



323 ORVILLE WRIGHT COURT

33,034 SF INVESTMENT FOR SALE

LAS VEGAS, NV 89119



 CUSHMAN & WAKEFIELD

33,034 SF

323 & 333 ORVILLE WRIGHT COURT

LAS VEGAS, NV 89119



EXECUTIVE SUMMARY

This offering presents a rare opportunity to acquire two exceptional single-tenant industrial buildings, strategically located in the premier Airport Submarket. Positioned within the Hughes Airport Center, the portfolio offers unparalleled connectivity to Harry Reid International Airport, I-215 and I-15, the Strip/Resort Corridor, and key convention facilities.

The properties feature highly functional layouts, including well designed office spaces with high end finishes, warehouse, and ample parking to accommodate diverse operational needs.

This centralized location is further elevated by its proximity to major master-planned communities and an array of nearby amenities, making it an ideal choice for image-conscious and employee-focused corporate users.

INVESTMENT HIGHLIGHTS



STABILIZED RENTAL INCOME

100% Leased to a single tenant with a current Net Operating Income of \$535,200.

Reach out to us for additional lease terms and details.



HIGH DEMAND

Well maintained, quality flex assets in a high demand market.



LOCATION

Situated in the heart of the Airport Submarket, the properties enjoy an infill, irreplaceable location, which is in close proximity to an abundant work force.



STRONG MARKET DYNAMIC

The ±420-acre Hughes Airport Center offers the cleanest and most controlled aesthetic environment and tenant mix in the Las Vegas Market. The Airport Submarket also boasts a low vacancy of 3.7% as of Q4 2024. Limited construction and developable land should continue to place upward pressure on rental rates and ensure the property remains positioned well moving forward.



ROBUST LOCAL ECONOMY

Sustained migration trends, low cost of living, and a pro business tax environment promotes a growth environment for local businesses.

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SITE PLAN



BUILDING 323

18,007 SF Total

14,586 SF (2-Story)
Office

3,421 SF Warehouse

0.73 Acres

24' Clear Height

35 Parking Stalls

2 Ground Level Doors

±0.13 Acre Secured Yard



BUILDING 333

15,027 SF Total

6,912 SF Office

8,115 SF Warehouse

0.83 Acres

18' Clear Height

26 Parking Stalls

2 Ground Level Doors

±0.086 Acre Outside
Storage Area

CONSTRUCTION OVERVIEW

Concrete Tilt

Fire Sprinkler System

120/208 Volts, 3-Phase Power, 4-Wire Electrical

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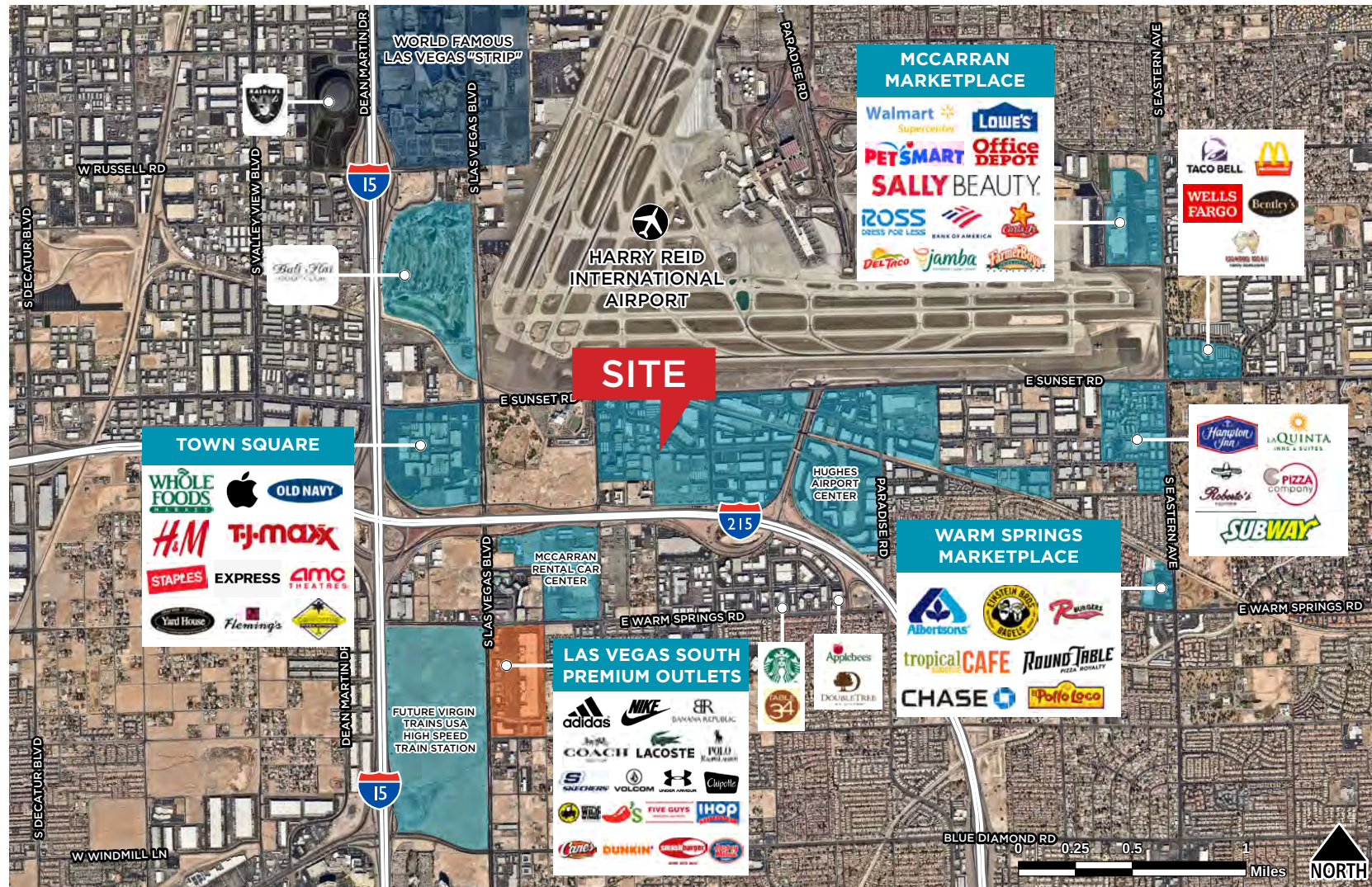


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AMENITIES MAP



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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

LABOR OVERVIEW

- Nevada boasts some of the lowest labor costs in the region, making it a competitive location for businesses.
- The Las Vegas metropolitan area is home to more than 105,800 professionals employed in distribution, transportation, warehousing, and manufacturing, according to the U.S. Bureau of Labor Statistics.
- Over 60,000 students are enrolled at the University of Nevada, Las Vegas, and the College of Southern Nevada, contributing to a skilled talent pipeline.
- Over the next five years, employment in the manufacturing sector is projected to grow by 1.6%, while transportation and warehousing jobs are anticipated to increase by 0.8%.
- All industrial employment sectors in Las Vegas are forecasted to outpace national growth averages.
- Employment growth rates are higher than the national average of 1.9%, with Las Vegas at 3.5%, and the state of Nevada exceeding this as well.

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



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