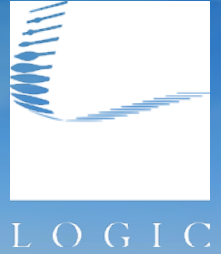


For Sublease

100% HVAC Facility on ± 4.75 AC

4380 Boulder Hwy.



LAS VEGAS STRIP



4380 Boulder Hwy.
Las Vegas, NV 89121

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Listing Snapshot



\$0.65 PSF/Mo.
Lease Rate



\$0.20 PSF/Mo.
Estimated NNNs



100% HVAC
Climate Controlled

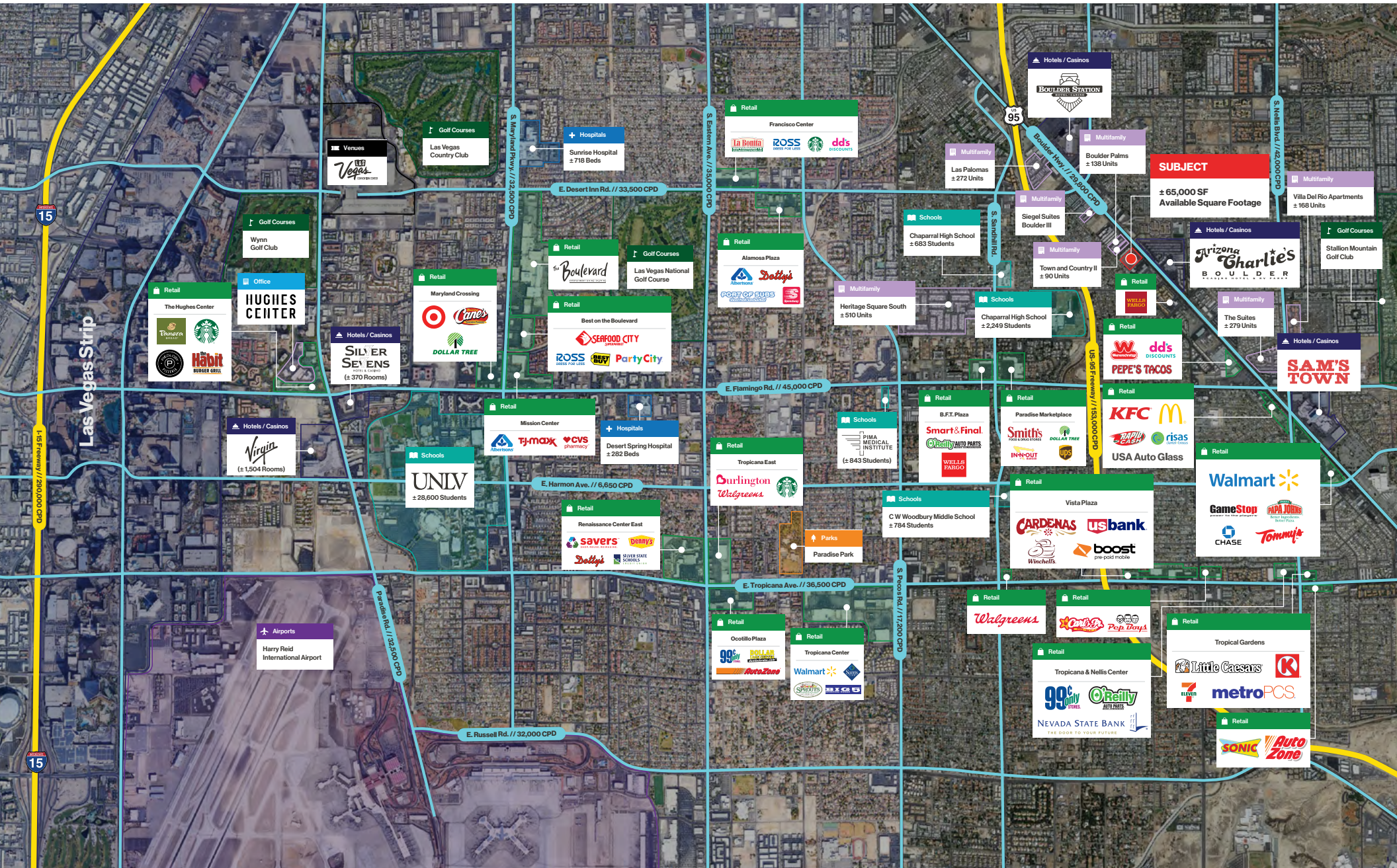
Property Highlights

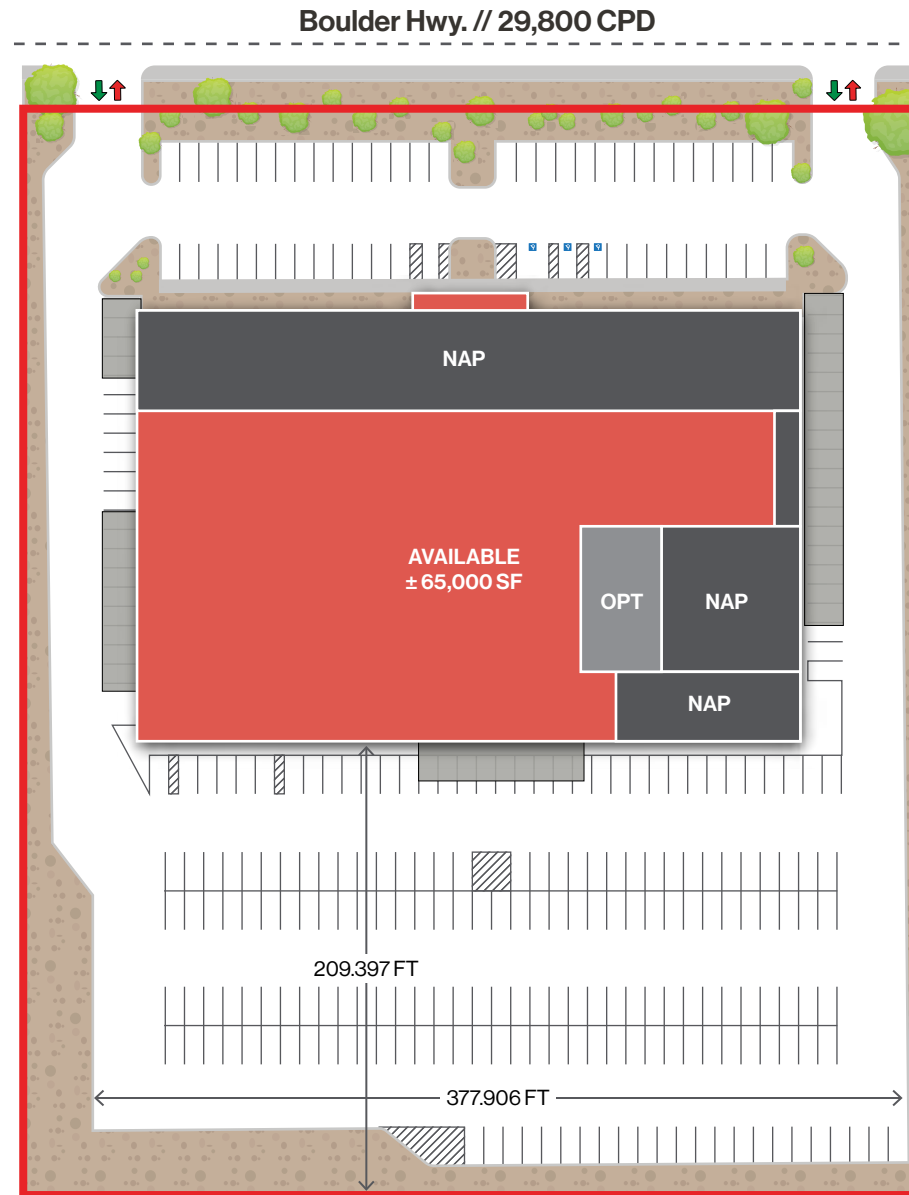
- Located off the NWC of Boulder Hwy. and E. Twain Ave.
- **± 65,000 SF available for sublease** featuring multiple restrooms and several existing rooms suitable for laboratory or specialized workspace use.
- **Excess Yard:** Low site coverage relative to building size provides substantial opportunity for equipment staging, fleet parking, or outdoor storage
- **Loading:** Equipped with three (3) grade-level doors.
- **100% HVAC throughout:** fully climate-controlled space, well-suited for pharmaceutical, printing, and precision manufacturing users.
- **Zoning:** Industrial Park (IP).
- 24/7 on-site security

Demographics

	1-mile	3-mile	5-mile
2025 Population	11,050	98,281	210,132
2025 Average Household Income	\$77,460	\$119,066	\$121,160
2025 Total Households	4,353	38,116	81,440

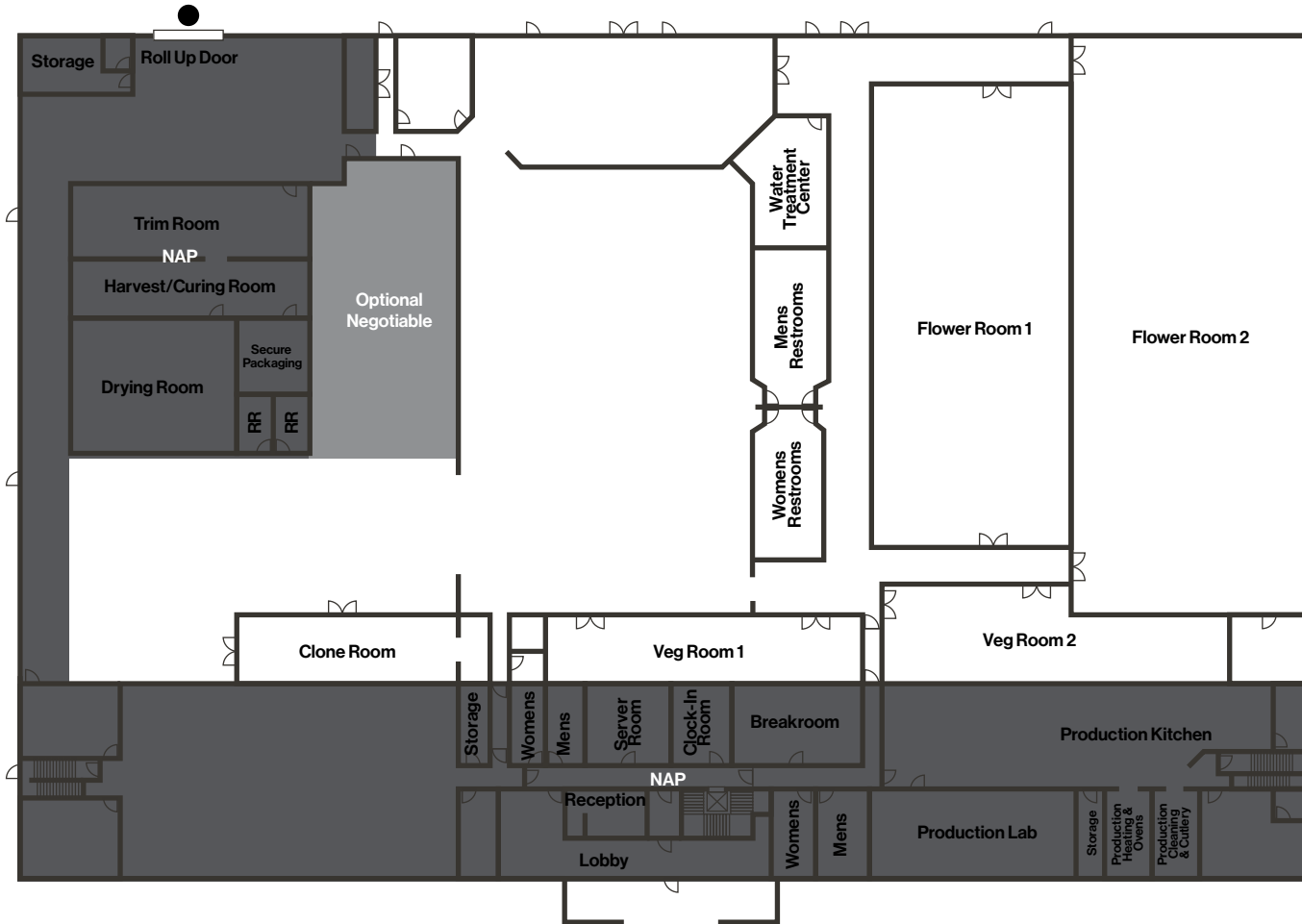






Floor Plan

● Grade Level Door ■ NAP ■ Optional/Negotiable

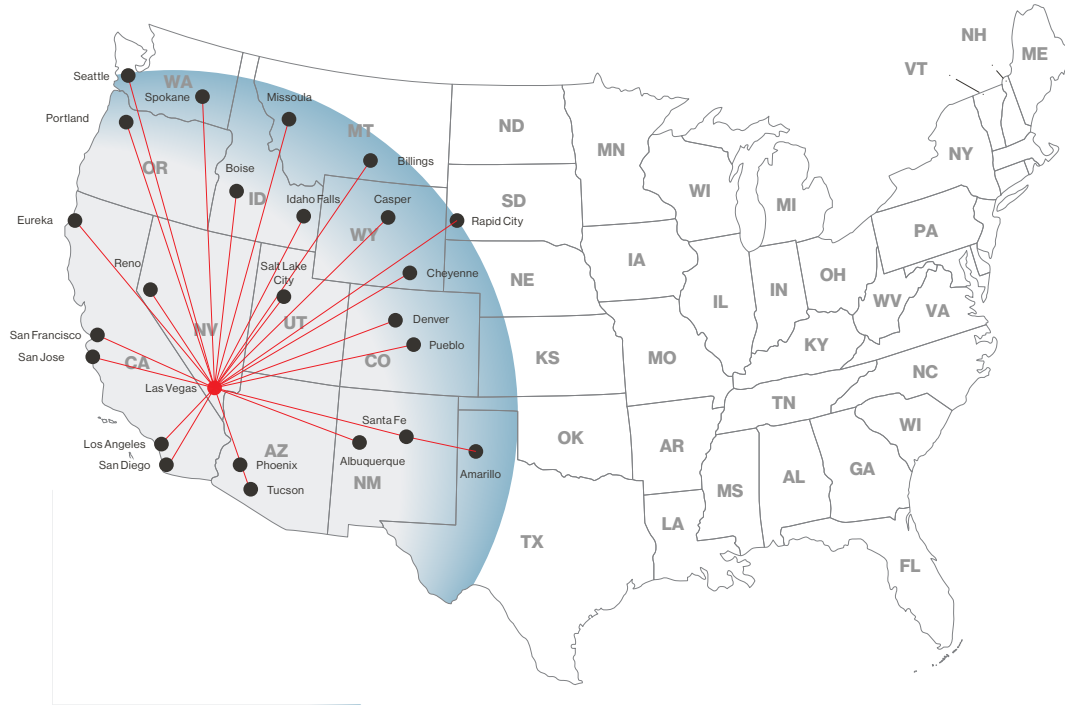


Property Photos



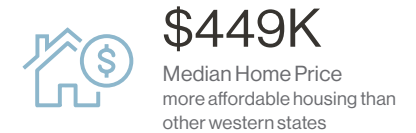
Drive Time from Las Vegas, NV

■ 1-Day Truck Service ■ 2-Day Truck Service



Location	Times (Estimated)	Distance (Miles)
Los Angeles, CA	3 hrs, 54 min	265
Phoenix, AZ	4 hrs, 39 min	300
San Diego, CA	4 hrs, 46 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 20 min	562
Sacramento, CA	8 hrs, 14 min	565
Boise, ID	9 hrs, 31 min	630
Santa Fe, NM	9 hrs, 8 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 52 min	837
Helena, MT	12 hrs, 35 min	907
Portland, OR	15 hrs, 44 min	982
Seattle, WA	16 hrs, 52 min	1,129

Business Friendly Nevada



Nevada Advantages

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

Labor Force

- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries.

Assistance Programs

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement

LOGIC Commercial Real Estate

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For inquiries please reach out to our team.

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