FOR LEASE ±30 ACRES IOS AVAILABLE | DIVISIBLE TO SUIT



NORTH LAS VEGAS, NV 89124



TO BE DELIVERED FULLY PAVED, LIGHTED, AND SECURED (at) 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

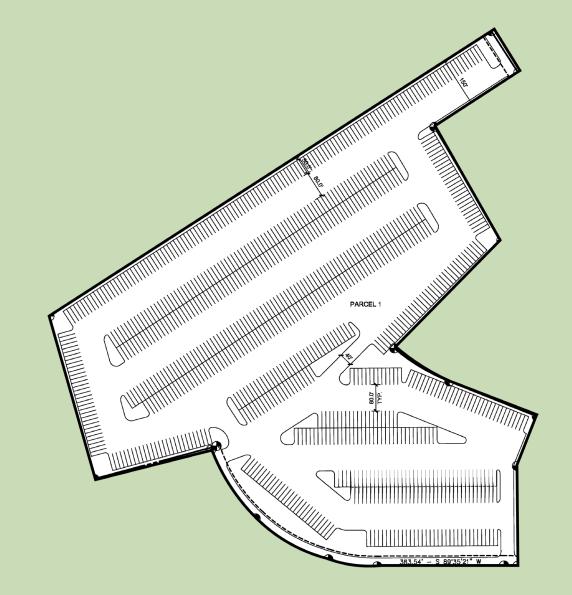
CORPORATE NEIGHBORS





SITE PLAN DIVISIBLE TO SUIT

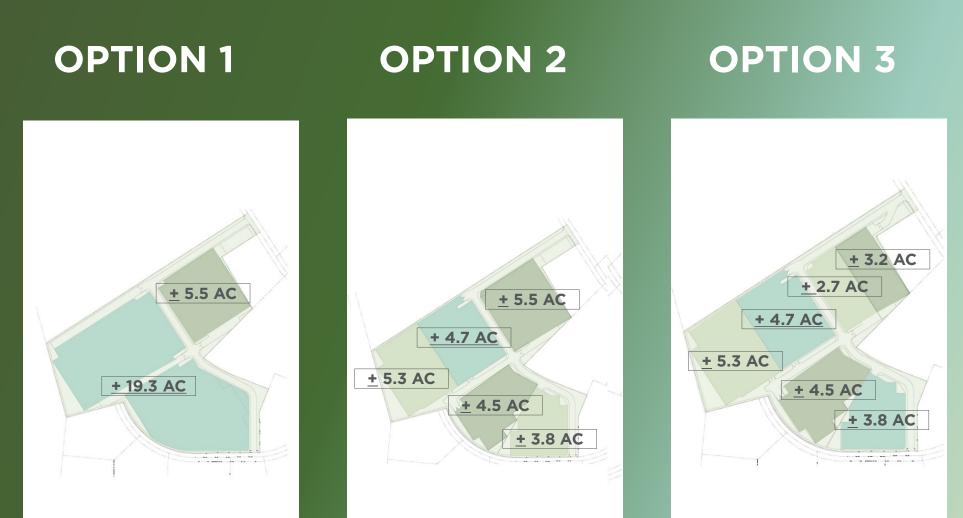




SITE PLAN OPTIONS

DIVISIBLE TO SUIT

*Options are not limited to the below configurations.



at industrial

CUSHMAN & WAKEFIELD

WHY LAS VEGAS?

2,953,000

at industrial

CUSHMAN & WAKEFIELD

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





at industrial

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Call for Details

Better never settles

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