



20,221 SF FOR SALE

BADURA WEST INDUSTRIAL BUILDING

7465 W. BADURA AVENUE B-1, LAS VEGAS, NV 89113

Greg Tassi, SIOR
Vice Chair
+1 702 605 1713
greg.tassi@cushwake.com

Donna Alderson, SIOR
Vice Chair
+1 702 605 1692
donna.alderon@cushwake.com

6725 Via Austi Pkwy. | Suite 275
Las Vegas, Nevada 89119
+1 702 796 7900
cushmanwakefield.com



PROJECT OVERVIEW

Building Size:	20,221 SF
Lot Size:	1.23 Acres
±4,724 SF Existing Office:	±3,014 SF 1st Floor ±1,710 SF 2nd Floor
Year Built:	2019
Clear Height:	26'
Auto Parking:	33 stalls including 2 handicap stalls
Dock High Doors 9'x10':	2
Grade Level Doors 14'x16':	2
3-Phase Power:	400 Amps, 277/480 Volts
Zoning:	IP, Industrial Park

Premier Location: Strategically situated in the desirable Southwest Submarket, just east of Buffalo Drive on Badura Avenue.

Excellent Accessibility: Immediate access to I-215, I-15, Harry Reid International Airport, and the Las Vegas Strip. The property's strategic central location makes it a key player in servicing the local economy and the entire Las Vegas valley.

Ready for Occupancy: Fully built out with a functional design and above standard finishes, allowing a potential user to occupy and operate immediately.

Adjacent Amenities: The area has a high concentration of amenities, including Durango Station, The Uncommons, Arroyo Crossing, and a variety of restaurants and shopping venues.

Thriving Community: Surrounded by numerous under construction and planned commercial and residential developments, including a Costco Wholesale northwest of the property.



LED Warehouse
Lighting



Evaporative
Cooled Warehouse



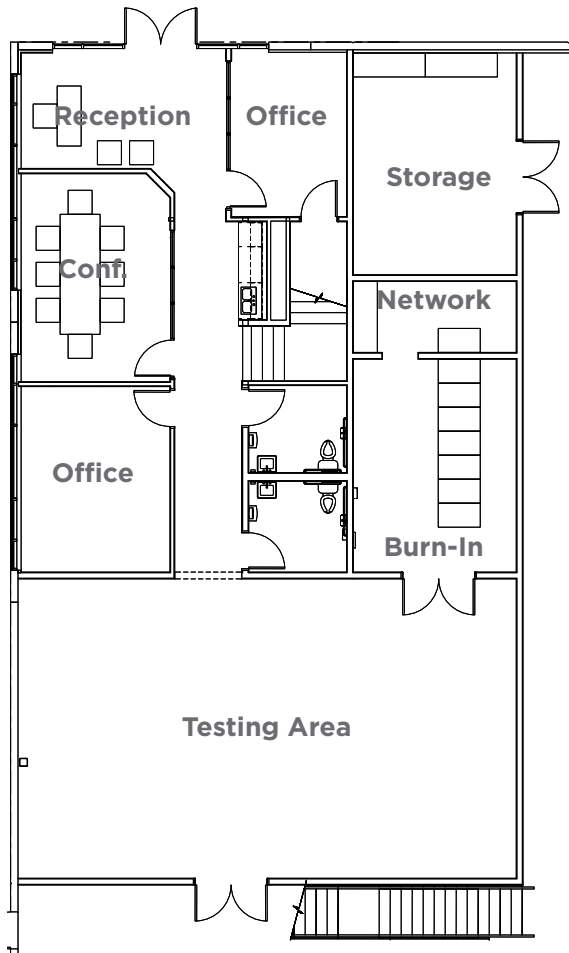
ESFR Fire
Suppression System



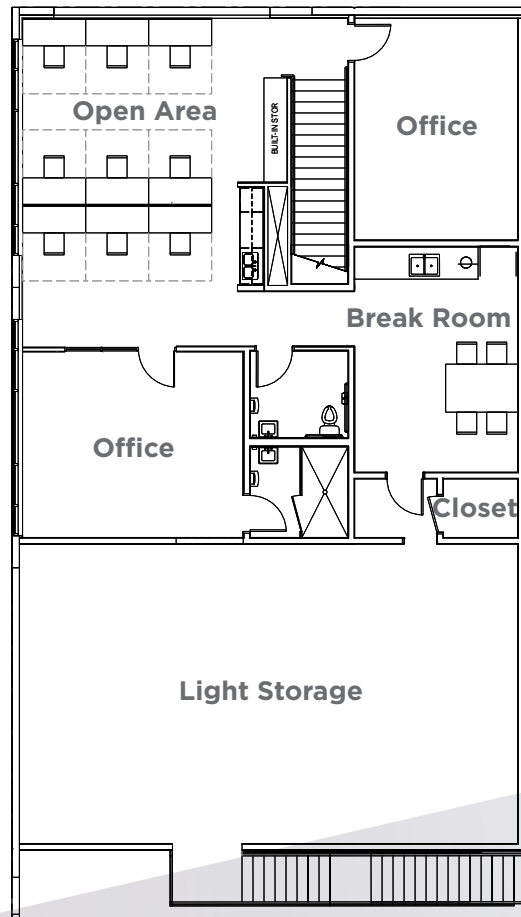
±5,100 SF Yard
with Rolling Gate



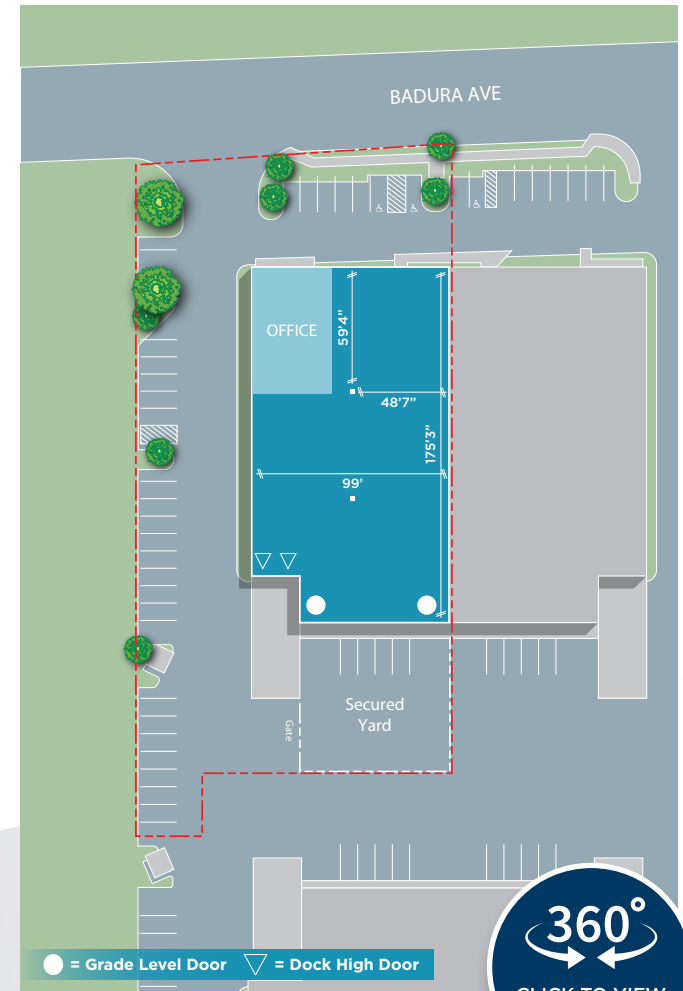
SITE PLAN & OFFICE PLAN



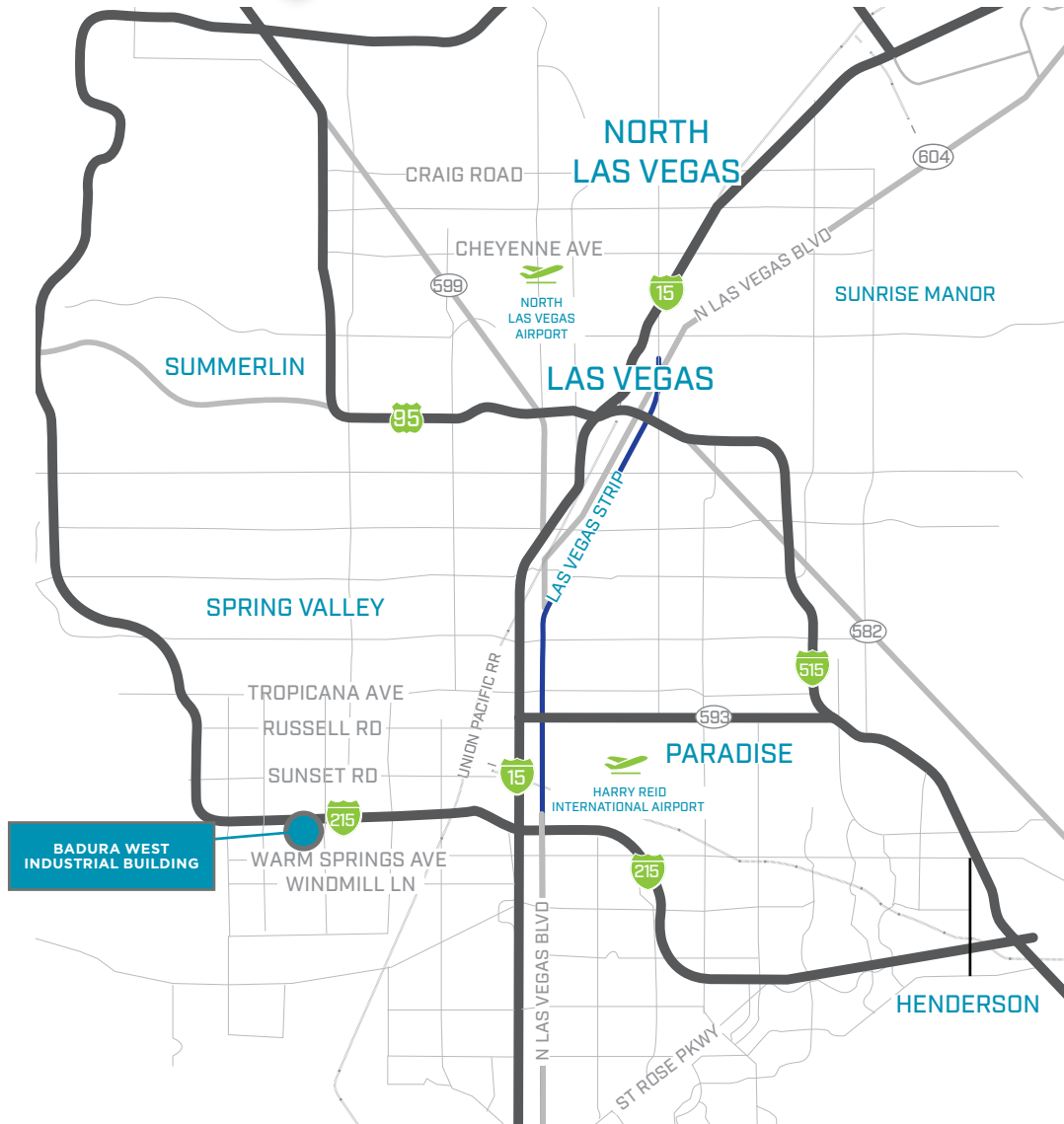
1st Floor Office Plan



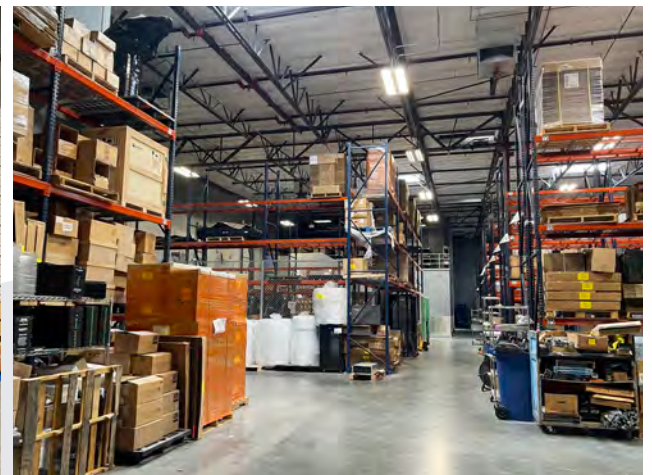
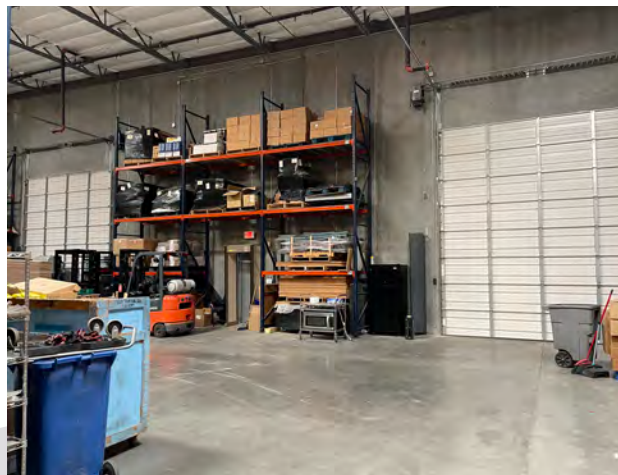
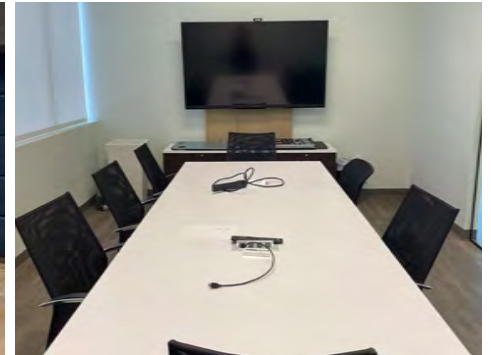
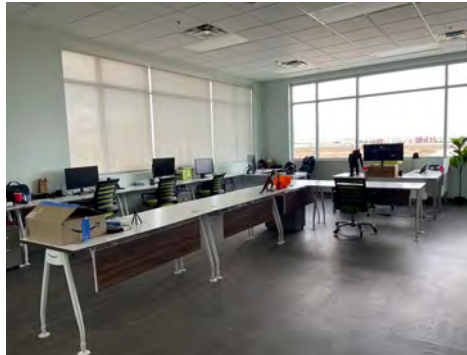
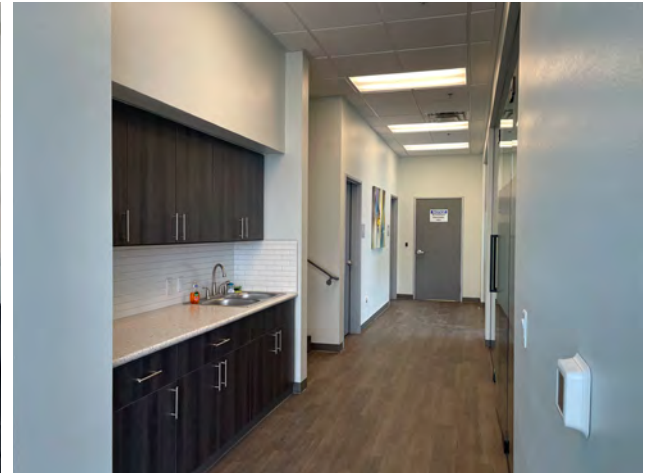
2nd Floor Office Plan



PREMIER LOCATION



INTERIOR PHOTOS



EXTERIOR PHOTOS



ADJACENT AMENITIES



LAS VEGAS BUSINESS ENVIRONMENT



BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive



NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax



LABOR OVERVIEW

- Southern Nevada boasts some of the lowest labor costs in the region.
- The U.S. Bureau of Labor Statistics reports that the Las Vegas metropolitan area employs over 105,800 individuals in the distribution, transportation, warehousing, and manufacturing sectors.
- The University of Nevada, Las Vegas, and the College of Southern Nevada together have more than 60,000 enrolled students.
- Over the next five years, manufacturing jobs are projected to increase by 1.6%, while transportation and warehousing jobs are expected to rise by 0.8%.
- Industrial employment sectors in Las Vegas are anticipated to grow at a faster rate than the national average.
- By the end of 2023, employment growth in Las Vegas reached 4.1%, compared to 3.5% in Nevada, both exceeding the national average of 1.9%.



CONTACT INFORMATION:

Greg Tassi, SIOR

Vice Chair

+1 702 605 1713

greg.tassi@cushwake.com

Donna Alderson, SIOR

Vice Chair

+1 702 605 1692

donna.alderon@cushwake.com

6725 Via Austi Pkwy. | Suite 275

Las Vegas, Nevada 89119

+1 702 796 7900

cushmanwakefield.com



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.