



LAS VEGAS "STRIP"

HARRY REID INT'L AIRPORT

POTENTIAL
YARD

EAST PILOT ROAD



E. PILOT ROAD

LAS VEGAS, NV 89119

COMPLETED!

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

CBRE

BUILDING HIGHLIGHTS

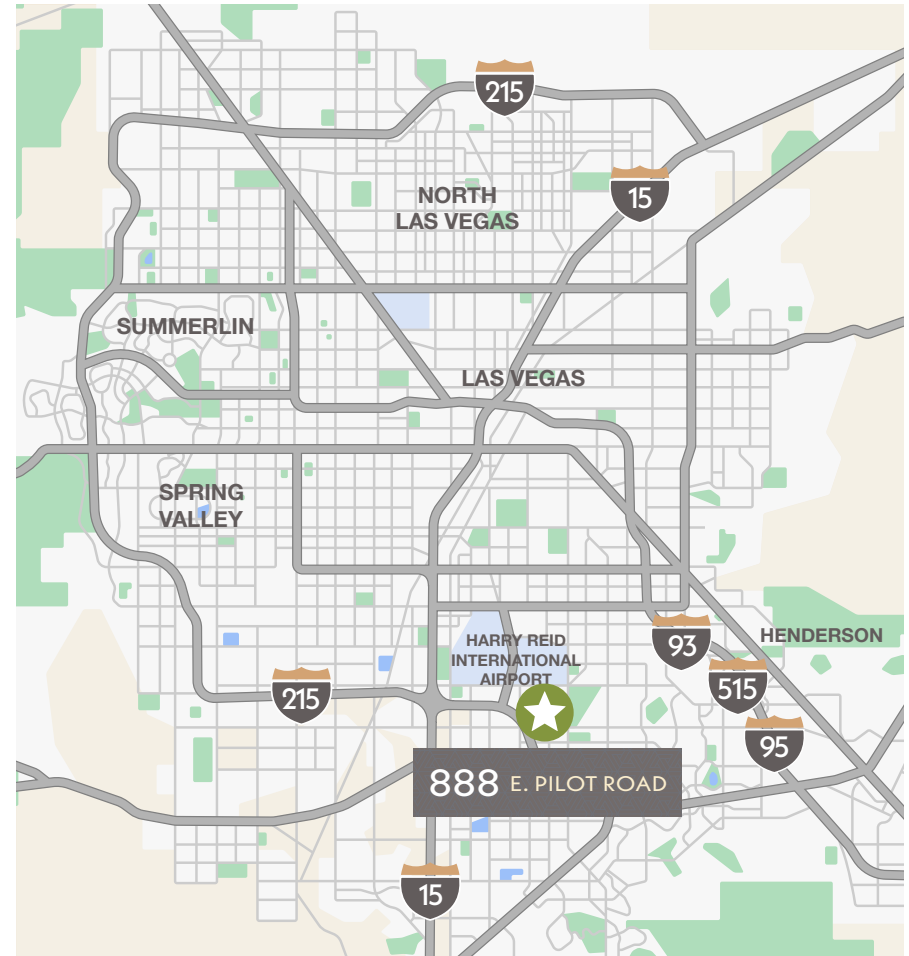
This brand new 40,346 SF single-tenant industrial building built on 2.25 acres at the intersection of E. Pilot Road and Paradise Road will offer Tenants easy access to ample retail and service amenities, including Town Square, McCarran Marketplace and the Las Vegas South Premium Outlets.

- + ±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*

888 E. PILOT ROAD

SITE PLAN

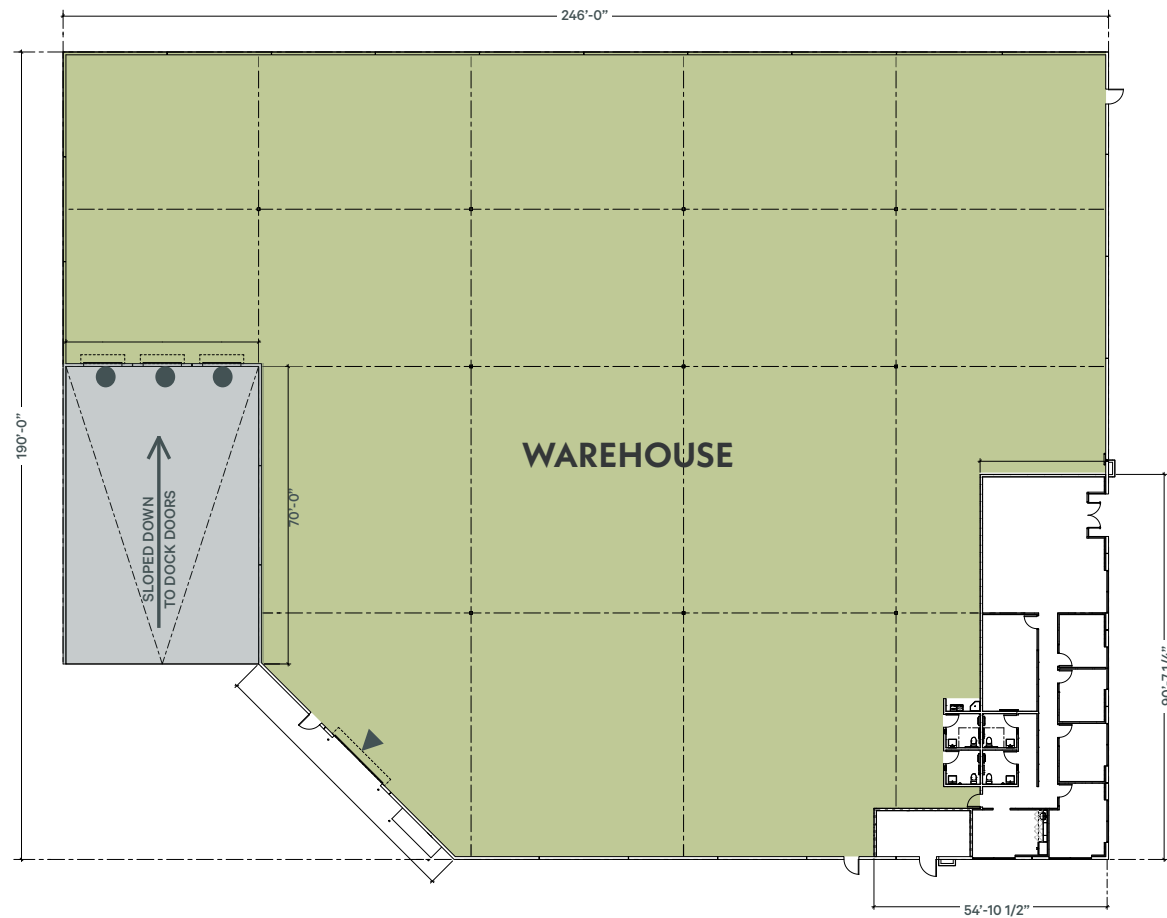


Not to scale
All measurements are approximate

▲ = Grade Door ● = Dock Door

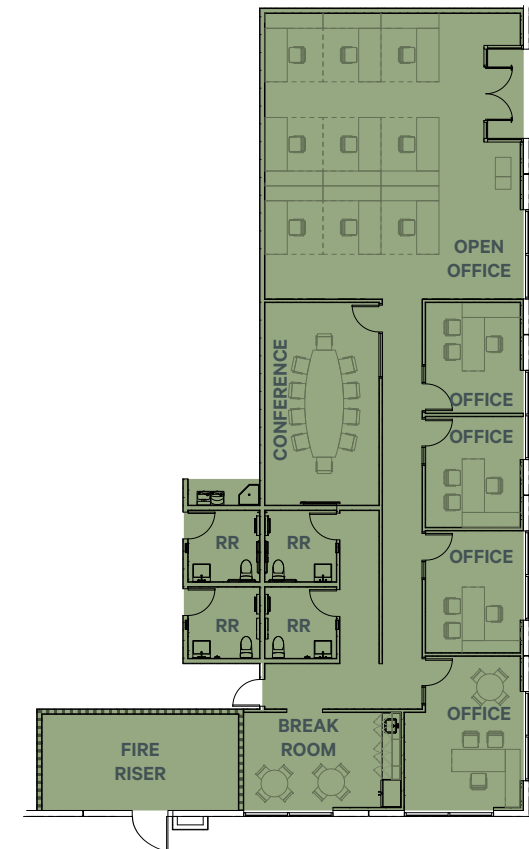
FLOOR PLANS

FLOOR PLAN



Not to scale
 All measurements are approximate ▲ = Grade Door ● = Dock Door

OFFICE FLOOR PLAN



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 |



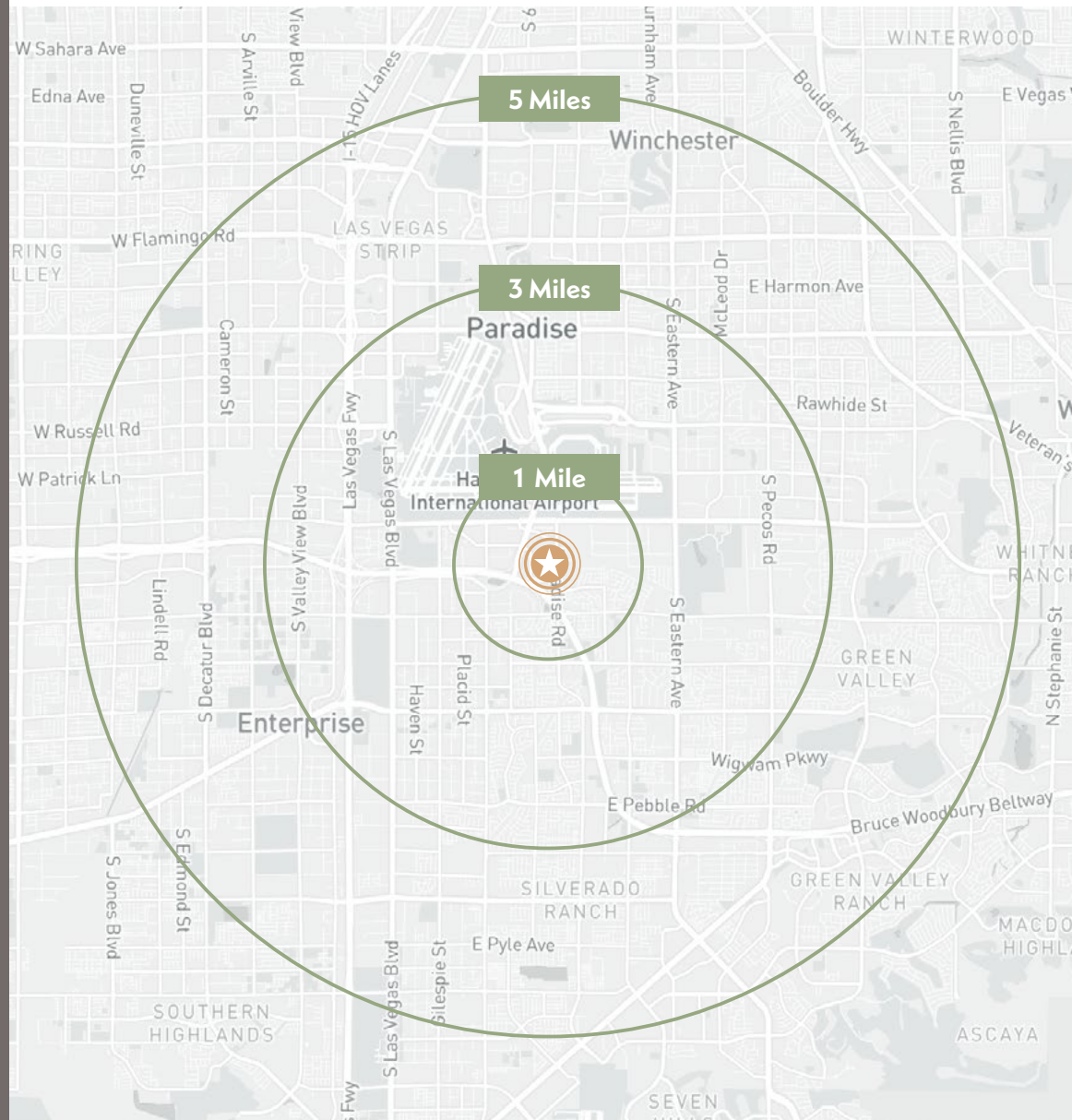
| HOUSEHOLDS | 1 Mile | 3 Miles | 5 Miles |
|----------------------------------------|--------|---------|---------|
| 2023 Households- Current Year Estimate | 2,876 | 37,828 | 150,974 |
| 2028 Households – Five Year Projection | 2,960 | 38,807 | 156,125 |



| 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 |



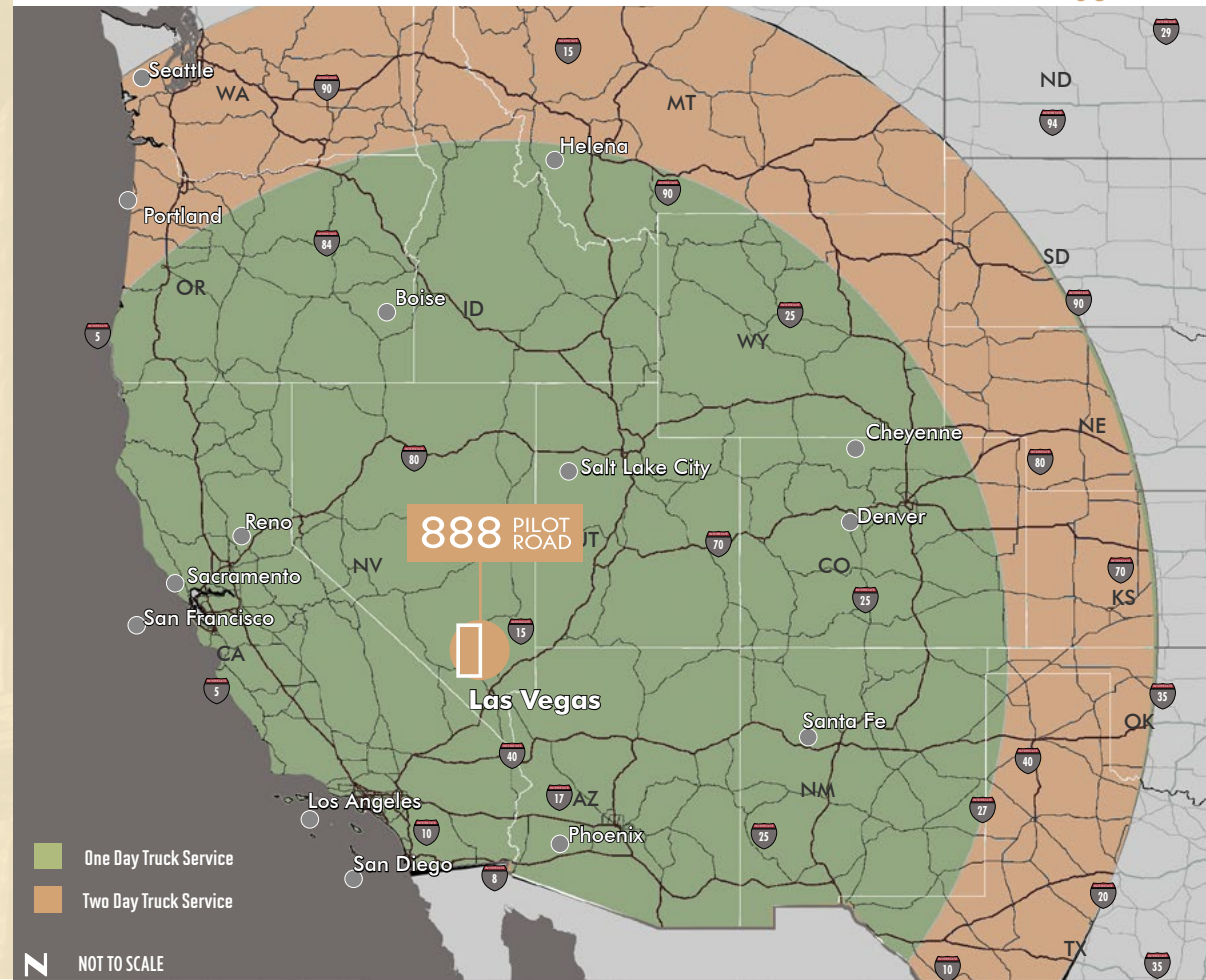
REGIONAL ADVANTAGE

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.) |
|--------------------|----------------|---------------|
| Los Angeles, CA | 262 | 4 hrs, 1 min |
| Phoenix, AZ | 335 | 5 hrs, 25 min |
| San Diego, CA | 323 | 4 hrs, 58 min |
| Salt Lake City, UT | 433 | 6 hrs, 19 min |
| Reno, NV | 447 | 7 hrs, 4 min |
| San Francisco, CA | 561 | 8 hrs, 35 min |
| Sacramento, CA | 564 | 8 hrs, 36 min |

| | Distance (mi.) | Time (est.) |
|--------------|----------------|----------------|
| Boise, ID | 636 | 9 hrs, 49 min |
| Santa Fe, NM | 640 | 9 hrs, 8 min |
| Denver, CO | 761 | 11 hrs, 14 min |
| Cheyenne, WY | 846 | 12 hrs, 44 min |
| Helena, MT | 914 | 13 hrs, 11 min |
| Portland, OR | 975 | 15 hrs, 50 min |
| Seattle, WA | 1,126 | 17 hrs, 14 min |

WHY SOUTHERN NEVADA?



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)



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



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



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



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



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



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



E. PILOT ROAD

LAS VEGAS, NV 89119



The **KRAUSZ**
COMPANIES LLC

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

KYLE KIRCHMEIER

Associate
(702) 369-4862
kyle.kirchmeier@cbre.com
Lic # S.0197013