



5960




**NORTH AMERICAN**  
COMMERCIAL

**FOR SALE**

EXCLUSIVELY  
LISTED BY



**KEVIN JACKSON**  
NV S.0191427

(702) 623-8000 O  
(702) 573-2025 C  
kevin.jackson@nac-re.com



**ANTHONY BATTISTI**  
NV S.0200033

(702) 623-8000 O  
(702) 449-0167 C  
anthony.battisti@nac-re.com





# CONTENTS

3	TABLE OF CONTENTS	8	DISCLAIMER
4	EXECUTIVE SUMMARY		
5	DEMOGRAPHICS		
6	AREA MAP		
7	ABOUT NAC		





## EXECUTIVE SUMMARY

North American Commercial presents the opportunity to purchase a one of a kind industrial property located in the Central Airport Industrial Region.

The asset is total of .12 acres with a gross building square footage of 5,074+/- SF and features One (1) 12x14' grade level roll up door, an HVAC warehouse, multiple offices, fire sprinklered, a high warehouse to office ratio, ample parking, concrete with paint in great condition, and a Twenty' (20) Foot clear height ideal for most end users.

This asset is ideal for an owner user or investor who ideally purchases class B Industrial assets in the Central Airport Submarket.





Disclaimer: Buyer to verify all building aspects pertaining to the purchase

## PROPERTY SPECIFICATIONS

Property Address:	5960 Topaz Street Las Vegas, NV 89120
Parcel Number:	162-36-213-005
Acres:	.12
Zoning:	IP
Clear Height:	20'+/- Ft Clear Height
SF:	1,500± Mezzanine , Building SF 5,074±
Year built:	2006
Parking:	Festival
HVAC:	Warehouse HVAC, Office HVAC
Fire Sprinklered:	Yes
Price:	\$1,650,000
Power :	3- Phase, 220/480v, 800 +/- AMPS (Buyer to Verify)
HOA :	\$1,200 Per Quarter



# AREA DEMOGRAPHICS

			2 Mile	5 Mile	10 Mile
Population		2028 Projection 2023 Population Growth 2023 - 2028	68,577 66,232 .07%	278,163 270,099 0.6%	813,778 789,632 0.6%
Households		2028 Projection 2023 Households Growth 2023 - 2028	25,465 24,617 0.7%	108,456 105,522 0.6%	322,113 312,654 0.6%
Household income		2023 Average Household Income	\$62,566	\$64,790	\$67,708
Businesses		# of Businesses # of Employees	1,069 14,693	6,648 71,420	37,584 458,750



# AREA MAP



# ABOUT 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.

# DISCLAIMER



## DISCLAIMER

All product names, company names, and logos are trademarks™ and registered trademarks® of their respective holder. Use of any product names, company names, and logos does not imply affiliation, sponsorship, or endorsement. Any presence of such is included solely for the purpose of providing information about this listing to prospective clients and/or customers.

Non-Endorsement North American Commercial and its logo is a registered trademark of NAC Las Vegas, LLC.

All design, artwork, and photos contained herein are prohibited from being copied or utilized without the prior written consent of North American Commercial, and/or its affiliates.

NAC Las Vegas, LLC © 2024. All rights reserved.





9079 W Post Road Suite 120, Las Vegas NV 89148