



# News Release

## **Harsch Investment Properties Begins Development of 167,444 Industrial Building in North Las Vegas, Nevada**

*JLL overseeing leasing at Speedway Commerce Center IV*

**LAS VEGAS, NEV., July XX, 2019** – Harsch Investment Properties has started development of a 167,444-square-foot building located at 6101 North Hollywood Boulevard within Speedway Commerce Center IV, adding to the existing 2.65 million-square-foot Speedway Commerce Center in North Las Vegas, Nevada. This announcement comes approximately three months after the firm completed the development of two industrial buildings encompassing 723,704 square feet at Speedway Commerce Center III.

Speedway Commerce Center IV features the same class A features in Speedway Commerce Center III including 32-foot minimum warehouse clear height, 1.4/1,000 square foot parking ratio, 50-foot concrete aprons, LED warehouse and office lighting, ample dock-high and grade level loading, ESFR Sprinklers with K17 rating, 60-foot speed bays, energy efficient evaporative coolers and modern turn-key office suites within each unit.

JLL's Jason Simon, Rob Lujan and Xavier Wasiak are overseeing leasing at the property.

"Harsch continues to hit home run after home run in North Las Vegas delivering much sought-after Class A product from a developer tenants have come to know and trust," said Simon.

"This latest building is a testament to demand for high quality industrial space in the Las Vegas area," said John D. Ramous, Senior Vice President/Regional Manager, Harsch Investment Properties.

"Speedway Commerce Center IV is ideal for mid-sized firms looking for new, modern industrial space in one of the premier strategic logistic locations and business-friendly environments."

Speedway Commerce Center IV is ideally located just off of the I-15 Freeway and the 215 Beltway, providing convenient access to major Southwest and West Coast cities.

"We were pioneers in North Las Vegas when we bought the 1.4 million square foot Speedway Commerce Center in 2001. Now, with this latest project, we will own and operate almost three million square feet in North Las Vegas. We are glad that other developers agree that North Las Vegas is one of the premier industrial destinations in the valley," said Jordan Schnitzer, President of Harsch Investment Properties.

### **About Harsch Investment Properties**

Harsch Investment Properties is a privately-owned real estate company that acquires, manages and develops properties for its own portfolio. The company owns and operates 26 million square feet of office, multi-tenant industrial, multi-family and retail properties in six western states. Headquartered in

Portland, Oregon, Harsch has regional offices in Portland, Seattle, the San Francisco Bay Area, Sacramento, Las Vegas, and San Diego.

### **About JLL**

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Connect with us



**Contact:** David Ebeling

**Phone:** 949 861 8351

**Email:** [david@ebelingcomm.com](mailto:david@ebelingcomm.com)