



FOR
LEASE

1601 Palm St
Las Vegas, NV 89104

±13,862 SF | INDUSTRIAL

NAI Excel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Erik Sexton, SIOR
LIC#S.0067183
702.768.9922
erik.sexton@naiexcel.com

Justen Kruse
LIC#S.0196453.LLC
725.254.7516
jkruse@naiexcel.com

 **THE
SEXTON
GROUP**

Property Specs

LEASE RATE	\$1.05 - \$1.20 PSF NNN
NNN	\$0.19 PSF
AVAILABLE FOR LEASE	±13,862 SF
TOTAL ACRES	±2.74 AC
APN	162-01-602-005
ZONING	I-P (Industrial Park)

- Four (4) Grade Level Loading Doors
- Clear Height: 24' – 26'
- 1.64 Parking ratio with 33 striped parking spaces designated for this unit



OR TEXT 23447 TO 39200

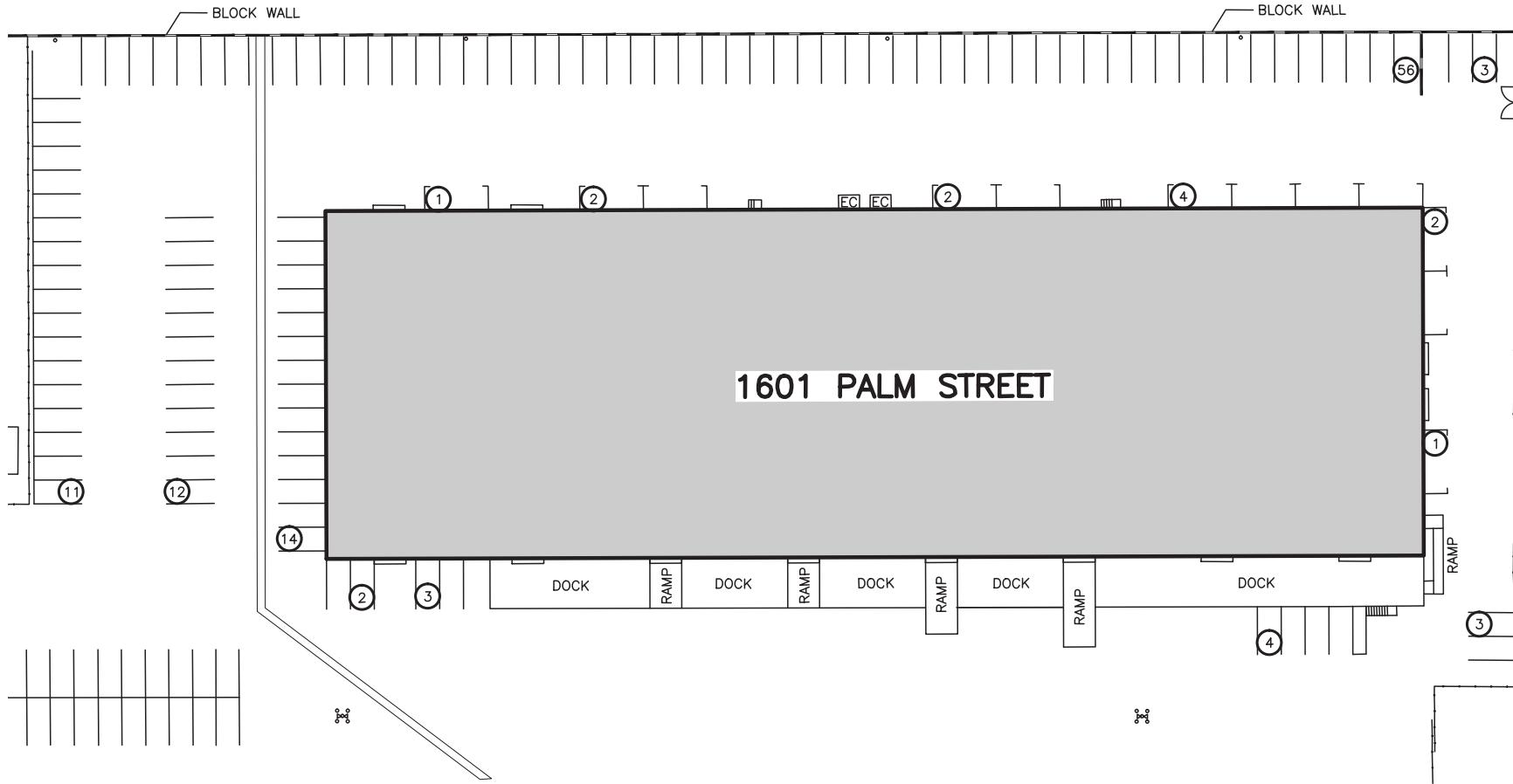
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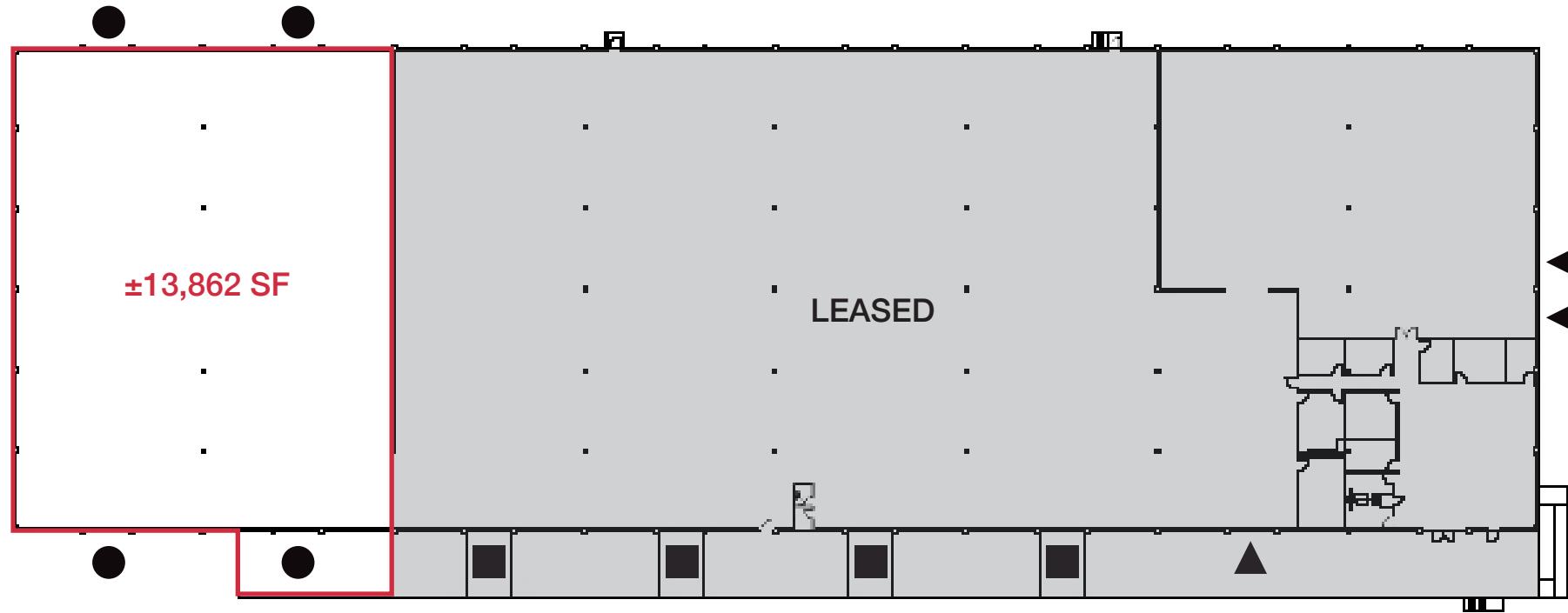


PHOTOS

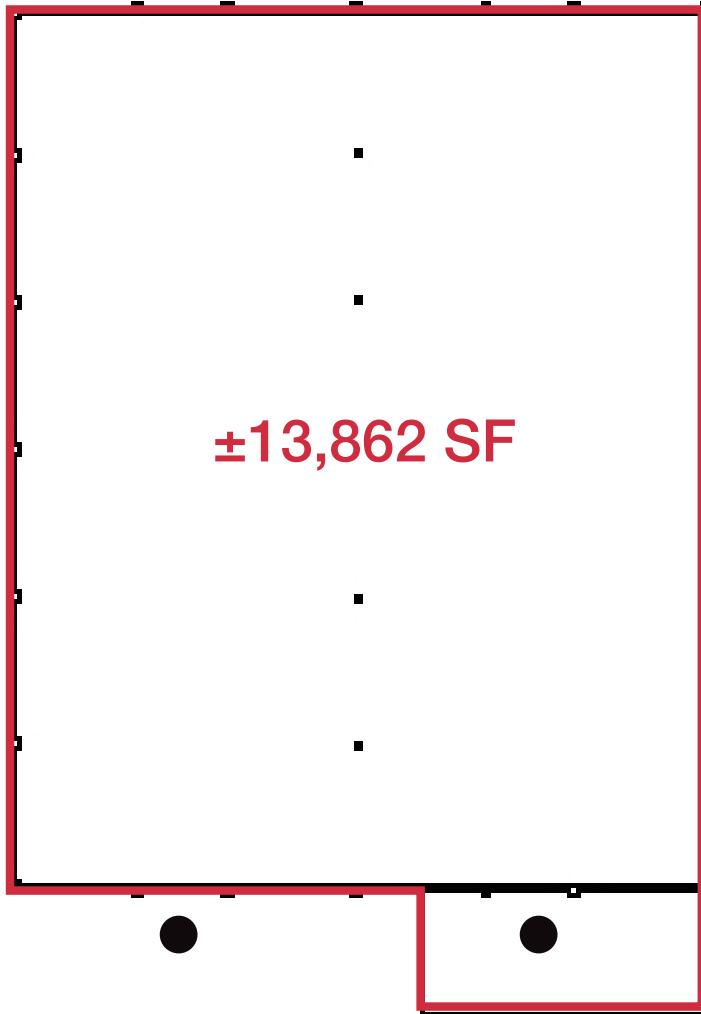




Floor Plan



- GRADE LEVEL LOADING DOORS
- ▲ DOCK HIGH LOADING DOORS
- RAMPED ROLL UP DOORS



±13,862 SF

- GRADE LEVEL LOADING DOORS
- ▲ DOCK HIGH LOADING DOORS
- RAMPED ROLL UP DOORS

Property Details

Total SF	±13,862
Grade Door	Four (4)
Power	200 Amps, Three- Phase Power
Lease Rates	\$1.05-\$1.20/SF NNN
CAM	\$0.19
Total Monthly	\$17,188.88 - \$19,268.18

FOORPLAN

DRAW AREA



LAS VEGAS BUSINESS FACTS

0% TAX

- PERSONAL INCOME TAX
- CORPORATE INCOME TAX
- GIFT TAX
- FRANCHISE TAX
- ESTATE TAX
- INVENTORY TAX
- EMPLOYER PAYROLL TAX

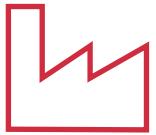
LABOR

- Labor costs in Nevada are among the lowest in the Southwest Region
- 1.17 M workers with roughly 300,000 employees in the leisure and hospitality sector
- 5.5% Unemployment Rate

-  **#1 STATE IN THE WEST TO DO BUSINESS WITH**
-  **29TH** **LARGEST METROPOLITAN AREA IN THE U.S.**
-  **3 MILLION RESIDENTS**
-  **POPULATION GROWTH RATE IS THREE TIMES THE NATIONAL AVERAGE**



CHOOSE LAS VEGAS



#1 TRADE SHOW DESTINATION

Trade Show News Network



149,422 HOTEL ROOMS IN 2019

Las Vegas Convention & Visitors Authority



42,500,000 MILLION VISITORS IN 2019

Las Vegas Convention & Visitors Authority



TOP STATE FOR ECONOMIC GROWTH POTENTIAL

Business Facilities (2019)



2ND BUSIEST ORIGINATION & DESTINATION AIRPORT IN U.S.

McCarran Airport Annual Report (2018)



BEST ECONOMIC HEALTH RANKING IN THE U.S.

Forbes American Dream Index (2018)



#1 STATE IN THE WEST

With a probusiness environment, low cost of living and high quality of life, Nevada ranks as the top state to do business in the western U.S.



MOST ENTREPRENEUR-FRIENDLY STATE

According to a 2018 review by the nonpartisan SBE Council, Nevada ranked number one as the most friendly state for entrepreneurs



REACH 60 MILLION CUSTOMERS

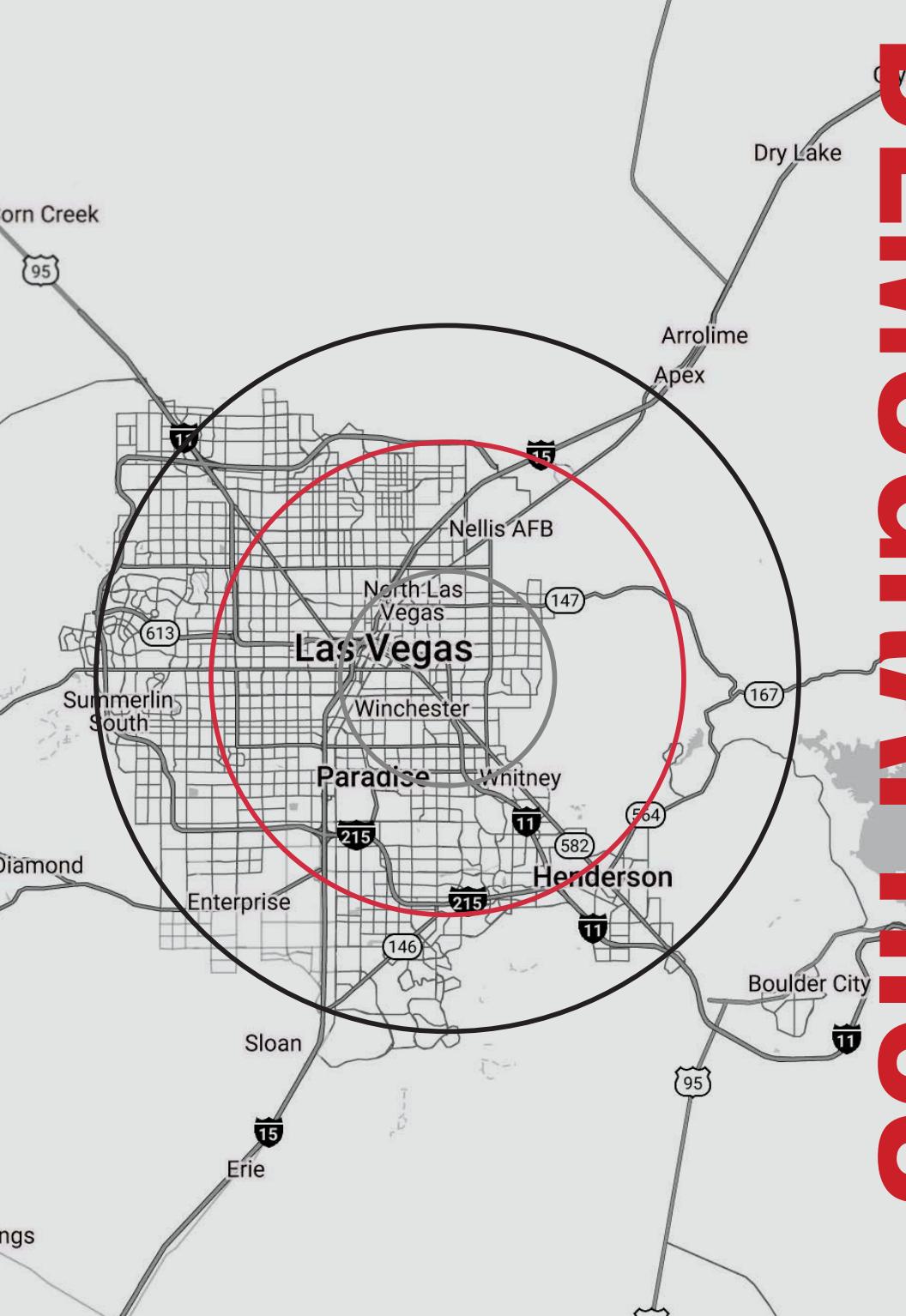
Strategically located within a one day drive of 10 major U.S. cities and Mexico. That is in reach of 60 million potential customers.



MOST SECURE AREA IN U.S.

According to FEMA, southern Nevada is the least likely region in the United States to experience a natural disaster.

Demographics



POPULATION	1-mile	3-mile	5-mile
2024 Population	19,475	162,892	397,179
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	8,164	64,281	151,876
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$98,124	\$102,101	\$102,968

Traffic Counts

STREET

AADT
25,500
39,063

N Buffalo Dr

Cheyenne Ave

Cities Nearby

Los Angeles, California	273 miles
Phoenix, Arizona	302 miles
Salt Lake City, Utah	418 miles
San Diego, California	334 miles
Denver, Colorado	75 miles
San Antonio, Texas	1,280 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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6064 South Durango Drive,
Las Vegas, NV 89113
702.383.3383 | naiexcel.com

Erik Sexton, SIOR
LIC#S.0067183
702.768.9922
erik.sexton@naiexcel.com

Justen Kruse
LIC#S.0196453.LLC
725.254.7516
jkruse@naiexcel.com



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Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



LEARN MORE AT
naiexcel.com