

# APEX INDUSTRIAL PARK

NORTH LAS VEGAS, NV



FOR LEASE  $\pm$ 53.95 ACRES AVAILABLE (DIVISIBLE TO SUIT)

# PROPERTY HIGHLIGHTS

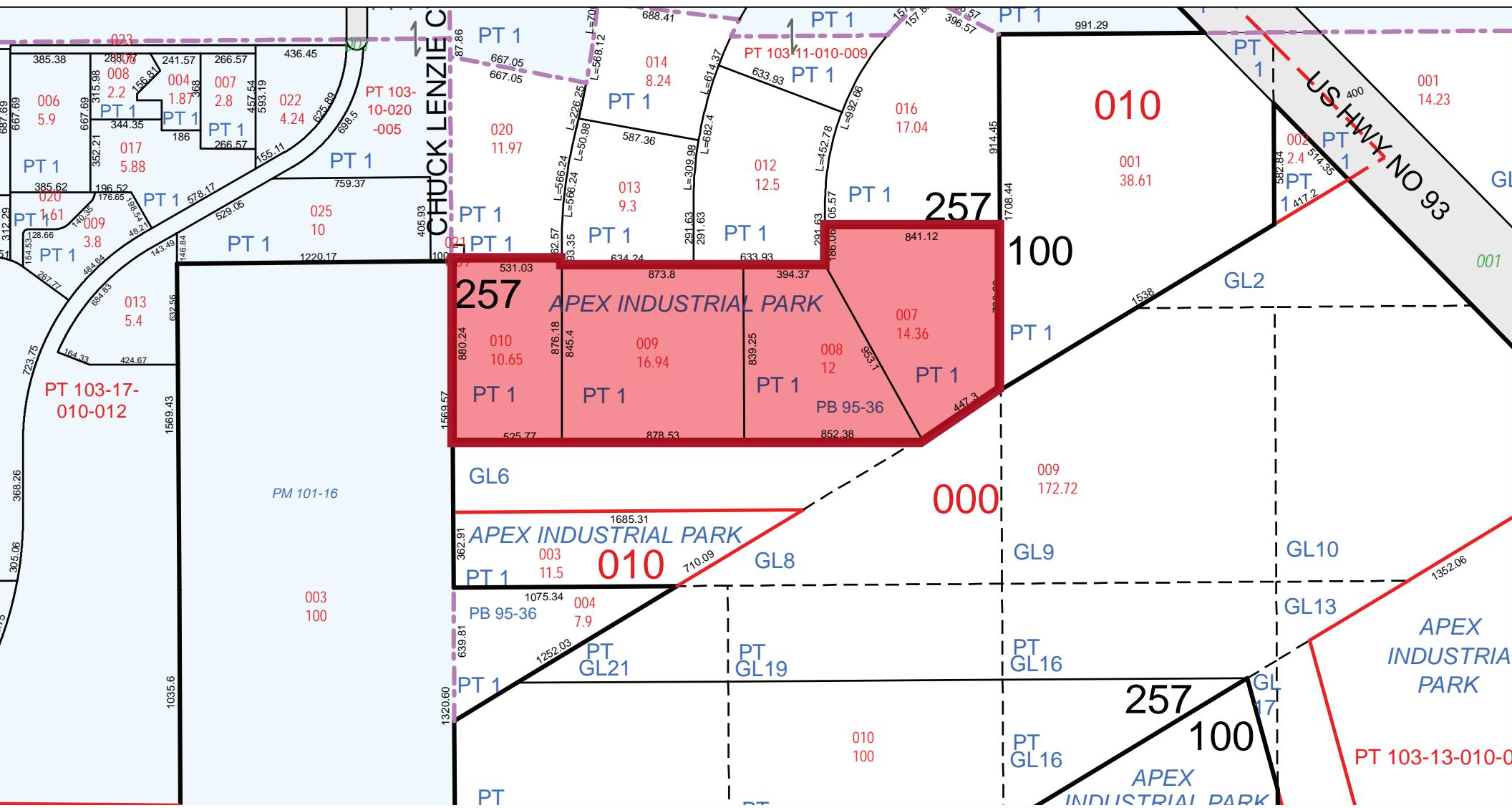


PROPERTY NAME	LUCKY HELEN SITE
SIZE	±53.95 Acres Available For Lease (Divisible to Suit)
APN's	103-14-010-007, 008,009, 010
Site Condition	Partially Graveled, 75 kVA transformer on-site
Potential Uses	Truck and Trailer Storage, Laydown Yard, Salvage Center, Warehousing, Recycling Center, Building Materials Yard, Heavy Equipment Rental, Automobile Impounding Yard, Energy Storage
Planned Land Use	Industrial
Zoning	I-L (Industrial Light)
Jurisdiction	North Las Vegas
Approximately 1.5 Miles to I-15 via US-93	
Call for Pricing	

## CORPORATE NEIGHBORS



# PARCEL MAP



# VEGAS VALLEY MAP



# WHY LAS VEGAS?



**2,953,000**  
POPULATION

**40,829,000**  
VISITOR VOLUME  
lvgear.org/data-portal/economic-summary

**\$95,842**  
AVERAGE HOUSEHOLD INCOME

**1,213,657**  
LABOR FORCE  
(projected to grow 110,261 over next 5 years)

**5.9%**  
UNEMPLOYMENT  
Lightcast/Moody's

## TAX-FREE HAVEN

NO CORPORATE INCOME TAX  
NO CORPORATE SHARES TAX  
NO FRANCHISE TAX  
NO PERSONAL INCOME TAX  
NO FRANCHISE TAX ON INCOME  
NO INHERITANCE OR GIFT TAX  
NO UNITARY TAX  
NO ESTATE TAX



**FOR MORE INFORMATION, PLEASE CONTACT:**

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**Better never settles**

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