

6607 S. Schuster St. Las Vegas, NV 89118



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 **NORTH AMERICAN**
COMMERCIAL
AVAILABLE FOR LEASE

PROPERTY DETAILS

Situated on	±0.29 acres
APN	177-06-516-012
Address	6607 S. Schuster St., Las Vegas NV 89118
Built in	2006
Gated Side Yard	Yes
Building Square Footage	±5,702
Clear Height	24'
Grade Level Loading	One (1) Grade Level Door
Power	TBD
Submarket	Southwest
Zoning (Clark County)	Industrial Light (IL)
CAMS:	TBD

- Swamp Cooled Warehouse
- Grade Level Loading
- 24' Clear Height
- Visible Signage
- Ten Minutes from the Las Vegas "Strip"
- Built in 2006

Tenant to verify all building aspects pertaining to the lease

ASKING PRICE
\$1.50 NNN

TOTAL SF
±5,702

Property Specifications:

North American Commercial presents the opportunity to lease a one of a kind flex building located in the Southwest Industrial Region.

This asset offers a square footage of ±5,702 and features One (1) Grade Level Door, high-end finishes, and a swamp cooled warehouse.

The building is situated on S. Schuster St. located South of Sunset, which services tens of thousands of daily drivers in the Southwest sub-market. This property is ideal for an owner user looking for a high quality concrete tilt-up fortified in an ever growing industrial sector.



MARKET SUMMARY

Southwest Las Vegas, NV

Located in the heart of the southwest thriving business district, this modern industrial property offers a prime opportunity for owner users to expand in a rapidly growing area. The property boasts a traditional office/warehouse split ideal for most users/investors.

INVESTMENT UPSIDE

The southwest district is one of the fastest-growing areas in Nevada, with a booming economy, excellent visibility, and a vibrant industrial community. This property places you within reach of key business centers, local amenities, restaurants, and a wealth of services.

Whether you're looking to establish your business in a dynamic location or seeking an investment with long-term potential, this industrial space offers unmatched value in a thriving market. Don't miss out on this incredible opportunity to secure a space in one of the most desirable commercial areas in the Valley!





SITUATED IN THE HEART OF THE HIGHLY DESIRABLE SUBMARKET

The property at 6607 S. Schuster Street. is strategically located within the Southwest Industrial Submarket, one of Las Vegas's most dynamic and sought-after industrial hubs. Situated just minutes from major thoroughfares like the I-215 and I-15. The surrounding businesses help shape the surrounding area as a thriving commercial hub with a blend of industrial, resorts, professional services and entertainment options.

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

Proximity to Amenities: The property benefits from being in close proximity to Two (2) major Las Vegas attractions, one being the Raiders Stadium and the other the "Strip."

Nearby Businesses: Major corporations and logistics hubs, including FedEx, Terribles Herbst, and Raiders Real Estate operate in the vicinity, highlighting the submarket's appeal for businesses.



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%**



Subject
Property

Schuster Street

W Wagon Trail Avenue

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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