





To be Delivered Fully Paved, Lighted & Secured

APPROXIMATELY 0.33 MILES TO 1-15 FREEWAY

Positioned just minutes from major freeway access points, this ±31.8 net-acres site offers immediate access to I-15 and US-93 via Garnett Interchange. With over 30 acres of paved, lighted, and secured outdoor storage space, this property presents one of the only scalable yards in the Las Vegas Valley. Divisibility to ±5 acres, M-2 zoned, City of North Las Vegas.



SIZE

±31.8 Net Acres (Divisible to Suit)

APN

A Portion of APN 103-13-010-034

SITE CONDITION

Fully Paved, Lighted, and Secured

POTENTIAL USES

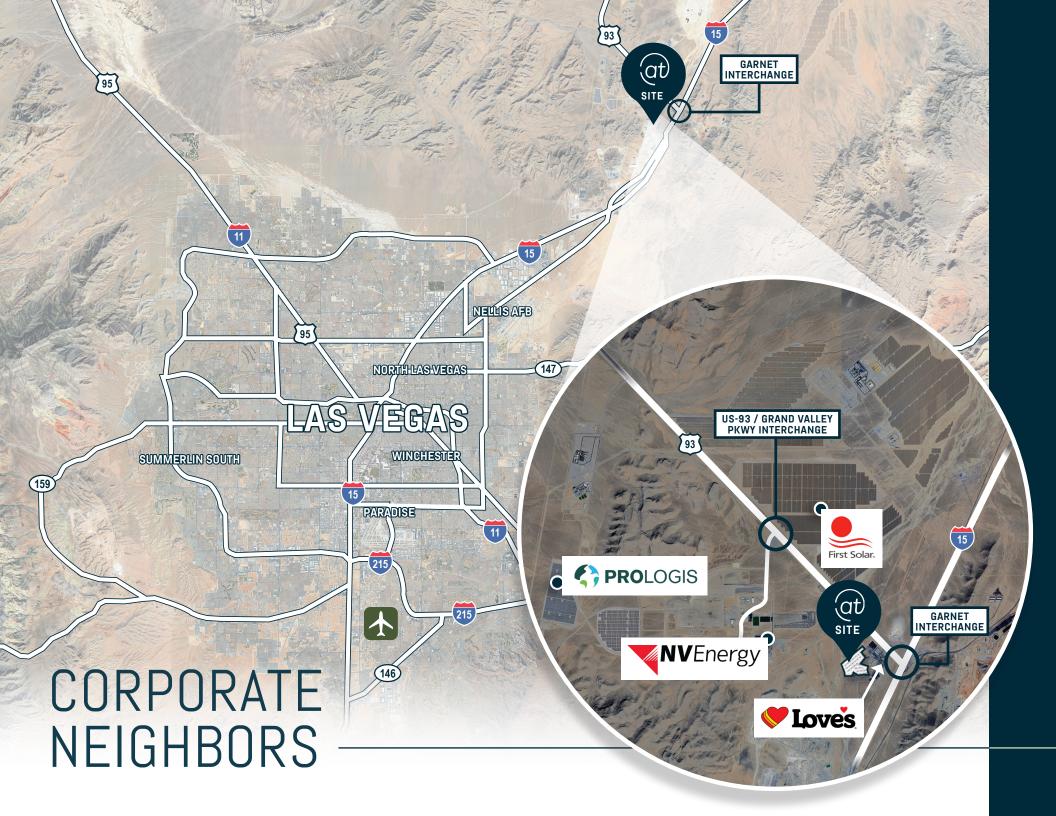
- > Truck & Trailer Storage
- > Laydown Yard
- > Salvage Center
- > Recycling Center
- > Materials Yard
- > Heavy Equipment Rental
- > Automobile Impound Yard

ZONING

M-2 (General Industrial)

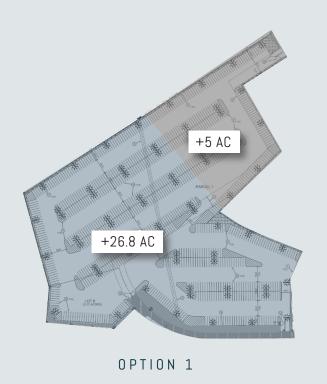
JURISDICTION

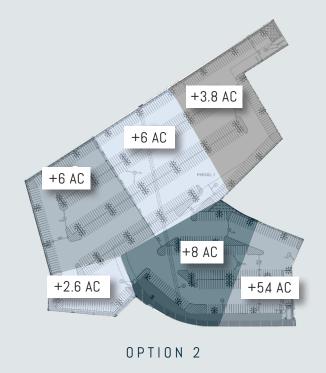
City of North Las Vegas

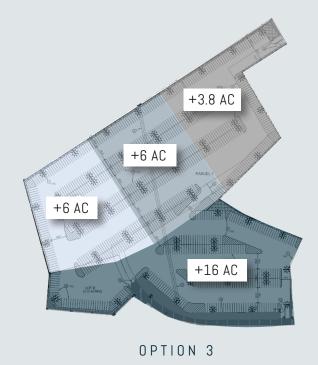


SITE PLAN

DIVISIBLE TO SUIT









WHY LAS VEGAS?



3M POPULATION

40M VISITOR VOLUME

Ivgear.org/data-portal/economic-summary

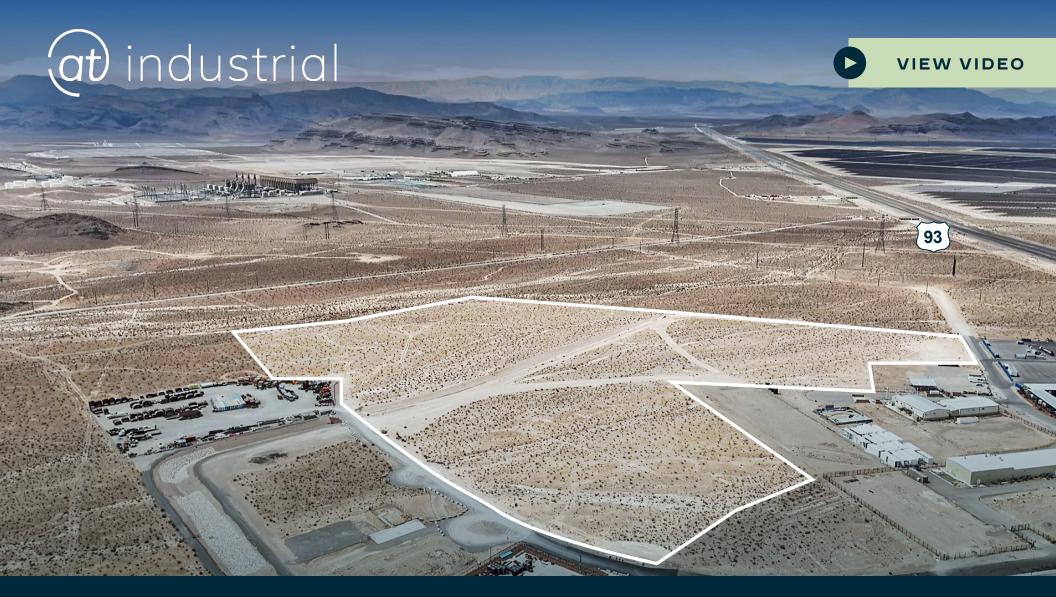
\$95K average household income

1.2 M 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



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