

at industrial

NORTH LAS VEGAS
NEVADA, 89124



±31.8 NET ACRES

OUTDOOR STORAGE AVAILABLE | DIVISIBLE TO SUIT

CUSHMAN &
WAKEFIELD

VIEW VIDEO



To be Delivered Fully Paved, Lighted & Secured

APPROXIMATELY 0.33 MILES TO I-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

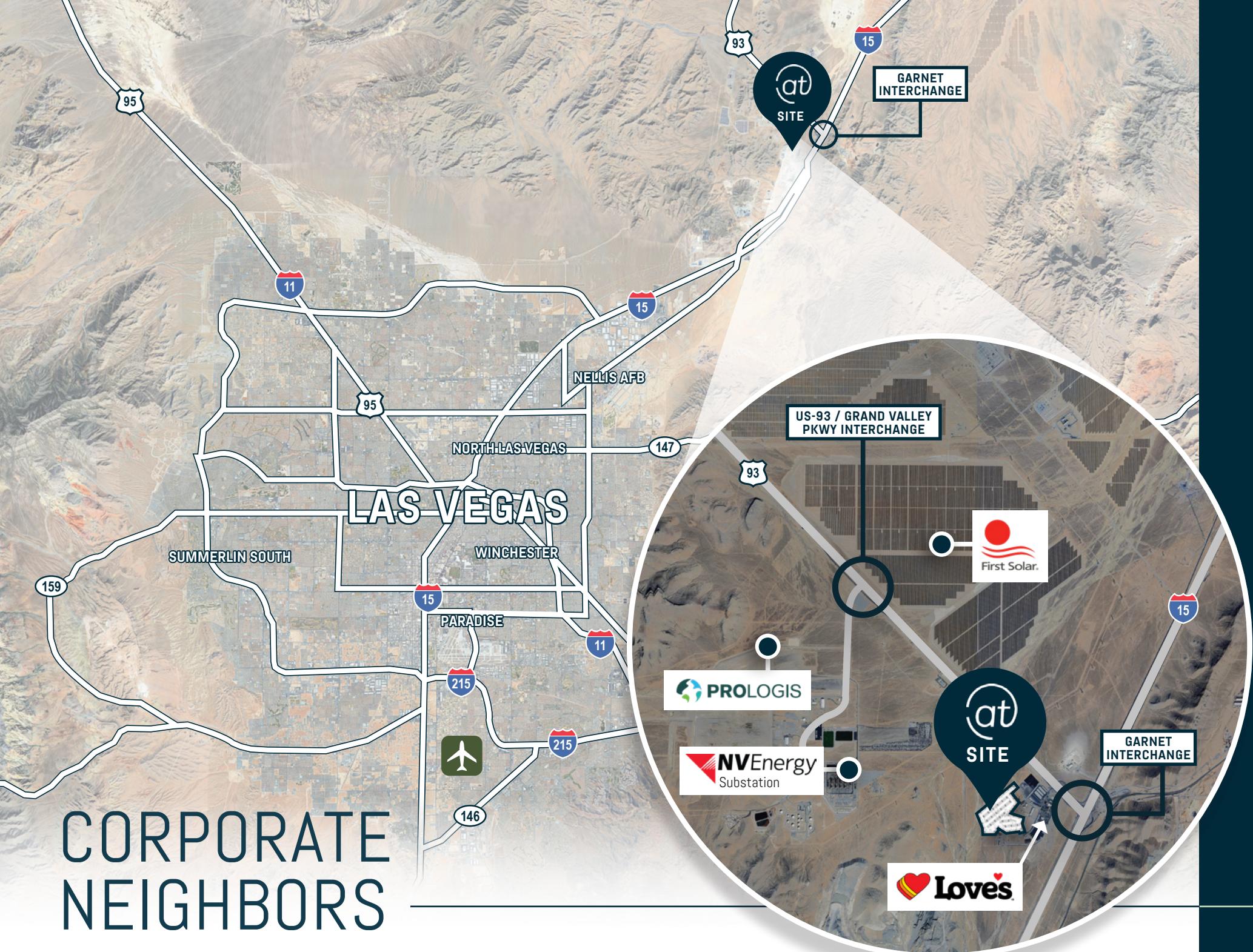
- > Truck & Trailer Storage**
- > Laydown Yard**
- > Salvage Center**
- > Recycling Center**
- > Materials Yard**
- > Heavy Equipment Rental**
- > Automobile Impound Yard**
- > Energy Storage**

ZONING

M-2 (General Industrial)

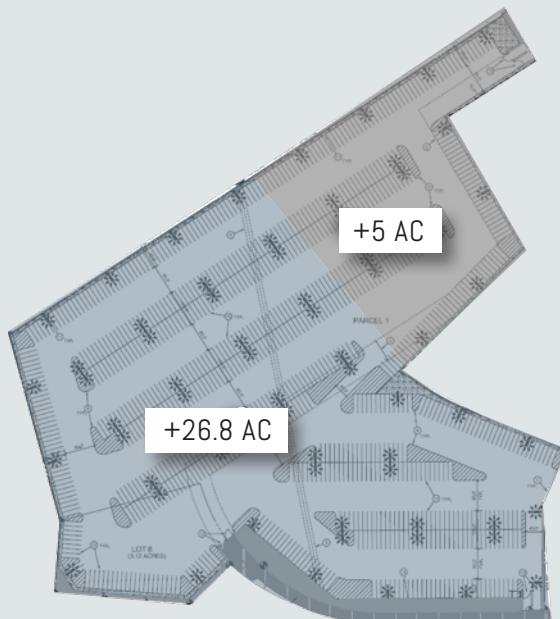
JURISDICTION

City of North Las Vegas

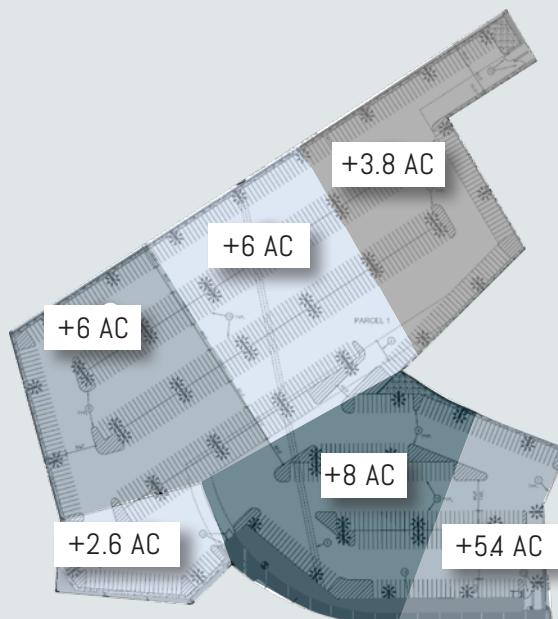


SITE PLAN

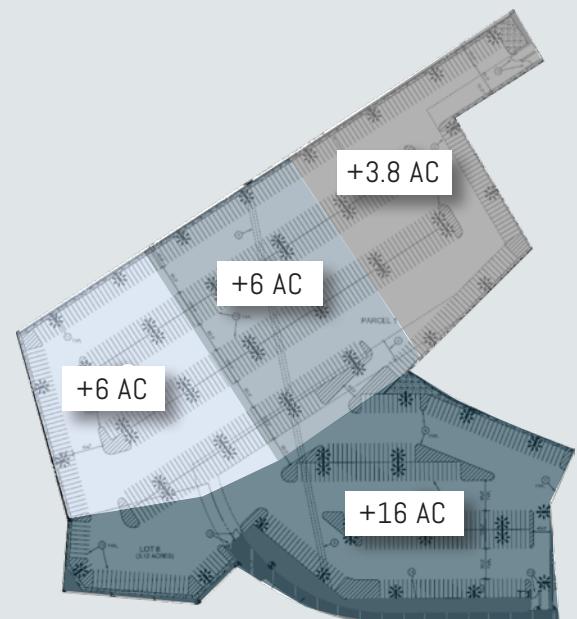
DIVISIBLE TO SUIT



OPTION 1



OPTION 2



OPTION 3

WHY LAS VEGAS?



3M

POPULATION

40M

VISITOR VOLUME

lvgear.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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