



FOR LEASE

1601 Palm St  
Las Vegas, NV 89104

±13,862 SF | INDUSTRIAL

## Property Specs

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

- 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

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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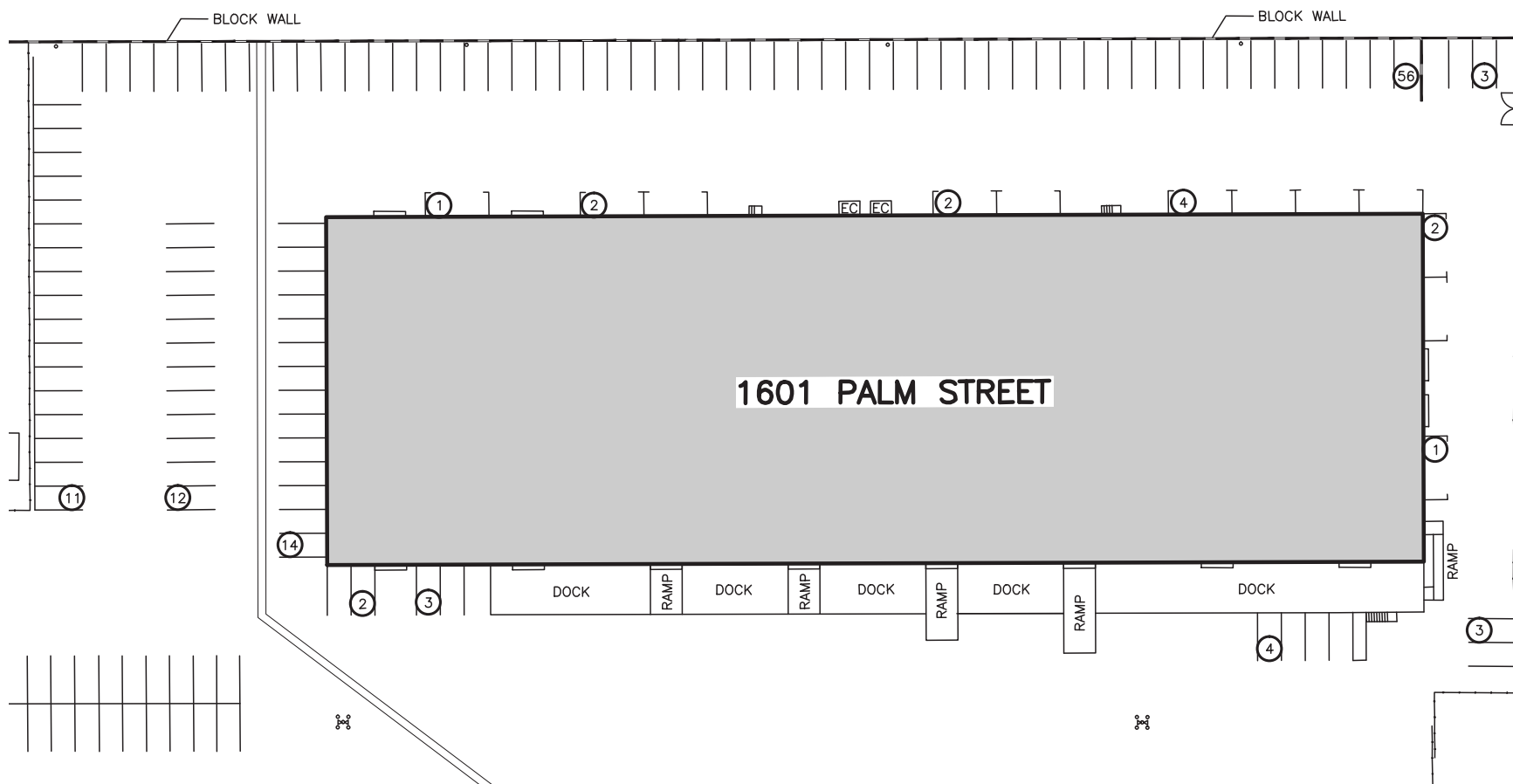


# SUMMARY

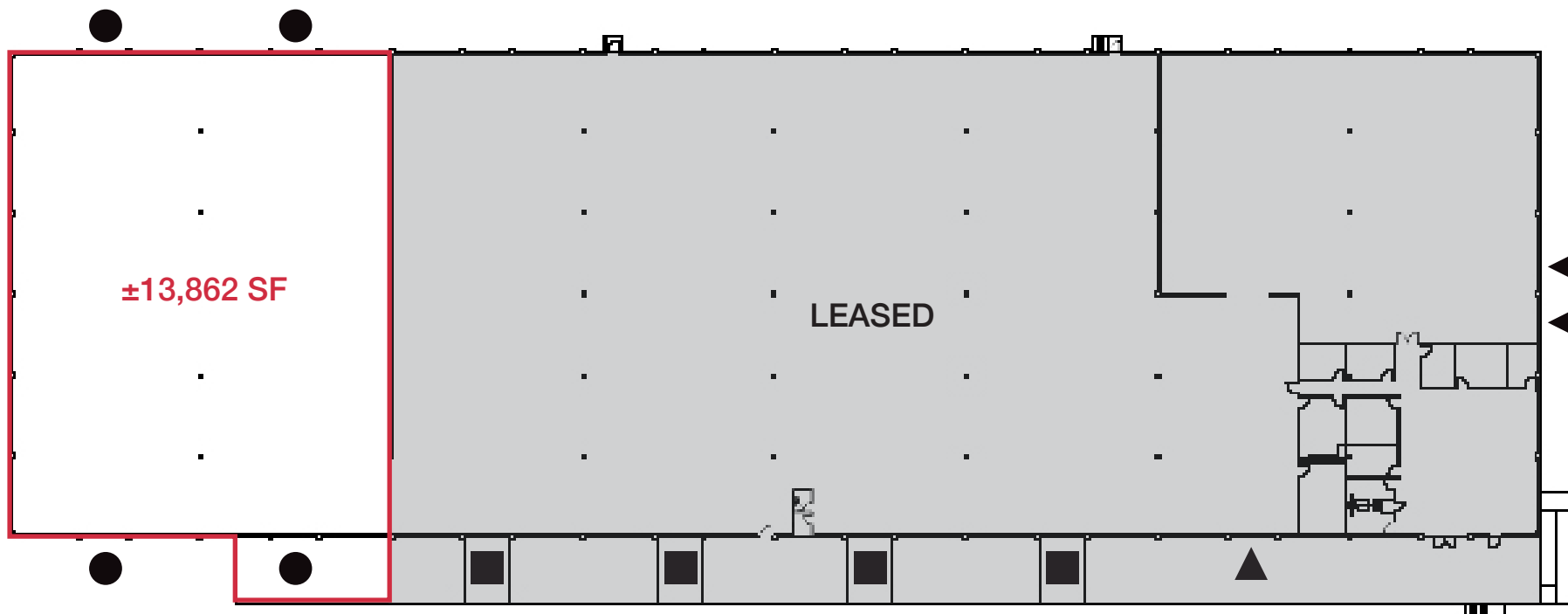




# SITE PLAN

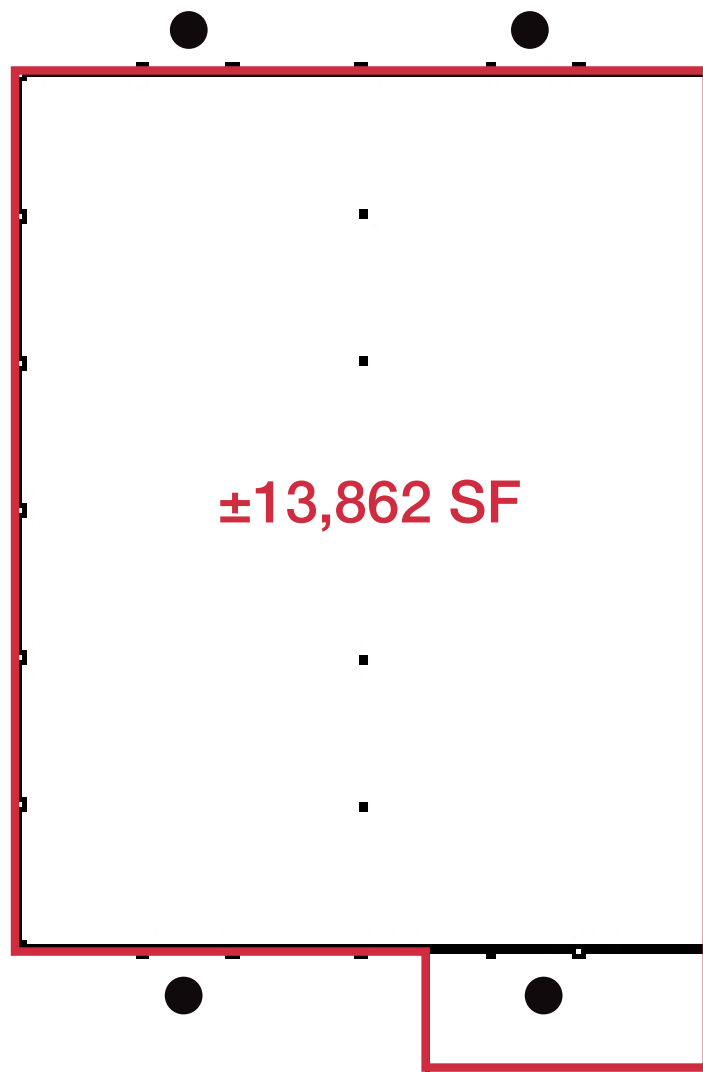


# FLOOR PLAN



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

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## 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 | <b>\$17,188.88 - \$19,268.18</b> |



# AREA MAP





# LAS VEGAS BUSINESS FACTS

## 0% TAX

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



**#1 STATE IN THE WEST  
TO DO BUSINESS WITH**



**LARGEST  
METROPOLITAN AREA IN  
THE U.S.**



**3 MILLION RESIDENTS**



**POPULATION GROWTH  
RATE IS THREE TIMES  
THE NATIONAL AVERAGE**

## 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





# 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 ORIENTATION & 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



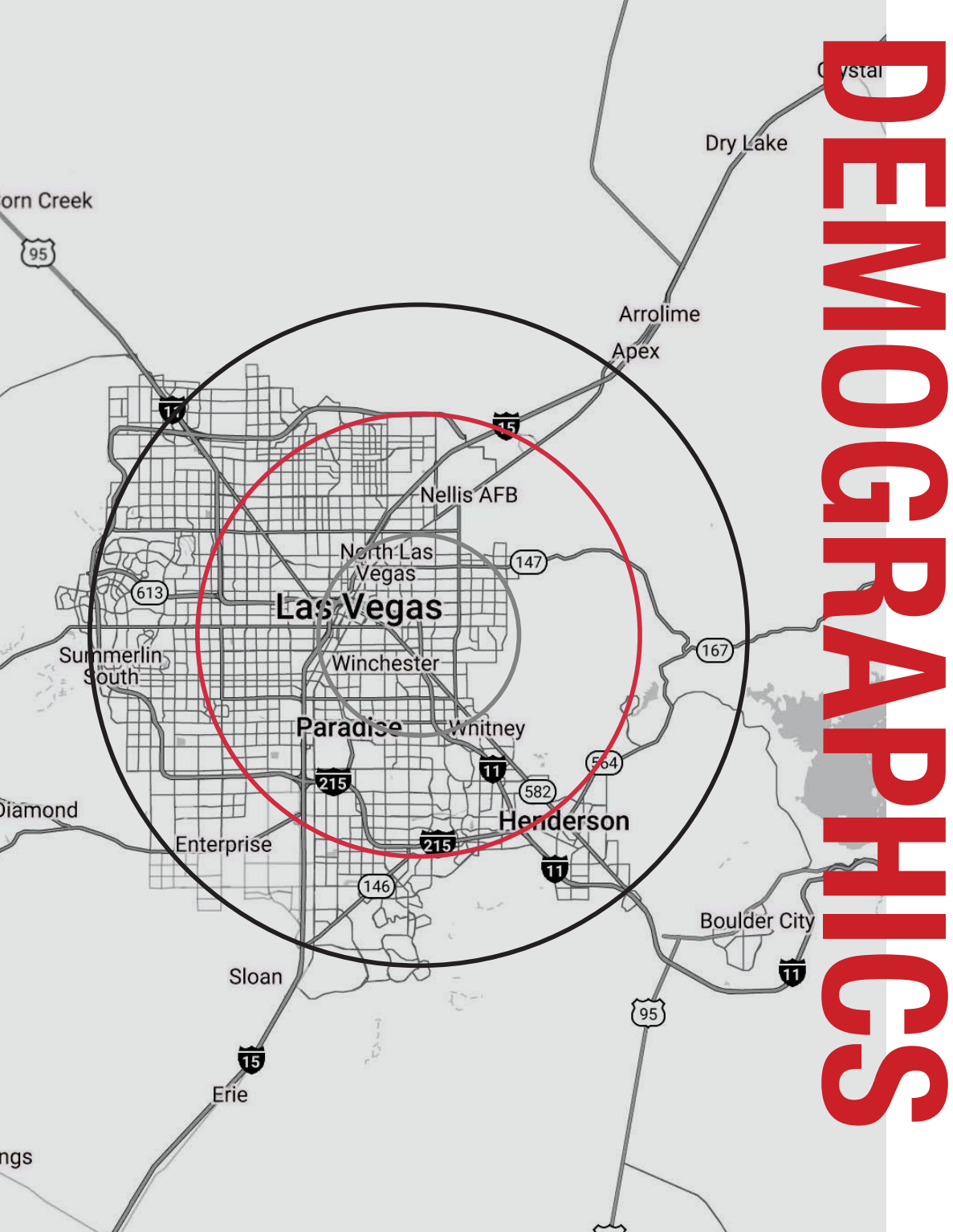
## REACH 60 MILLION CUSTOMERS

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.



| 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   |
|--------------|--------|
| N Buffalo Dr | 25,500 |
| Cheyenne Ave | 39,063 |

### 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

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OFFICES

**1.1 BIL**

SF MANAGED

**5,800+**

PROFESSIONALS

**TOP 6**

2024 LIPSEY RANKING



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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 South Durango Drive,  
Las Vegas, NV 89113

702.383.3383 | [naiaexcel.com](https://naiaexcel.com)

**Erik Sexton, SIOR**

LIC#S.0067183

702.768.9922

[erik.sexton@naiaexcel.com](mailto:erik.sexton@naiaexcel.com)

**Justen Kruse**

LIC#S.0196453.LLC

725.254.7516

[jkruse@naiaexcel.com](mailto:jkruse@naiaexcel.com)



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