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745 Grier Drive
Las Vegas, NV 89119

 **NORTH AMERICAN**
COMMERCIAL
AVAILABLE FOR LEASE

PROPERTY DETAILS

| | |
|---------------------------|--|
| Situated on: | ±2.78 Acres |
| APN: | 177-03-110-004 |
| Address: | 745 Grier Drive Las Vegas, NV 89119 |
| Built in : | 1987 |
| Zoning (Clark County) | Industrial Light (IL) |
| Building Square Footage | ±35,500 |
| Gated Rear Yard | Yes |
| Square Footage Breakdown: | ±25,000 WH SF, ± 10,500 Office SF |
| Clear Height: | ±20' |
| Parking: | ±72 Stalls |
| Asking Rate: | \$1.35NNN |
| CAMS: | TBD |

- Swamp Cooled Warehouse
- Two (2) Grade Level Loading Doors
- One (1) Dock High Loading
- Twenty ±20' Clear Height
- Gated rear yard
- Visible Signage
- Power: 2,500AMPS, 3-Phase, 120/208V

Tenant to verify all building aspects pertaining to the lease

LEASE RATE
\$1.35NNN

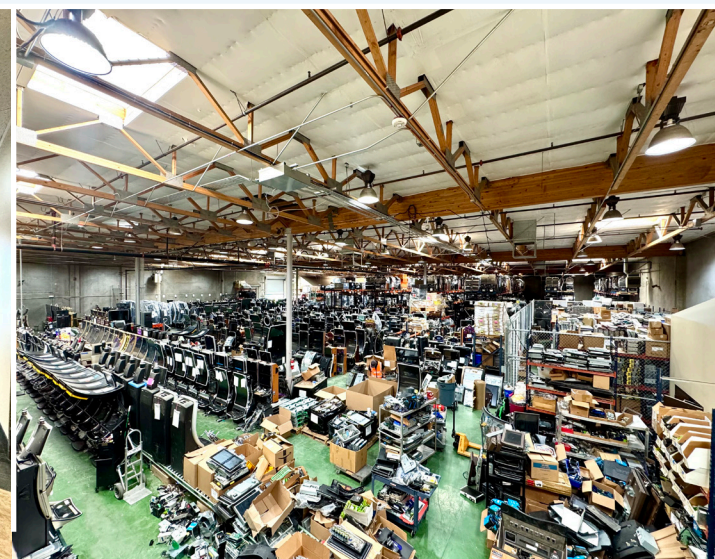
CAMS: TBD

TOTAL SF
±35,500

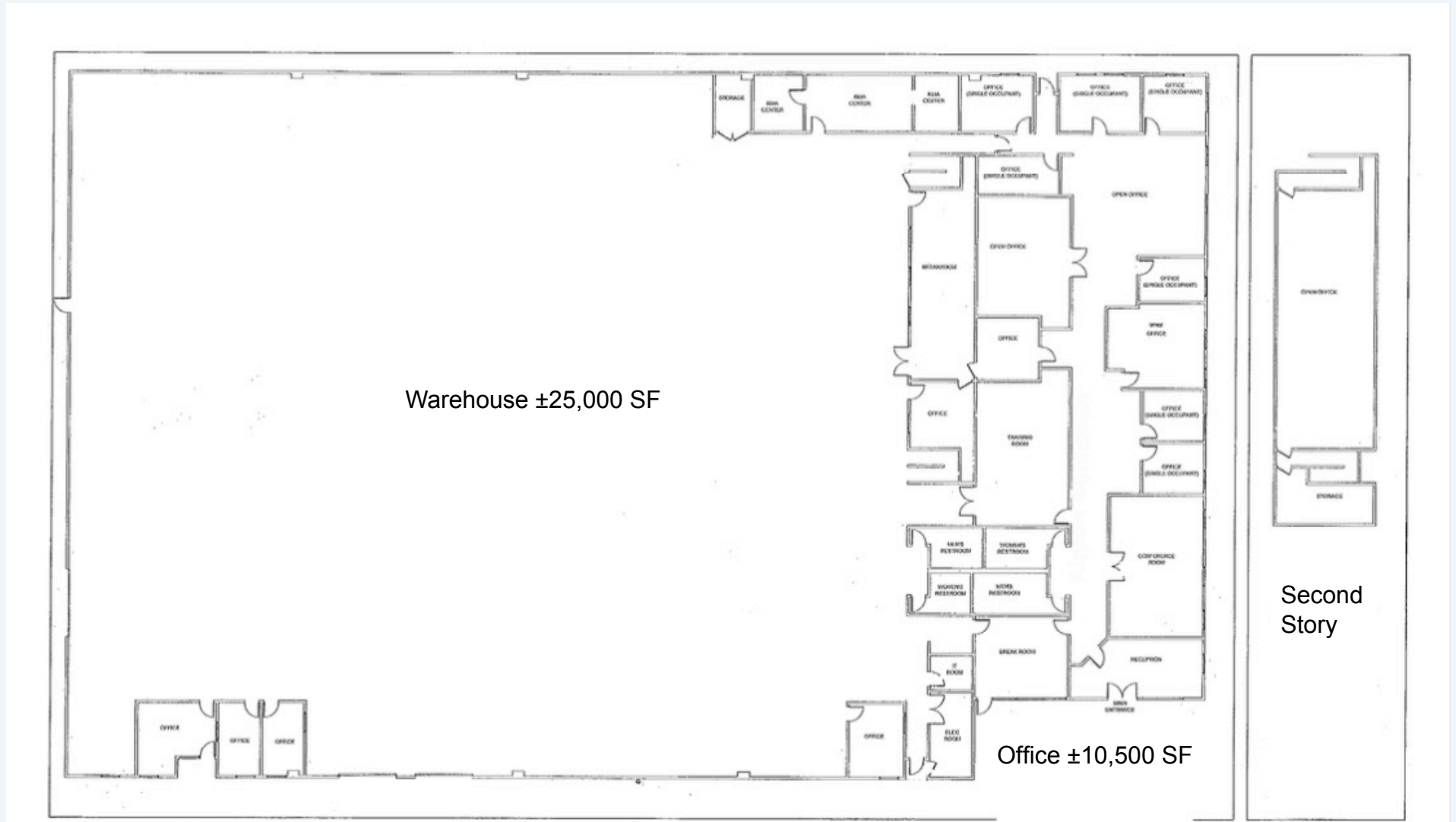
LEASE TERM
NEGOTIABLE

PRODUCT TYPE
INDUSTRIAL





SITE PLAN



MARKET SUMMARY


LAS VEGAS, NV


Las Vegas's industrial market remains one of the strongest in the nation, driven by a diversified economy, population growth, and strategic geographic positioning. The city's continued investment in infrastructure and logistics facilities ensures that demand for industrial space will remain robust. Additionally, the influx of businesses relocating from neighboring states for cost advantages reinforces the stability and growth potential of this market.


INVESTMENT UPSIDE

The demand for industrial properties near the airport corridor continues to grow as e-commerce and logistics companies seek efficient distribution solutions. With limited new industrial developments and ongoing business migration to Las Vegas due to its tax incentives and business-friendly environment, this property presents significant leasing potential and future appreciation.




15,877,689
Inventory


±4.0%
Rate

AIRPORT S

74,
Net Abs



SITUATED IN THE HEART OF THE HIGHLY DESIRABLE AIRPORT SUBMARKET

The property at 745 Grier Drive is strategically located within the Airport/Henderson Industrial Submarket, one of Las Vegas's most dynamic and sought-after industrial hubs. Situated just minutes from Harry Reid International Airport and with direct access to major thoroughfares like I-215, I-15, and US-95, this submarket offers unparalleled logistical advantages for distribution, warehousing, and light manufacturing businesses.

Low Vacancy Rates: The Airport submarket continues to see historically low vacancy rates, currently hovering around 3-4%, indicating strong tenant demand and limited available inventory.

Proximity to Amenities: The property benefits from nearby amenities such as Town Square Las Vegas, numerous dining establishments, hotels, and retail options that support workforce convenience and business operations.

Nearby Businesses: Major corporations and logistics hubs, including FedEx, UPS, and Konami operate in the vicinity, highlighting the submarket's appeal for businesses needing reliable supply chain solutions.

SUBMARKET



194
Absorption



101,371
Under Construction



25,405
Deliveries



LAS VEGAS BUSINESS INFORMATION

Business Assistance

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

Nevada Tax Climate:

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income

LABOR OVERVIEW

- **Southern Nevada features some of the lowest labor costs in the region.**
- **The U.S. Bureau of Labor Statistics reports that the Las Vegas metropolitan area employs over 105,800 individuals in the distribution, public transportation, warehousing, and manufacturing sectors.**
- **Over 60,000 students are enrolled in The University of Nevada Las Vegas, and the College of Southern Nevada.**
- **Over the next five years, manufacturing jobs are projected to increase by 1.6%, while transportation and warehousing jobs are expected to rise by 0.8%.**
- **Industrial employment sectors in Las Vegas are anticipated to grow at a faster rate than the national average.**
- **By the end of 2023, employment growth in Las Vegas reached 4.1%**



Lamb Blvd

Subject
Property

I-215

Sunset Road

ABOUT US

NORTH AMERICAN COMMERCIAL

North American Commercial is the leader in Southern Nevada for providing unsurpassable sales, leasing and management services. Our company was built from the ground up to specialize in adding value and increasing net operating income (NOI) for our clients. At the core of our company culture is a commitment to excellence and aggressive standards that help our clients achieve their short and long-term investment goals.

North American Commercial currently provides sales, leasing, tenant representation, asset management, property management and facilities management services to our clients. Each one of our agents and employees has gone through rigorous training that allows them to have a performance-based track record that embodies first class service.

North American Commercial is proud to take an active role with Southern Nevada CCIM, IREM, BOMA and ICSC. Each one of these affiliate organizations has fundamentals and relationships that allow us to benefit our clients and drive home results.



OUR TEAM



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EXCLUSIVELY LISTED BY

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