

# FOR LEASE

±30 ACRES IOS AVAILABLE | DIVISIBLE TO SUIT  
NORTH LAS VEGAS, NV 89124



TO BE DELIVERED FULLY PAVED, LIGHTED, AND SECURED @ industrial



# PROPERTY HIGHLIGHTS



Size	±30 Acres (Divisible to Suit)
APN	A Portion of APN 103-13-010-034
Site Condition	Fully Paved, Lighted, and Secured
Potential Uses	Truck and Trailer Storage, Laydown Yard, Salvage Center, Recycling Center, Materials Yard, Heavy Equipment Rental, Automobile Impound Yard
Planned Land Use	Industrial Outdoor Storage
Zoning	M-2 (General Industrial)
Jurisdiction	City of North Las Vegas
Approximately 0.33 Miles To I-15 Freeway	
Call for Pricing	

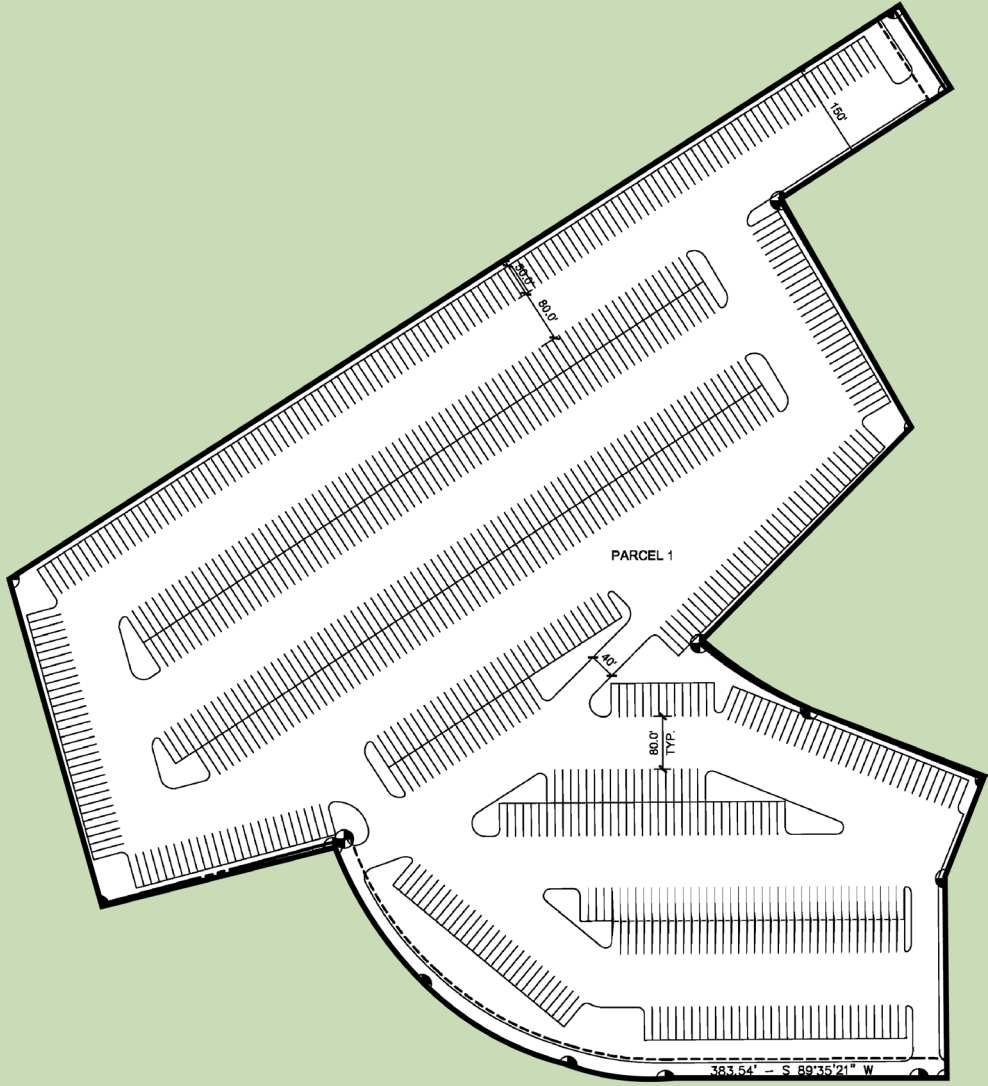


## CORPORATE NEIGHBORS



# SITE PLAN

DIVISIBLE TO SUIT



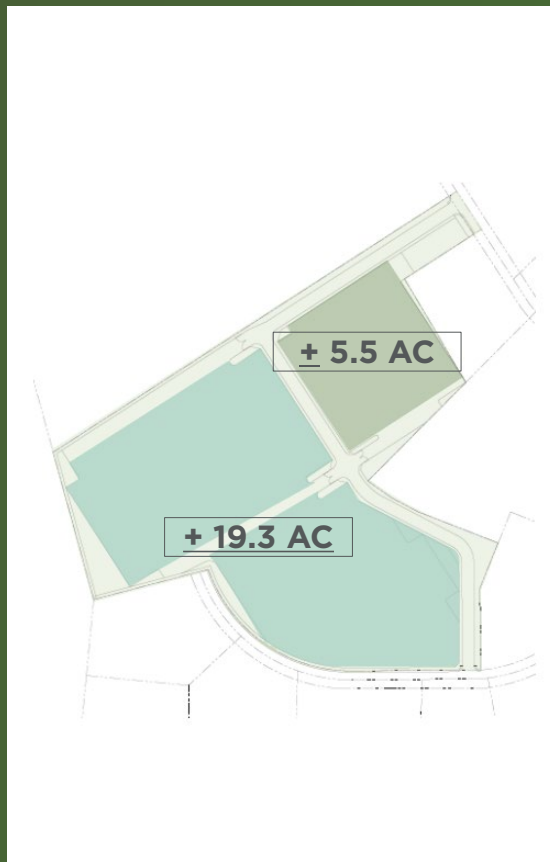
# SITE PLAN OPTIONS



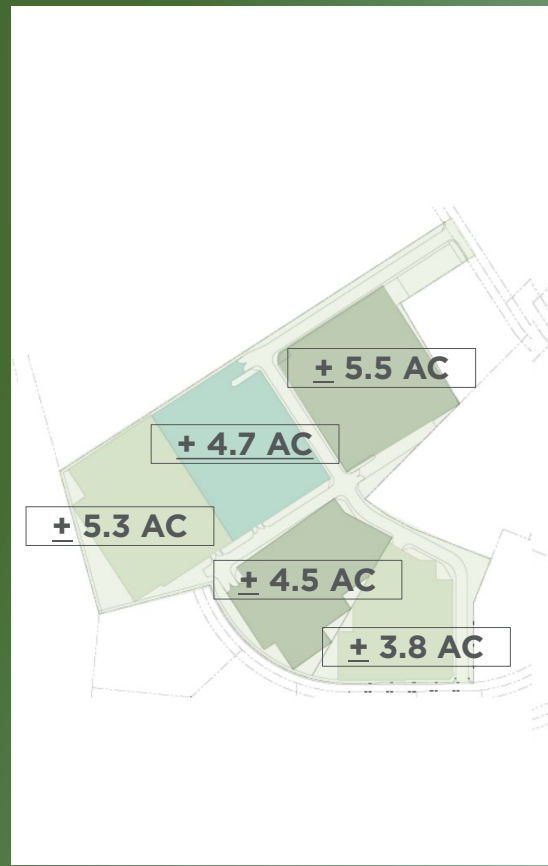
## DIVISIBLE TO SUIT

*\*Options are not limited to the below configurations.*

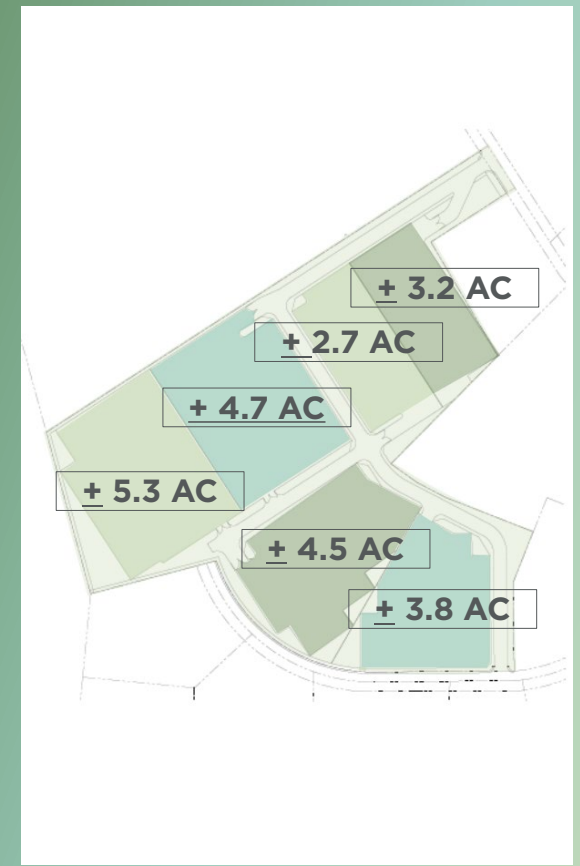
### OPTION 1



### OPTION 2



### OPTION 3





# WHY LAS VEGAS?



**2,953,000**  
POPULATION

**40,829,000**  
VISITOR VOLUME  
*lvgear.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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Call for Details

Better never settles

