

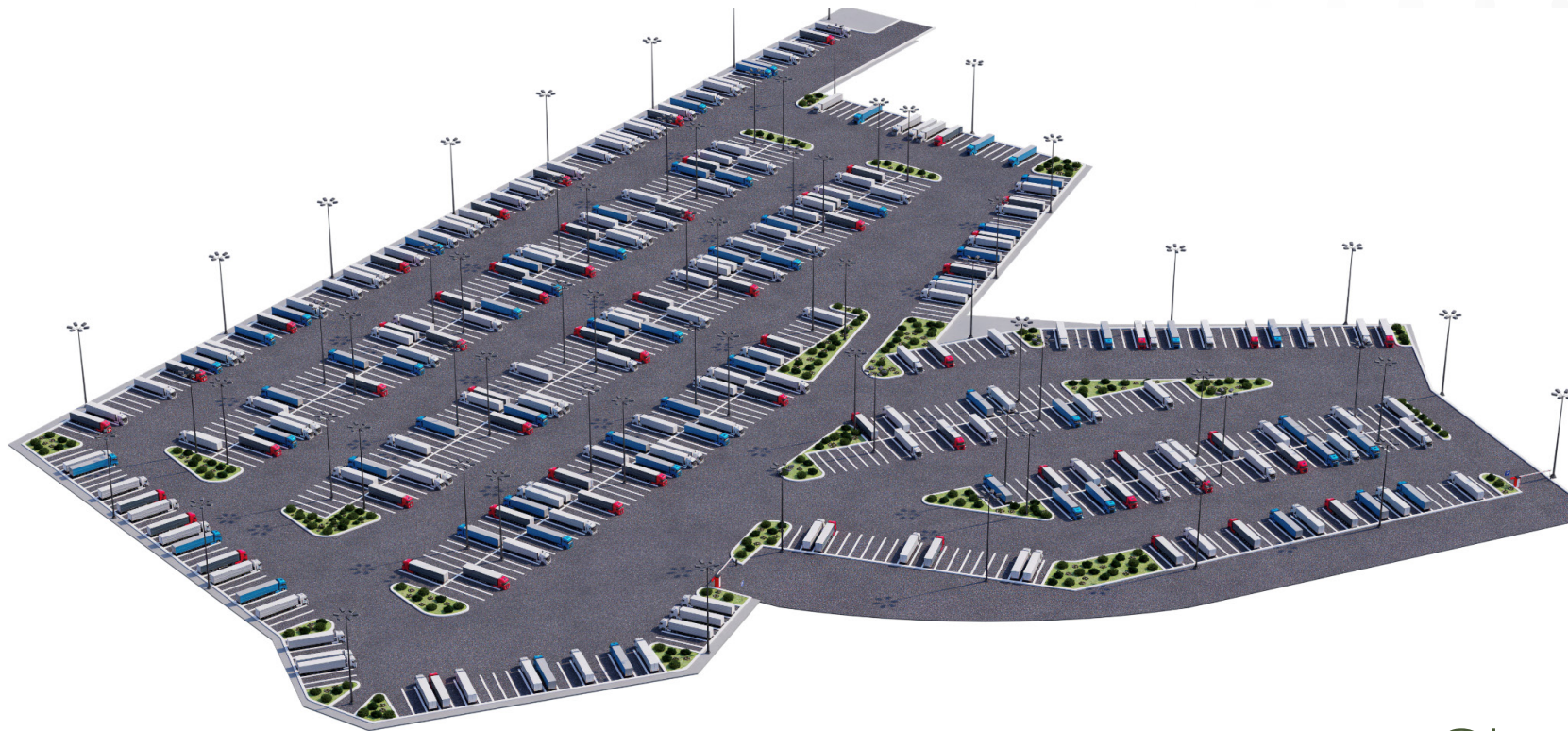
±31.8 Net Acres Outdoor Storage Available | Divisible to Suit



To be Delivered Fully Paved, Lighted and Secured



VIEW VIDEO



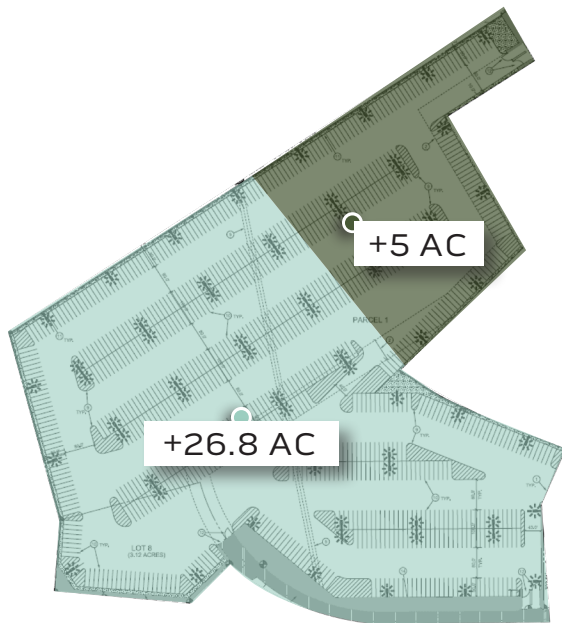
Site Plan

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.

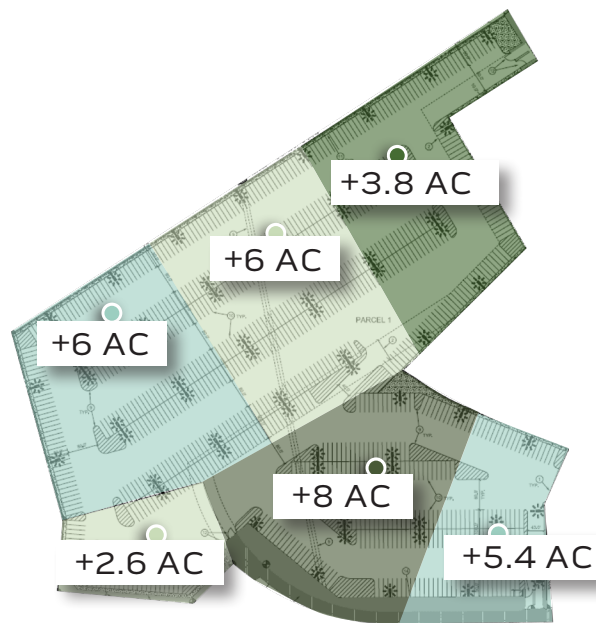
Size:	± 31.8 Net Acres (Divisible to Suit)
APN:	A Portion of APN 103-13-010-034
Site Condition:	Fully Paved, Lighted, and Secured
Potential Uses:	Truck and Trailer Storage, Laydown Yard, Salvage Center, Recycling Center, Materials Yard, Heavy Equipment Rental, Automobile Impound Yard
Planned Land Use:	Industrial Outdoor Storage
Zoning:	M-2 (General Industrial)
Jurisdiction:	City of North Las Vegas
Approximately 0.33 Miles To I-15 Freeway	
Call for Pricing	



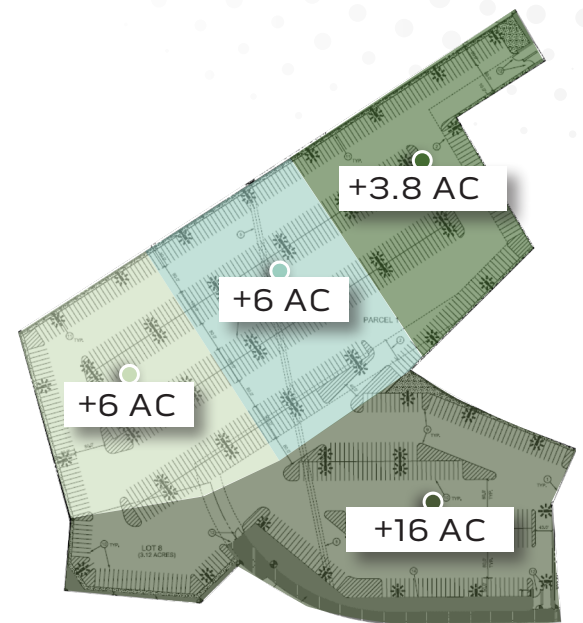
Divisibility Options



OPTION 1



OPTION 2



OPTION 3

3M
Population

40M
Visitor Volume

\$95K
Avg. Household
Income

1.2M
Labor Force
(Projected to Grow
110,261 Over 5 Years)

5.9%
Unemployment

Tax-Free Haven

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

ONE DAY TWO DAY

SEATTLE

1,182 mi | 19 hrs 52 mins

PORTLAND

1,083 mi | 18 hrs 14 mins

HELENA

918 mi | 13 hrs 36 mins

BOISE

680 mi | 11 hrs 7 mins

SACRAMENTO

545 mi | 10 hrs 10 mins

RENO

455 mi | 7 hrs 19 mins

SALT LAKE CITY

438 mi | 6 hrs 19 mins

CHEYENNE

868 mi | 12 hrs 36 mins

SAN FRANCISCO

553 mi | 10 hrs 38 mins

LOS ANGELES

253 mi | 4 hrs 54 mins

SAN DIEGO

319 mi | 6 hrs 6 mins

PHOENIX

403 mi | 6 hrs 12 mins

LAS VEGAS

SANTA FE

645 mi | 9 hrs 30 mins

DENVER

766 mi | 11 hrs 38 mins

CANADA

NORTH DAKOTA

SOUTH DAKOTA

NEBRASKA

KANSAS

OK

TEXAS

±31.8 Net Acres Outdoor Storage Available | Divisible to Suit



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NORTH LAS VEGAS, NV 89124



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