



888
E. PILOT ROAD
LAS VEGAS, NV 89119

COMPLETED!
BRAND-NEW, CLASS A INDUSTRIAL BUILDING
MOVE-IN READY!!

CBRE

BUILDING HIGHLIGHTS

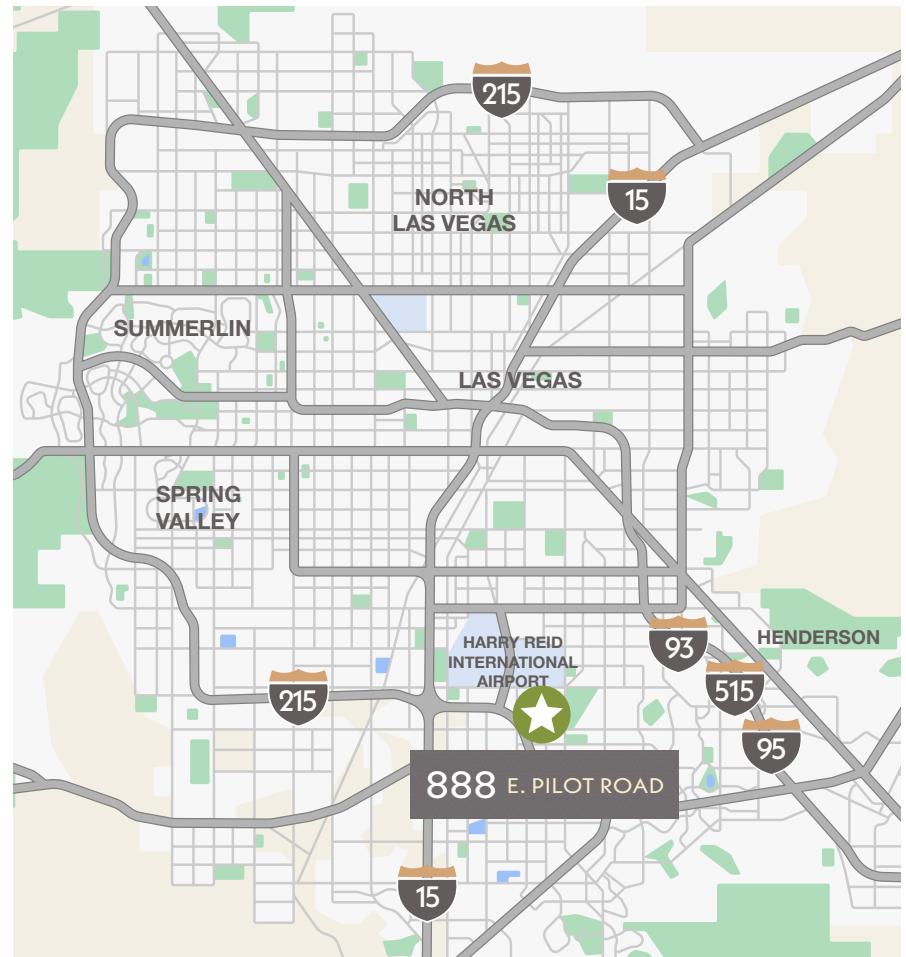
This brand new 40,346 SF single-tenant industrial building built on 2.25 acres at the intersection of E. Pilot Road and Paradise Road will offer Tenants easy access to ample retail and service amenities, including Town Square, McCarran Marketplace and the Las Vegas South Premium Outlets.

- + ±40,346 SF Single-Tenant Industrial Building on ±2.25 Acres
- + ±1,883 SF of SPEC HVAC Office Buildout
- + ±38,463 SF Evaporative-Cooled Warehouse
- + **POTENTIAL FOR SECURED YARD SPACE**
 - + ±26' - ±31' Clear Height in Warehouse
 - + Four (4) Private Offices
 - + Break Room & Conference Room
 - + Open Office
 - + Four (4) Restrooms
 - + Three (3) 9'x10' Dock-Hi Loading Doors
 - + One (1) 16'x14' Grade-Level Loading Door
- + LED Warehouse Lighting
- + 48 Total Parking Stalls
- + Parking Ratio of 1.2 per 1,000 SF
- + 1,200 amps 277/480 Volt, 3-Phase Power
- + TI Negotiable
- + Located in an Opportunity Zone!
- + Concrete Tilt-Up Construction
- + Industrial Light IL (Clark County) Zoning
- + Prime Airport Location
- + APN: 177-03-611-015



*Estimated CAMs subject to change

BRAND NEW SINGLE-TENANT INDUSTRIAL BUILDING



LEASE RATE:
NEGOTIABLE

CAMs:
\$0.19/SF*

SITE PLAN



Not to scale

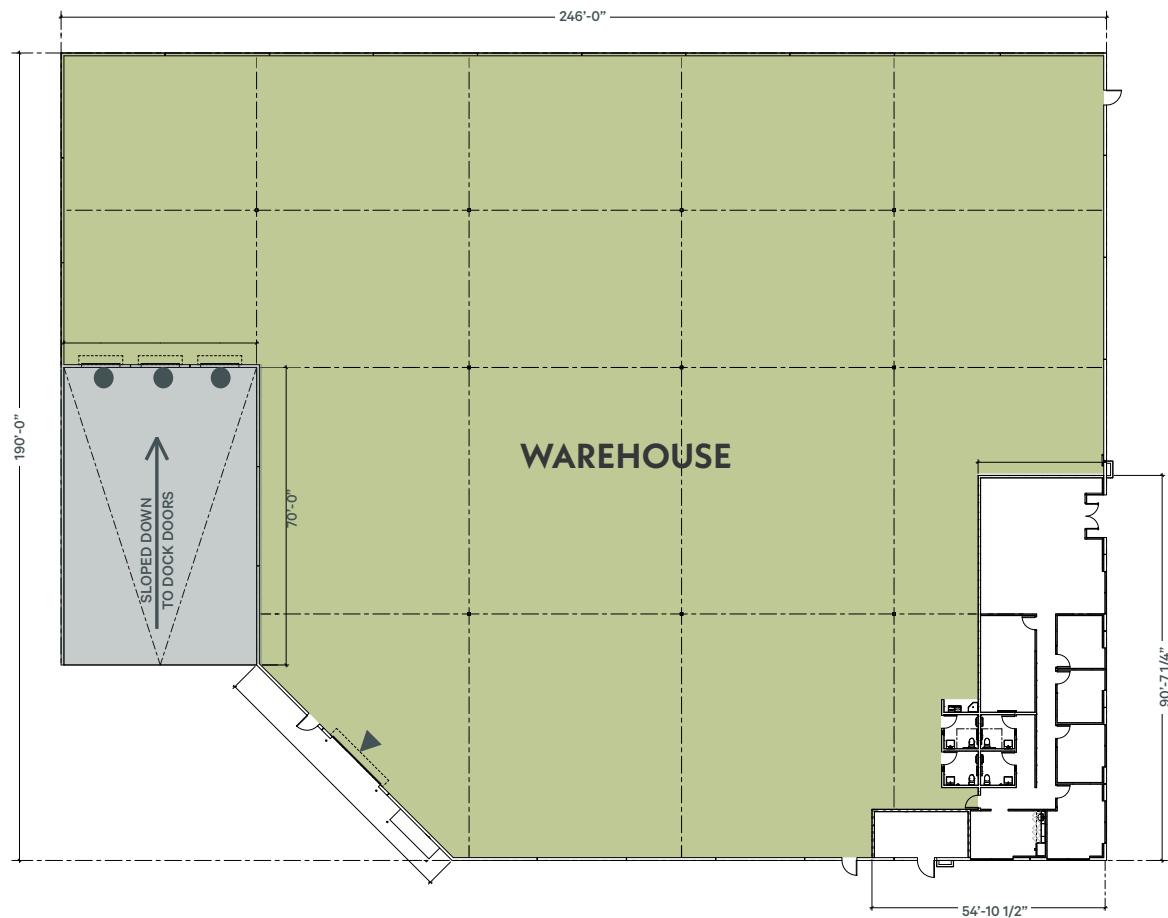
All measurements are approximate

▲ = Grade Door

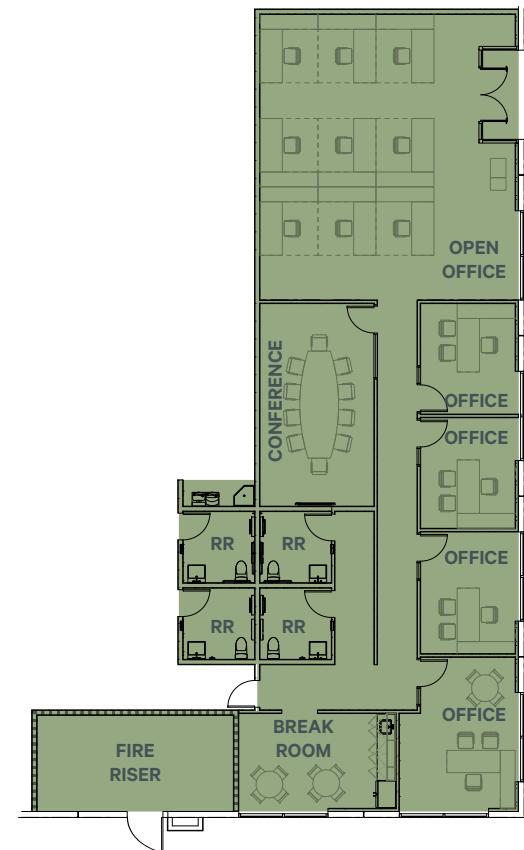
● = Dock Door

FLOOR PLANS

FLOOR PLAN



OFFICE FLOOR PLAN



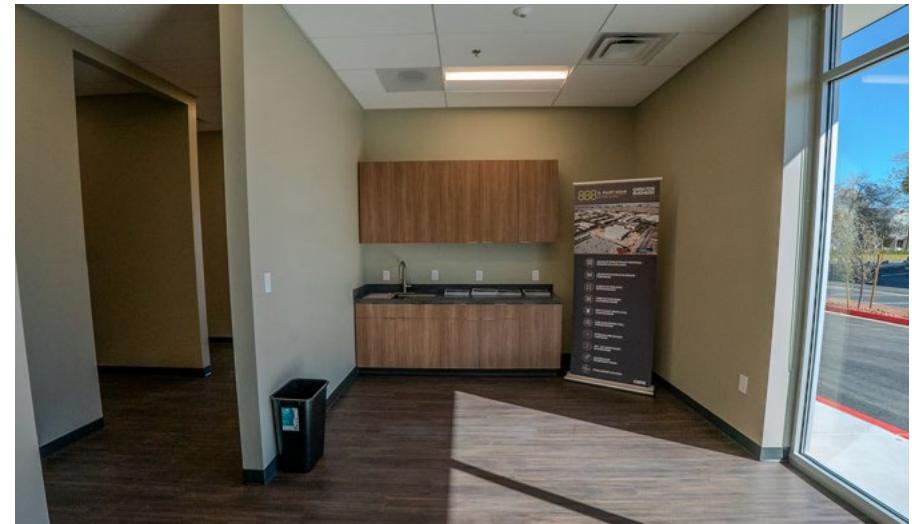
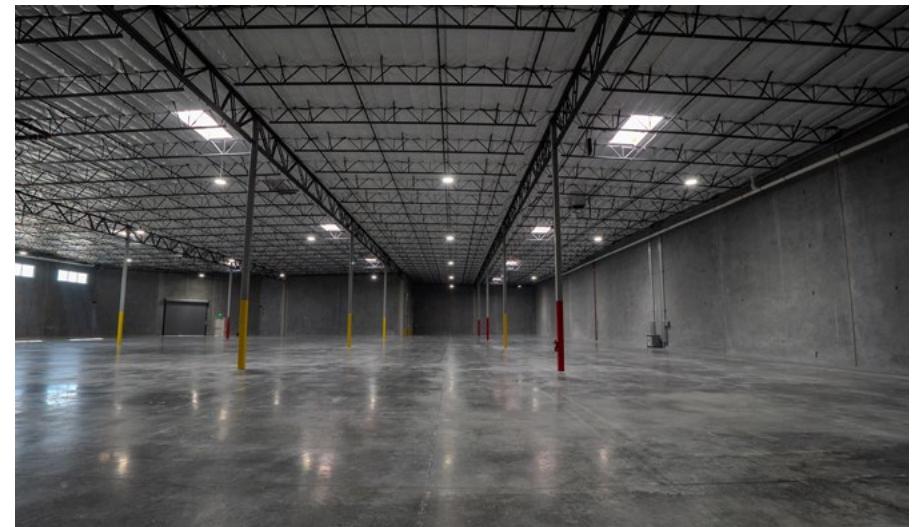
Not to scale

All measurements are approximate

▲ = Grade Door

● = Dock Door

PROPERTY PHOTOS



AMENITIES MAP



DEMOGRAPHICS



POPULATION

	1 Mile	3 Miles	5 Miles
2023 Population – Current Year Estimate	7,364	91,132	360,876
2028 Population – Five Year Projection	7,482	92,386	368,921



HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 Households- Current Year Estimate	2,876	37,828	150,974
2028 Households – Five Year Projection	2,960	38,807	156,125



HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2023 Average Household Income	\$100,160	\$89,192	\$89,376
2028 Average Household Income	\$113,324	\$103,422	\$104,220



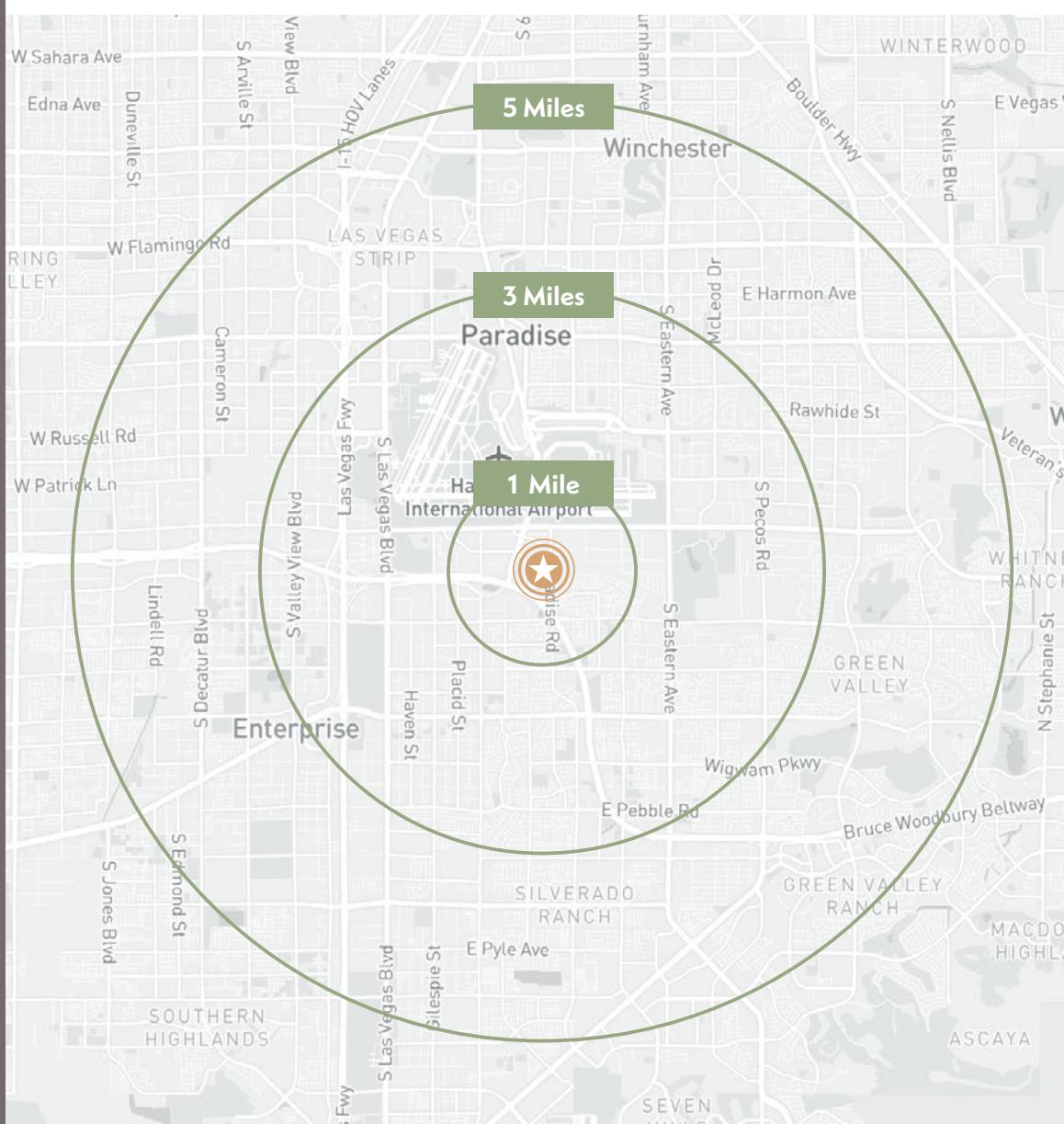
EDUCATION

	1 Mile	3 Miles	5 Miles
Bachelor's Degree or Higher	1,572	20,802	78,086



PLACE OF WORK

	1 Mile	3 Miles	5 Miles
2023 Businesses	782	7,414	22,034
2023 Employees	15,694	111,622	397,887



Source: ESRI 2024

REGIONAL ADVANTAGE

LOCATION & TRANSPORTATION

- I-215 Freeway: 1.2 Miles
- 1-15 Freeway: 2.8 Miles
- The Las Vegas Strip: 2.3 Miles
- Harry Reid Int'l Airport: 3.5 Miles

SHIPPING & MAILING SERVICES

- FedEx Freight..... **11.3 Miles**
- FedEx Ship Center..... **3.2 Miles**
- FedEx Air Cargo..... **11.3 Miles**
- FedEx Ground **3.3 Miles**
- UPS Freight Service Center **7.4 Miles**
- UPS Customer Center..... **7.4 Miles**
- UPS Air Cargo **7.2 Miles**
- US Post Office..... **2.4 Miles**



Transit Analysis From Las Vegas, NV

	Distance (mi.)	Time (est.)		Distance (mi.)	Time (est.)
Los Angeles, CA	262	4 hrs, 1 min	Boise, ID	636	9 hrs, 49 min
Phoenix, AZ	335	5 hrs, 25 min	Santa Fe, NM	640	9 hrs, 8 min
San Diego, CA	323	4 hrs, 58 min	Denver, CO	761	11 hrs, 14 min
Salt Lake City, UT	433	6 hrs, 19 min	Cheyenne, WY	846	12 hrs, 44 min
Reno, NV	447	7 hrs, 4 min	Helena, MT	914	13 hrs, 11 min
San Francisco, CA	561	8 hrs, 35 min	Portland, OR	975	15 hrs, 50 min
Sacramento, CA	564	8 hrs, 36 min	Seattle, WA	1,126	17 hrs, 14 min

WHY SOUTHERN NEVADA?



#1 Best States for Transportation,
U.S. News & World Report (2018)



Las Vegas Has One Of The
Most Business Friendly
Environments In The U.S.



#1 Best Job Creation Index in the
United States (Gallup 2017)



Great Location For Logistics,
Manufacturing And Exporting—
Making Las Vegas An Essential Part
Of Any Global Business Economic Plan.



One Of The Most Digitally Connected
Cities In The World Thanks To Switch
Communications—the region contains
7,453 miles of fiber optic cable.



Lower Cost Of Living And A Lower
Cost Of Business Operation Than
California While Having Easy Access
To Its Markets And Ports.

CURRENT STATE INCENTIVES

50% Elimination of payroll tax for 4 years

50% elimination of personal property taxes for 10 years

Training Grants \$1,000 to \$4,000 per employee

6.1% Elimination Of Sales Tax when purchasing capital equipment (you pay only 2% down from 8.1%)

50% to 90% subsidy for up to 6 months

(State will give businesses 50-90% of the new employee's hourly wage for up to 6 months)



888

E. PILOT ROAD

L A S V E G A S , N V 8 9 1 1 9

CONTACT

MIKE WILLMORE

Member Associate, Society of
Industrial and Office Realtors®
Senior Associate
(702) 369-4823
mike.willmore@cbre.com
Lic # S.0183520

DEAN WILLMORE, SIOR

Executive Vice President
(702) 369-4808
dean.willmore@cbre.com
Lic # BS.0023886

ALEX STANISIC, SIOR

Vice President
(702) 369-4874
alex.stanisic@cbre.com
Lic # S.0179950

LAUREN WILLMORE

Member Associate, Society of
Industrial and Office Realtors®
Associate
(702) 369-4825
lauren.willmore@cbre.com
Lic # S.0188698



The KRAUSZ
COMPANIES LLC