# **APEX INDUSTRIAL PARK**



NORTH LAS VEGAS, NV



FOR LEASE ±53.95 ACRES AVAILABLE (DIVISIBLE TO SUIT)

# PROPERTY HIGHLIGHTS



PROPERTY NAME	LUCKY HELEN SITE
SIZE	±53.95 Acres Available For Lease (Divisible to Suit)
APN's	103-14-010-007, 008,009, 010
Site Condition	Partially Graveled, 75 kVA transformer on-site
Potential Uses	Truck and Trailer Storage, Laydown Yard, Salvage Center, Warehousing Recycling Center, Building Materials Yard, Heavy Equipment Rental, Automobile Impounding Yard
Planned Land Use	Industrial
Zoning	I-L (Industrial Light)
Jurisdiction	North Las Vegas
Approximately 1.5 Miles to I-15 via US-93	
Call for Pricing	

### **CORPORATE NEIGHBORS**





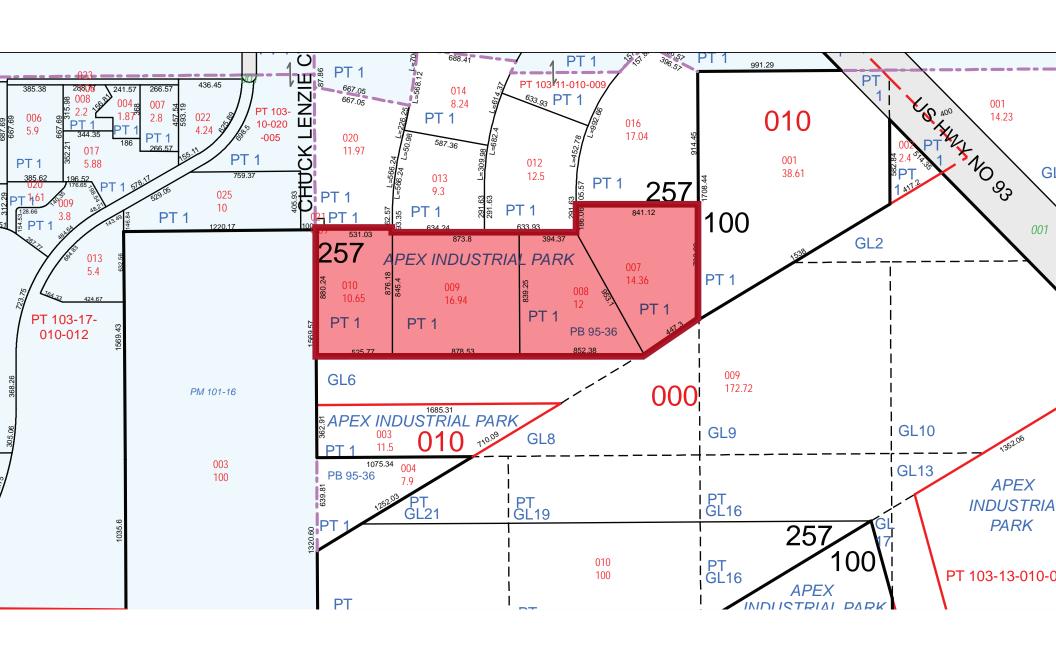






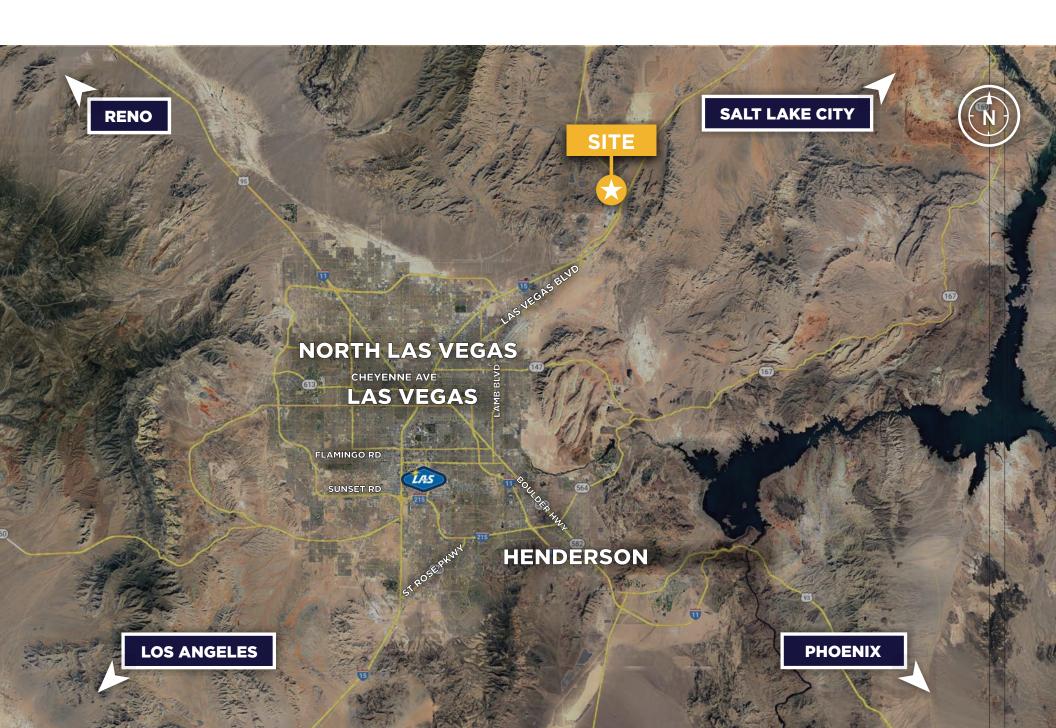
## PARCEL MAP





# **VEGAS VALLEY MAP**





## **WHY LAS VEGAS?**





2,953,000

**POPULATION** 

40,829,000

VISITOR VOLUME
Ivgear.org/data-portal/economic-summary

\$95,842

**AVERAGE HOUSEHOLD INCOME** 

1,213,657

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



### FOR MORE INFORMATION, PLEASE CONTACT:

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### Better never settles

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