

# FULLY DELIVERED!

at industrial

NORTH LAS VEGAS  
NEVADA, 89124



±31.8 NET ACRES

OUTDOOR STORAGE AVAILABLE | DIVISIBLE TO SUIT

 CUSHMAN &  
WAKEFIELD

VIEW VIDEO



## Delivered Fully Paved, Lighted & Secured

APPROXIMATELY 0.33 MILES TO I-15 FREEWAY

Positioned just minutes from major freeway access points, this  $\pm 31.8$  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  $\pm 5$  acres, M-2 zoned, City of North Las Vegas.



### SIZE

$\pm 31.8$  Net Acres  
(Divisible to Suit)

### APN

A Portion of  
APN 103-13-010-034

### SITE CONDITION

Fully Paved, Lighted, & Secured

### UTILITIES

- > Current Pavement Spec 4.5' over 4' Stabilized Base
- > 3 entrances of Ingress/Egress
- > 4 (61k gal) on site water tanks
- > 6 ft perimeter wall

### POTENTIAL USES

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

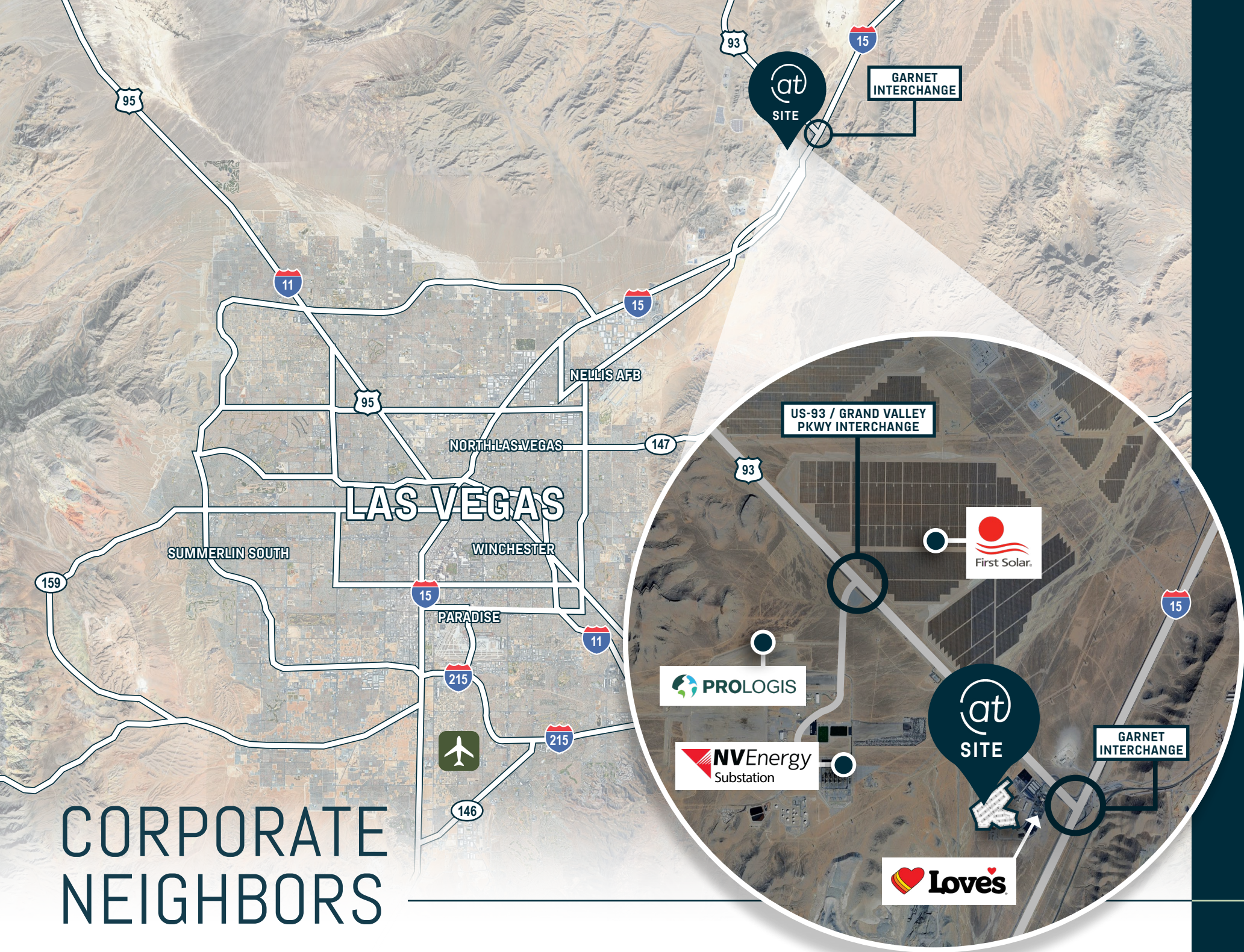
### ZONING

M-2 (General Industrial)

### JURISDICTION

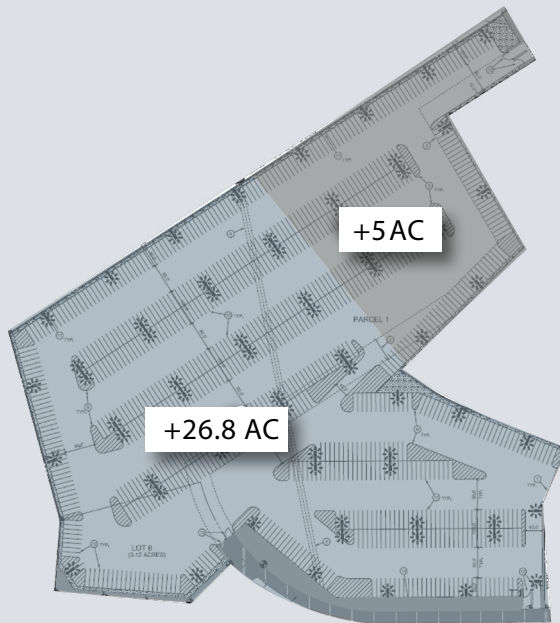
City of North Las Vegas

# CORPORATE NEIGHBORS

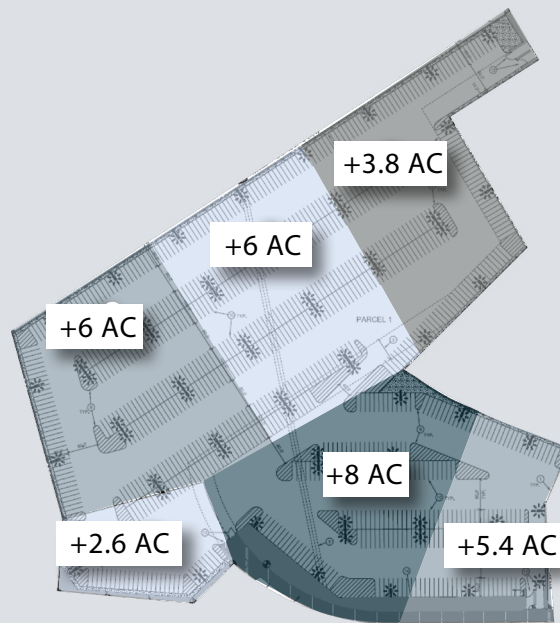


# SITE PLAN

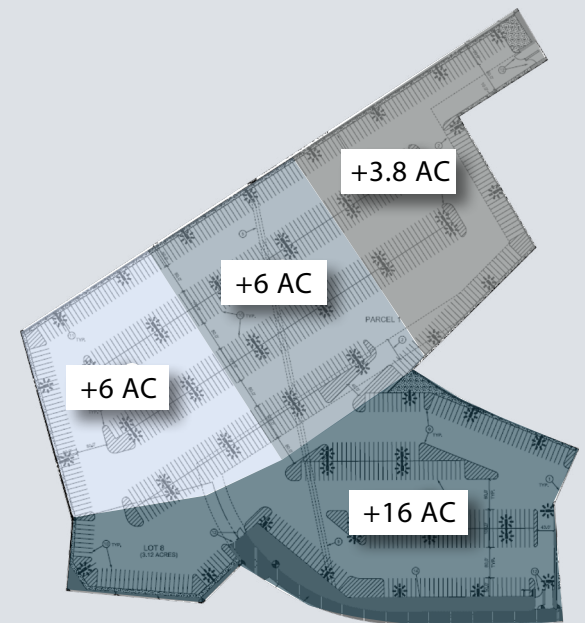
DIVISIBLE TO SUIT



OPTION 1



OPTION 2



OPTION 3

# WHY LAS VEGAS?



3M

POPULATION

40M

VISITOR VOLUME

[lvgear.org/data-portal/economic-summary](http://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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