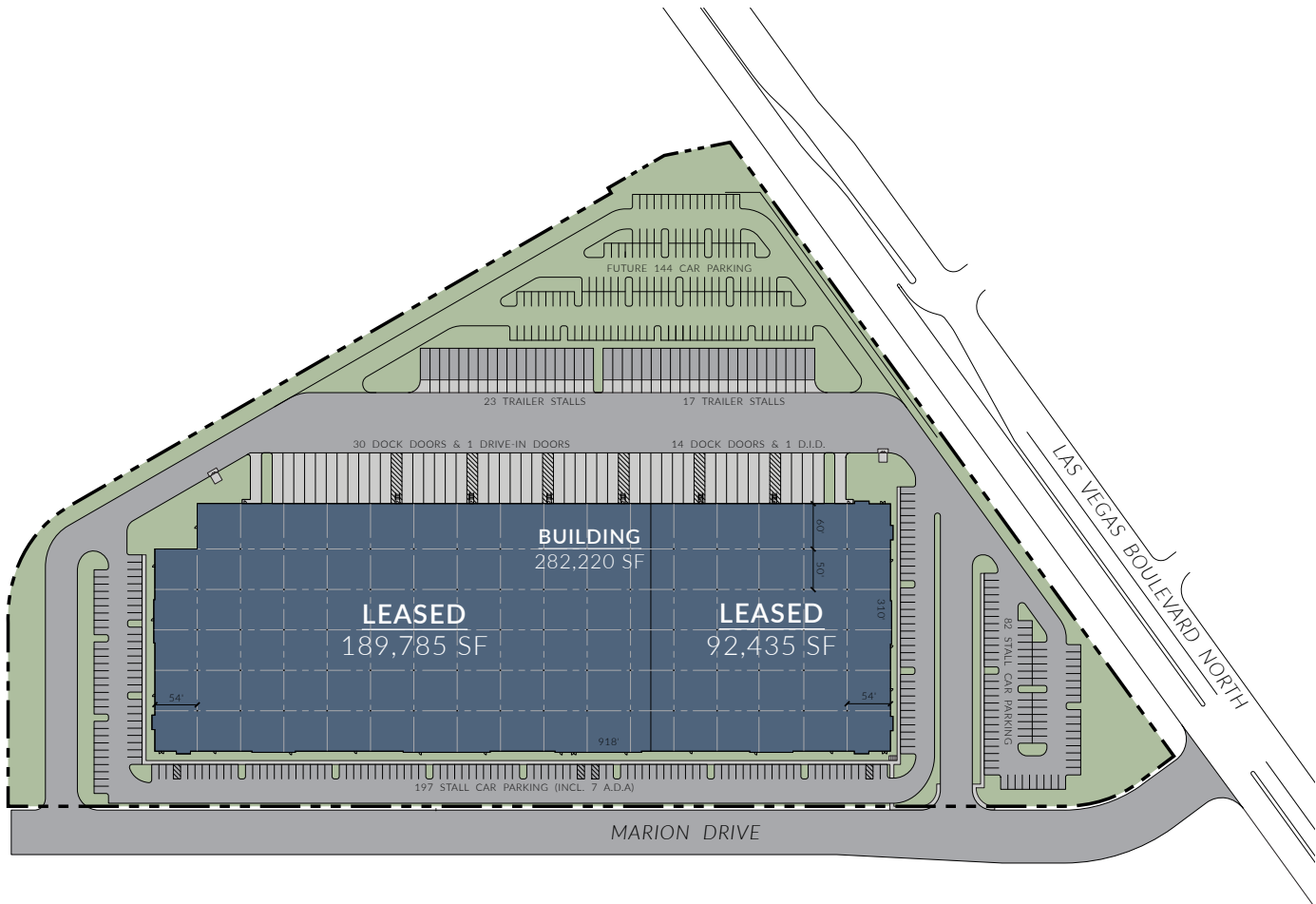
ELECTRICAL:
1200A, 277/480 volt, 3-phase

LIGHTING:
LED w/ Motion Sensors

ROOF:
.60mil TPO, mech. fastened

FLOOR:
7" Unreinforced Slab

SITE PLAN



LEASED