

For sale or lease

- 343,820 s.f. total project size
- From 20,000 to 169,824 s.f.
- 30'-32' clear height
- 2,000 amps 277/480v, 3-phase power per building
- 190' truck courts
- 60' concrete aprons
(with maximum 2% declination)
- 368 total parking spaces
- Five (5) drive-in doors (12' x 14')
- Eighty-seven (87) dock high doors
- ESFR Sprinklers with K-17 rating
- R-19 roof insulation
- 50' x 52' typical column bay spacing
- 60' speed bays
- 1% skylights
- 6" thick, reinforced concrete slab
(rated at 4500 PSI)
- M-1 Zoning (North Las Vegas)
- Est. Q2 2019 delivery



West Craig
Distribution Center

70 W Craig Road
North Las Vegas, NV 89032



HUNTINGTON
INDUSTRIAL PARTNERS

POLK STREET
INDUSTRIAL

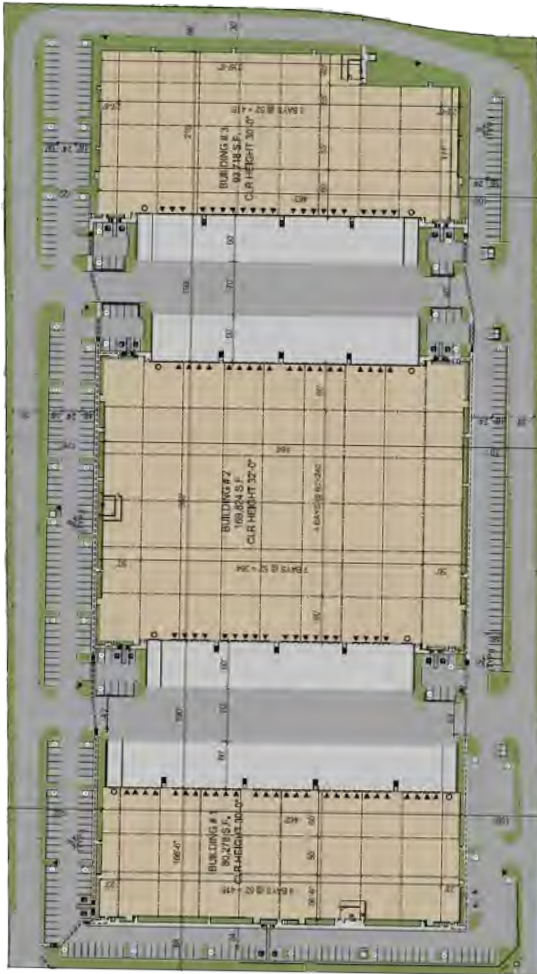


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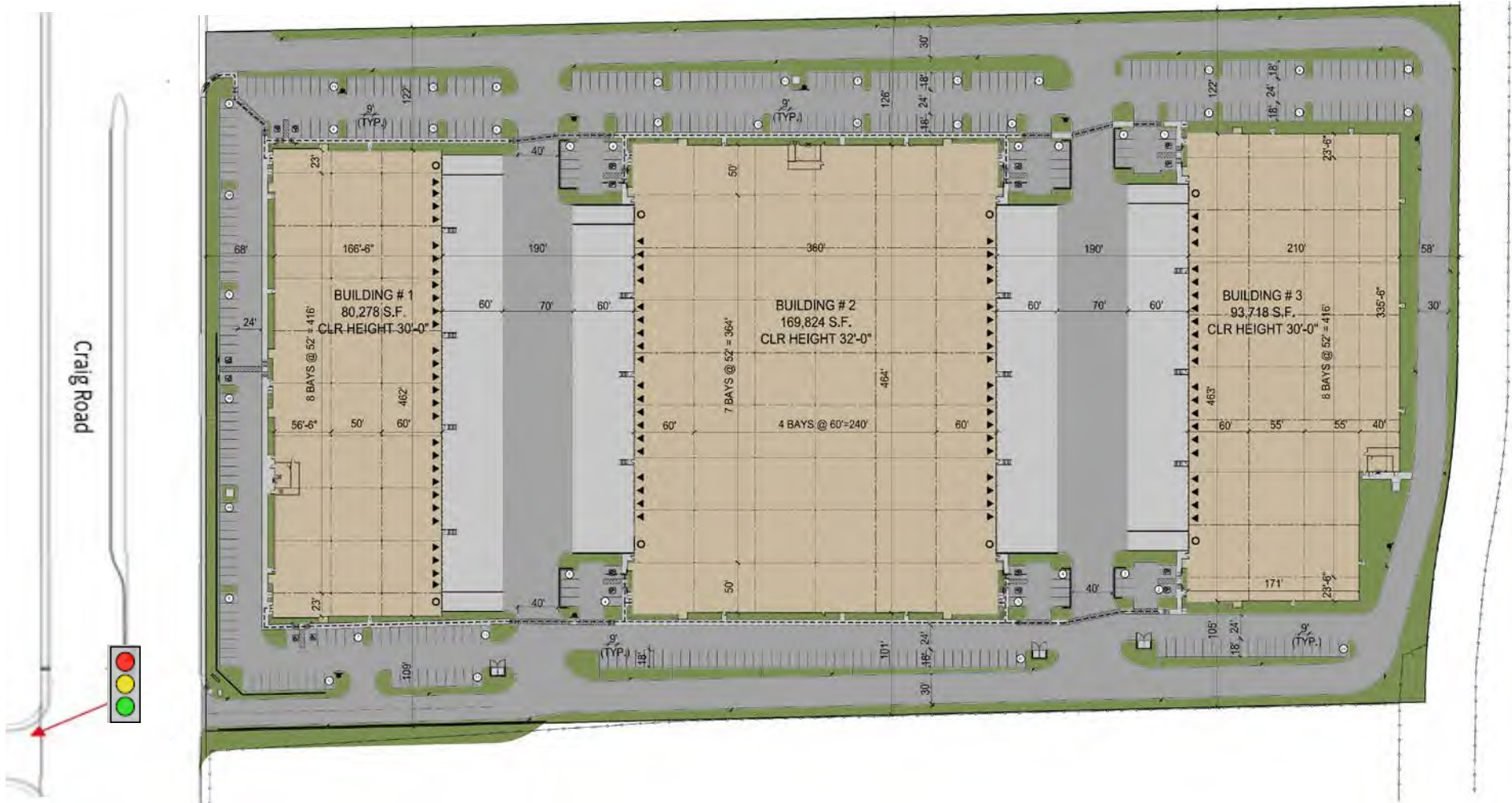


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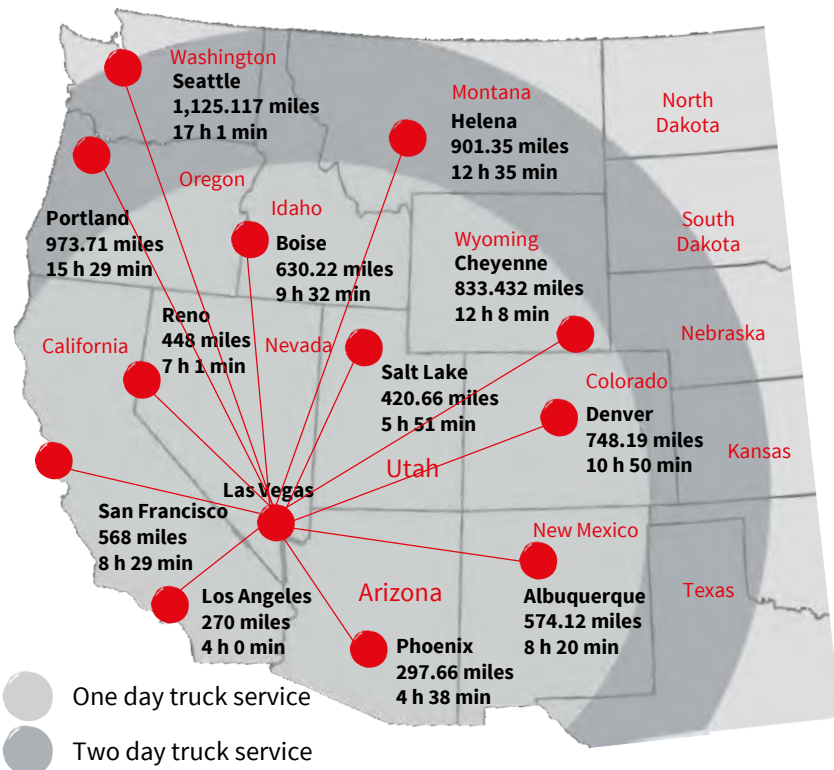


How Nevada Compares



Tax Comparisons	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	No	8.84%	6.50%	5%	7.4%	6.6%	No
Personal Income Tax	No	1-13.3%	2.59-4.54%	5%	1.6-7.4%	5-9.9%	No
Payroll Tax	0-1.17%	1.5%	No	No	No	0.09%	No
Monthly Property Tax (Based on \$25M Market Value)	\$22,969	\$22,917	\$71,261	\$22,917	\$27,083	\$32,688	\$20,833
Unemployment Insurance Tax	0.25-5.4%	1.5-6.2%	0.03-7.17%	.04-7.4%	0.78-6.8%	1.8-5.4%	0.175-8.4%
Capital Gains Tax	No	Up to 13.3%	2.59-4.54%	5%	Up to 7.4%	5-9.9%	No
Gross Receipts Tax	No	\$1.01-5.07	No	0.63-1.25%	No	No	0.00138-0.330%

Workman's Comp Rates	NV	CA	AZ	UT	ID	OR	WA
Class 2915 Veneer Products Mfg.	\$2.76	\$9.18	\$3.35	\$1.76	\$3.82	\$3.77	\$1.69
Class 3632 Machine shop NOC	\$2.57	\$5.46	\$2.79	\$2.04	\$4.92	\$2.35	\$1.22
Class 8810 Clerical Office Employees NOC	\$0.30	\$0.56	\$0.24	\$0.12	\$0.29	\$0.14	\$0.14



Population

2,192,887



Workforce

982,610



Unemployment rate

5.4%



Median HH Income

\$52,598



Per Capita Income

\$26,092

Key factors

- No state, corporate or person income tax
- No estate tax, no inventory tax, no unitary tax, no franchise tax
- Right-to-work state
- Moderate real estate costs
- Low workman's compensation rates