

RECENTLY DELIVERED! FULLY PAVED, LIGHTED, & SECURED.

at industrial

±31.8 NET ACRES

OUTDOOR STORAGE AVAILABLE | DIVISIBLE TO SUIT



NORTH LAS VEGAS, NEVADA, 89124

 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 ± 31.8 net-acres site offers immediate access to I-15 and US-93 via Garnet Interchange. With over 31 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, & Secured

UTILITIES

- > Current pavement spec 4.5" over 4.5" stabilized base
- > 3 points of ingress/egress
- > 4 (61k gal) on-site water tanks
- > 6' perimeter wall

POTENTIAL USES

- > Truck & Trailer Storage
- > Contactor Laydown Yard
- > Materials Yard
- > Heavy Equipment Rental
- > Automobile Impound Yard
- > Energy Storage

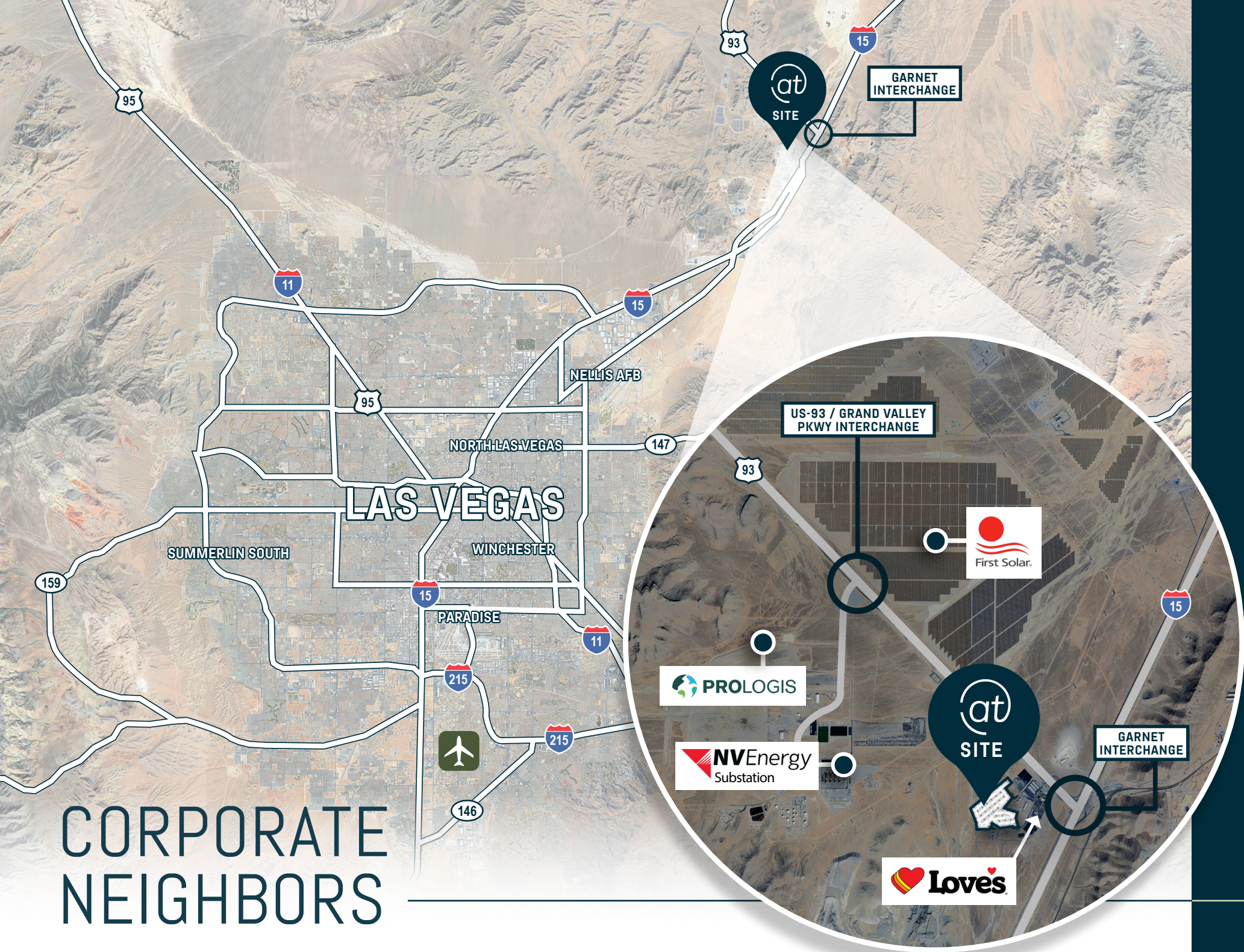
ZONING

M-2 (General Industrial)

JURISDICTION

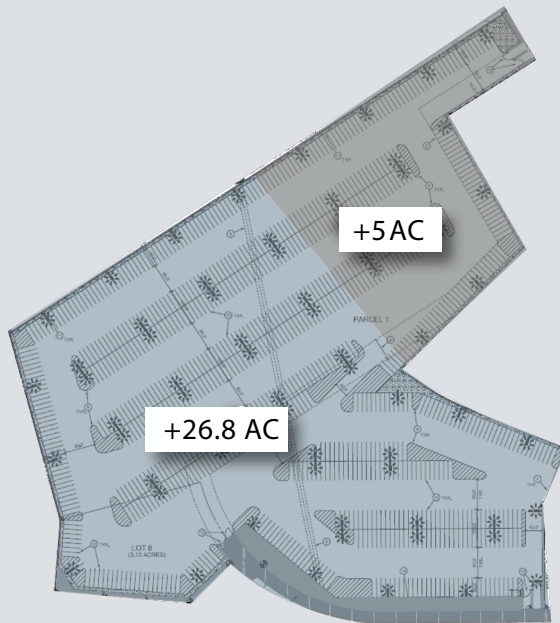
City of North Las Vegas

CORPORATE NEIGHBORS

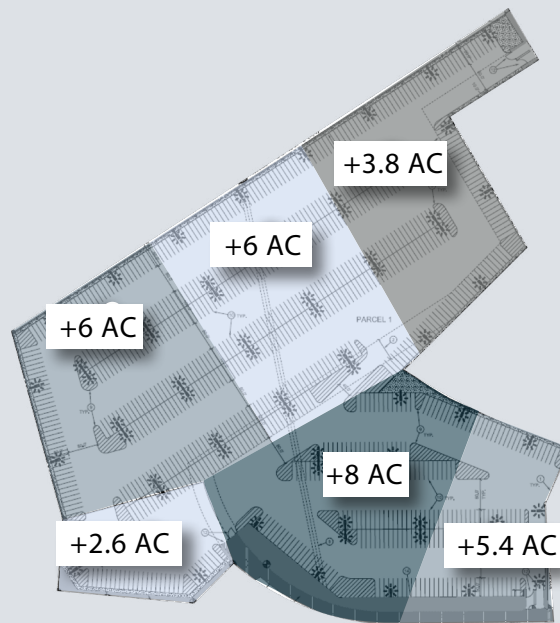


SITE PLAN

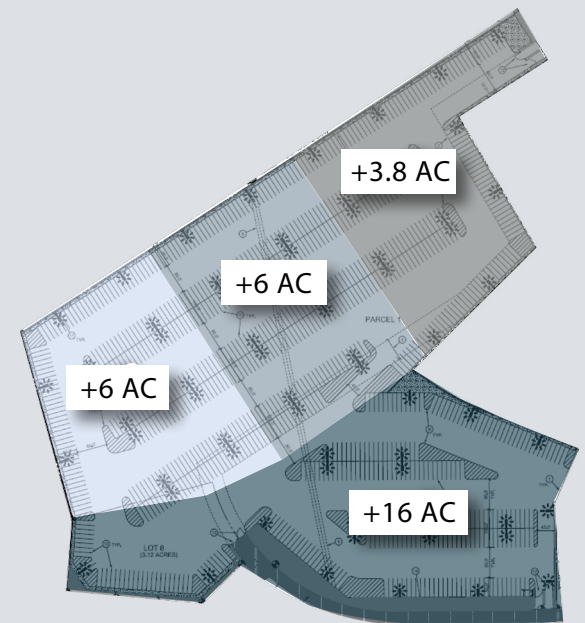
DIVISIBLE TO SUIT



OPTION 1



OPTION 2



OPTION 3

*Various Site Configurations Are For Discussion Purposes Only

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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