

INDUSTRIAL ROAD BUSINESS PARK

1808 Industrial Road, Las Vegas, NV 89102

AVAILABLE
For Lease



5960 S. Jones Blvd, Las Vegas, NV 89118
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www.mdlgroup.com

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Property Highlights

- Combined warehouse suite for lease totalling ±4,000 SF
- Space includes single HVAC private office & one restroom
- Swamp-cooled warehouse with 16' clear height
- Loading: Two (2) dock-high doors
- Secure fenced yard space & dedicated parking (3.13:1,000 SF)
- Quick freeway access (I-15) for regional distribution
- Less than one mile from the Arts District
- Traffic Counts - Industrial Rd: ±19,000 VPD / Wyoming Ave: ±13,200 VPD

Property Overview

Positioned just off the Las Vegas Strip, 1808 Industrial Rd offers a rare opportunity to lease an industrial building in one of the city's central commercial corridors. The building features 16-foot clear height, dock-high loading, ample on-site parking, and secure yard space, ideal for logistics, light manufacturing, or distribution. Zoned M, this flexible space supports a wide range of industrial uses and benefits. With solid block construction and direct street frontage, the property delivers functionality, visibility, and access in equal measure.

Listing Snapshot



\$1.25 PSF NNN

Lease Rate



\$0.30 PSF

Monthly CAM Charges



±4,000 SF

Available Space



Resort Corridor

Submarket

Key Demographics (within a 3-mile radius)



±179,589

Population Size



\$70,785

Ave. Household Income

APN 162-04-704-004

Zoning General Industrial (M-1)

Year Built 1971

Property Size ±10,853 SF

Cross Streets Industrial Road & Chicago Avenue

Lot Size ±2.08 AC



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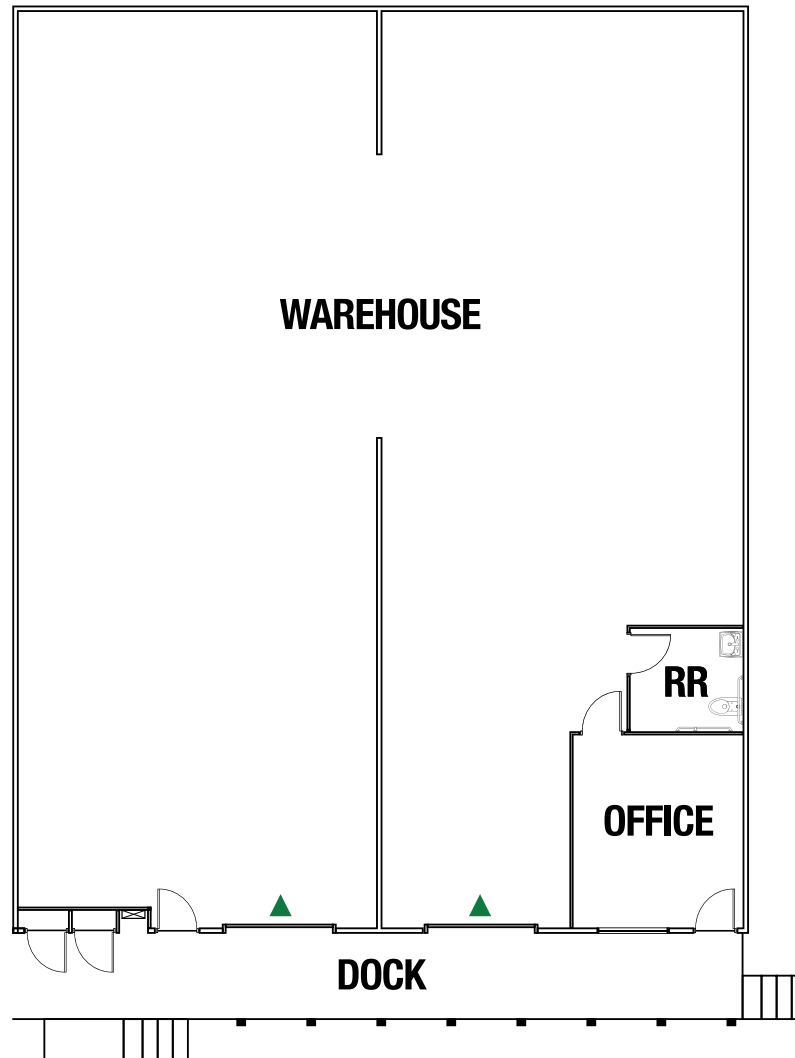
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Listing Snapshot



\$1.25 PSF NNN
Lease Rate



\$0.30 PSF
Monthly CAM Charges



±4,000 SF
Available Space



\$6,200.00
Monthly Rent



Immediately
Availability

Suite Specs

Total SF ±4,000

Office SF ±180

Warehouse SF ±3,764

Dock-High [▲] 2 dock-high doors (8'x10')

Clear Height 16'

Power Single phase
(to be verified by Tenant)

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Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

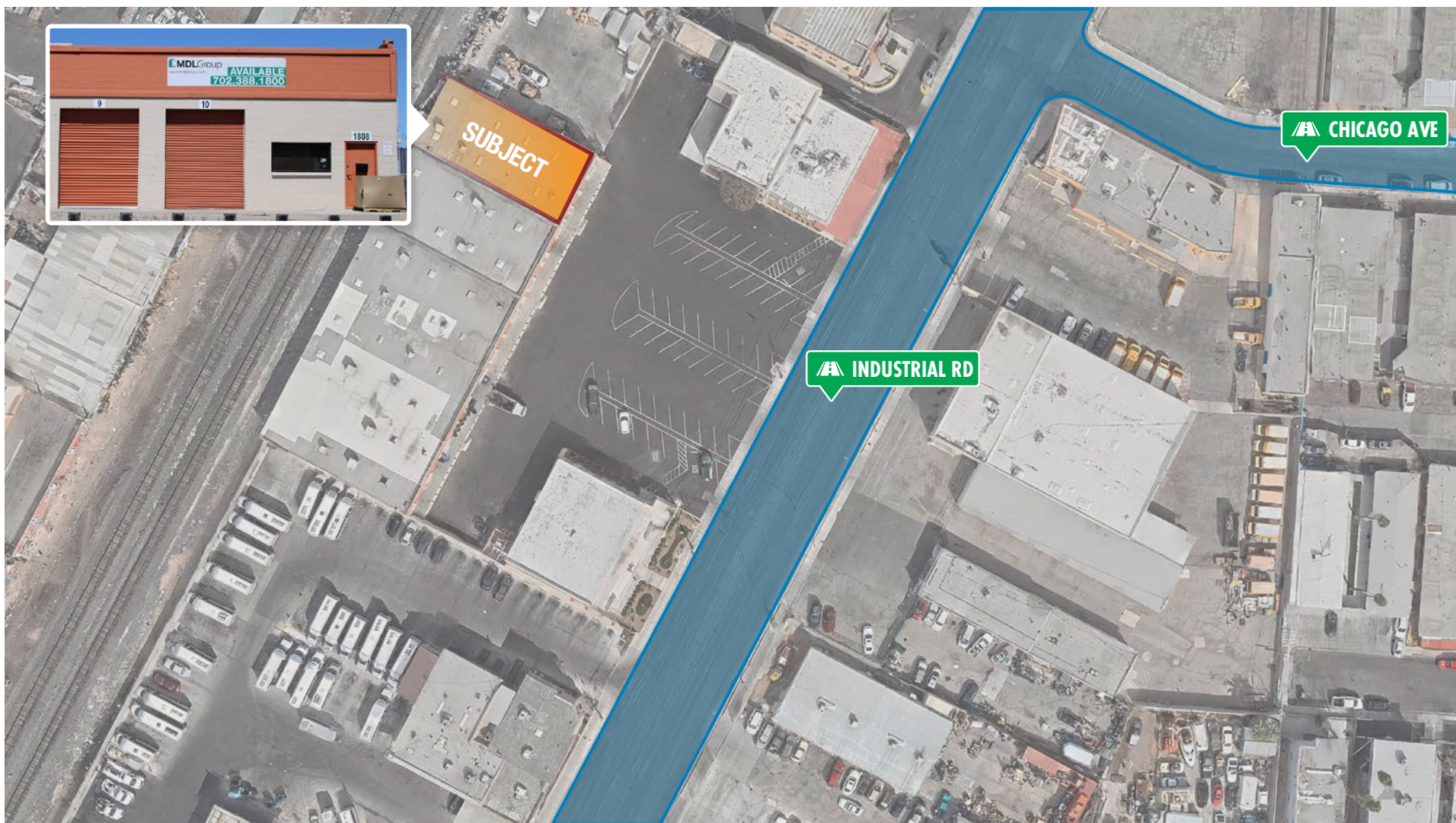
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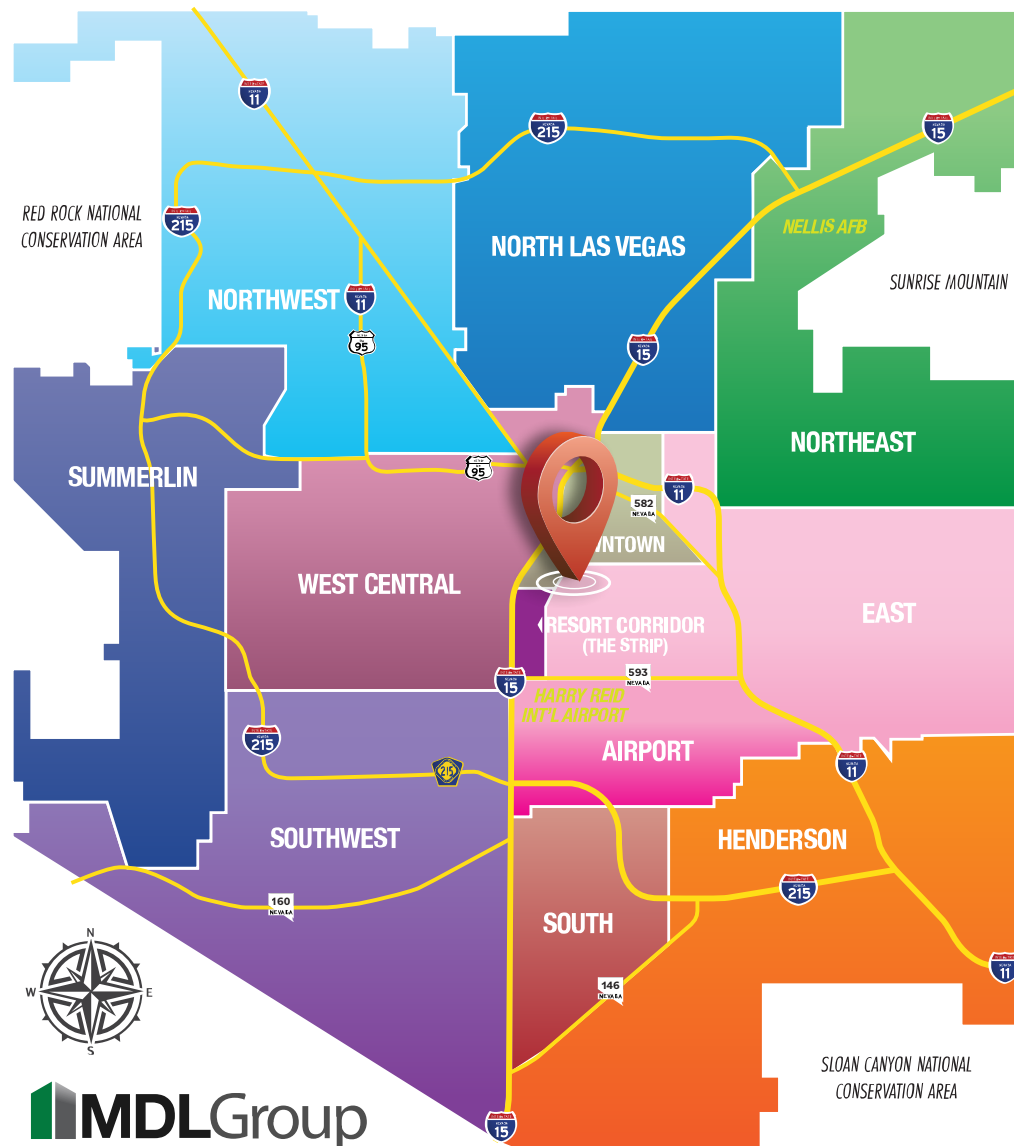
Property Photos



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Distance to Landmarks

- I-15 FWY: ± 1.0 miles
- I-11 FWY: ± 2.0 miles
- Harry Reid International Airport: ± 4.4 miles
- The Strip: ± 2.0 miles

Nearby Amenities

- A few blocks away from the Arts District and Downtown Las Vegas with retail and dining options that include the Las Vegas North Premium Outlets and Fremont Street
- Close to City Hall, The Smith Center for the Performing Arts, and World Market Center
- Short drive across the freeway for exceptional medical access to Valley Hospital Medical Center and UMC Trauma Center
- Situated just north of The Strip

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Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. Most of the county population resides in the Las Vegas Census County Divisions across ± 435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts



$\pm 7,892$

Land Area
(Square Miles)



2,265,461

Population
(County Data per Census)



298

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com



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Market Overview

Resort Corridor

Quick Facts

 **3,000,000**  **40-43 Million**

LV Metro Area Population
(2025 estimate)

Annual Visitors
(2025 estimate)

Synopsis

The Las Vegas Resort Corridor, also known as the Strip, is the undeniable economic engine of the valley, generating substantial business and tourism revenue for the state and offering a unique, high-value submarket for commercial real estate investors and tenants. This submarket is in the heart of the valley and is a focal point for all major property types, driven by the need to support the massive tourism and convention industry, with a highly active and premium Retail sector and strong Multi-Family demand in adjacent areas. While Industrial and general-purpose Office space is more concentrated in surrounding submarkets, the Resort Corridor maintains availability and high-profile opportunities, especially for businesses requiring a flagship presence or direct adjacency to the luxury amenities and visitor base; however, premium Land parcels for development are increasingly scarce and highly prized. Tenants and clients benefit from unparalleled access to amenities, including world-class dining, entertainment, and hospitality services, alongside superior connectivity due to its central location: the Strip boasts easy and direct access to the I-15 freeway, the I-215 beltway, the Las Vegas Convention Center, and Harry Reid International Airport, cementing its status as the most prestigious and strategically vital submarket in Southern Nevada.


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Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

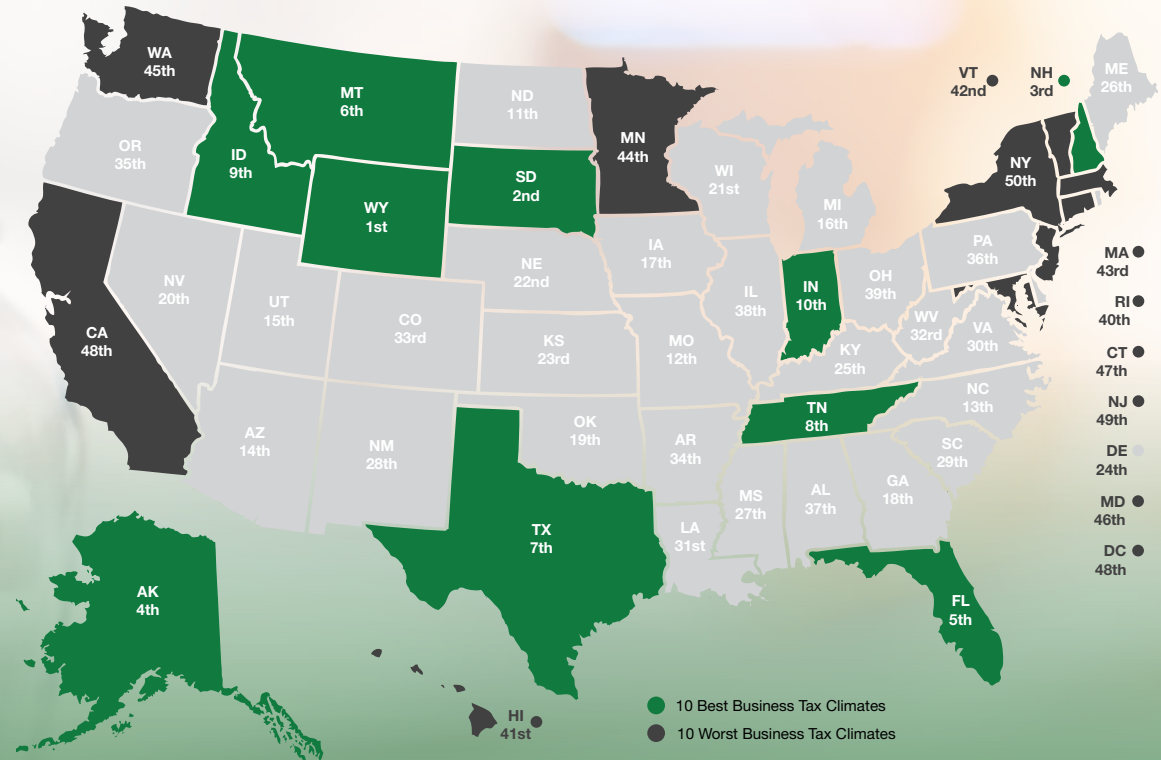
Nevada is ranked 20th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

*Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org*

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2025 State Business Tax Climate Index



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

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Southern Nevada Growth

200,000+

Number of jobs
added between
2011 and 2019.

7,500+

Number of new
businesses added
between 2011 and 2019.

85%

Milestone graduation
rate for Clark County
school district in 2019.

Innovation Ecosystem

- In 2016, **Las Vegas** established an **Innovation District** to spur smart-city technology infrastructure and launched the **International Innovation Center @ Vegas (IIC@V)** incubator to support development of high priority emerging technologies.
- The **Las Vegas-based Nevada Institute for Autonomous Systems** was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.
- In July 2019, **Google** broke ground on a \$600 million data center, and in October 2019 **Switch** announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to ±4.6M SF of data center space.
- The **Las Vegas Convention and Visitors Authority (LVCVA)** partnered with the **Boring Company** to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

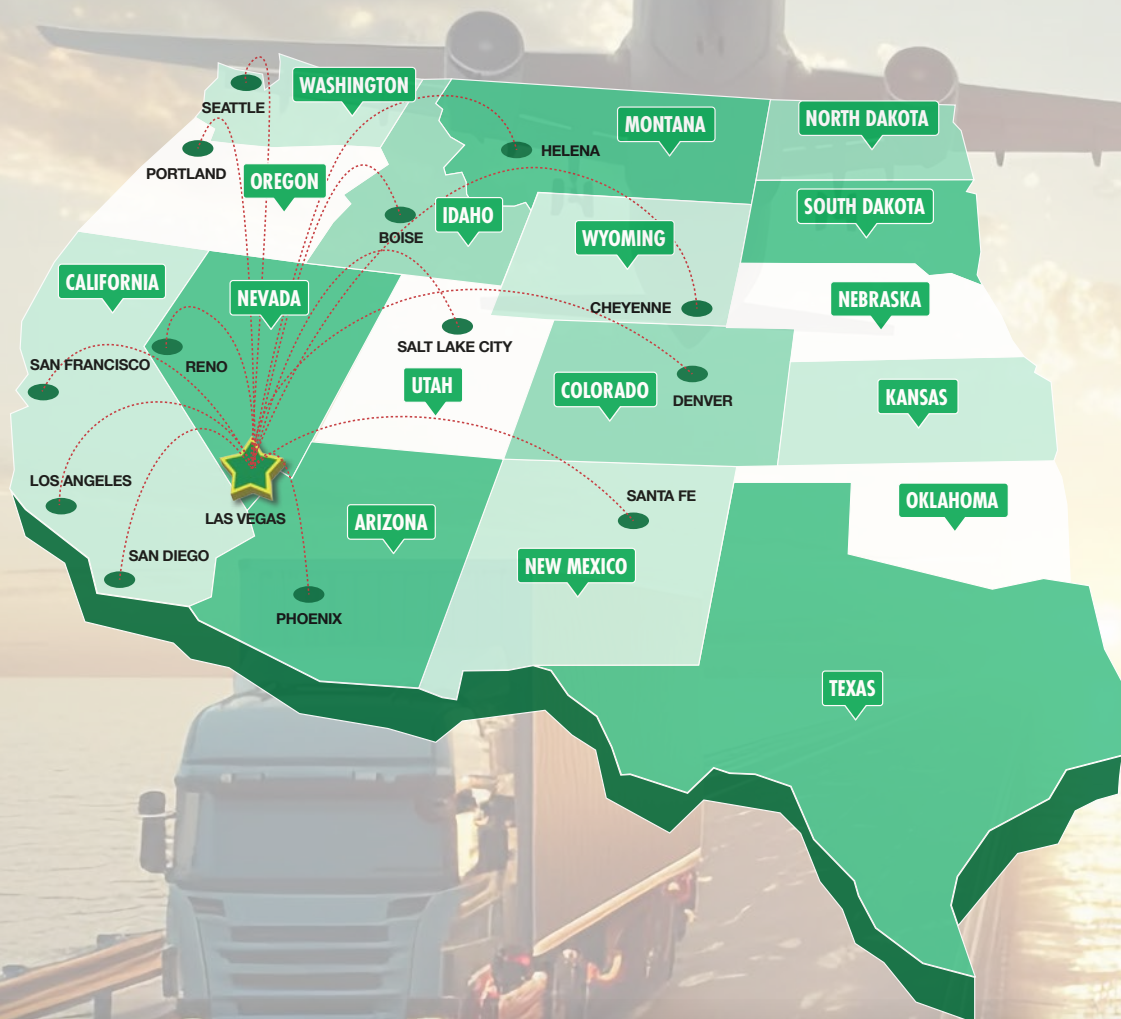


Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings. Notably:

- The **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.
- **Nevada State College (NSC)** more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.
- **College of Southern Nevada (CSN)** was named as a **Leader College of Distinction** by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes & reducing student achievement gaps.

Logistics



Transit From Las Vegas

DESTINATION	EST. TRAVEL TIME	DISTANCE (MILES)
Los Angeles, CA	3 hrs, 55 min	±265
Phoenix, AZ	4 hrs, 40 min	±300
San Diego, CA	4 hrs, 45 min	±327
Salt Lake City, UT	5 hrs, 50 min	±424
Reno, NV	6 hrs, 55 min	±452
San Francisco, CA	8 hrs, 15 min	±565
Boise, ID	9 hrs, 30 min	±634
Santa Fe, NM	9 hrs, 10 min	±634
Denver, CO	10 hrs, 45 min	±752
Cheyenne, WY	11 hrs, 50 min	±837
Helena, MT	12 hrs, 55 min	±907
Portland, OR	15 hrs, 45 min	±982
Seattle, WA	16 hrs, 50 min	±1,129

SHIPPING & MAILING SERVICES



Freight Service Center
(3 miles)

Distribution Center
(10 miles)

UPS Air Cargo
(18 miles)



Freight Center
(3 miles)

Ship Center
(8 miles)

Air Cargo
(20 miles)



Customer Service Center
(5 miles)

Cargo Center
(3 miles)

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