

For Lease

Hughes Airport Center 1151 Grier Drive, Suite A/B1

Las Vegas, NV 89119
www.cbre.com/lasvegas

Contact Us

Jake Higgins, SIOR
Senior Vice President
+1 702 369 4844
jake.higgins@cbre.com
Lic. S.0176473

Kelsey Higgins
Associate
+1 702 369 4812
kelsey.higgins@cbre.com
Lic. S.0192524



± 12,192 SF Industrial Unit Available

Lincoln **CBRE**

Hughes Airport Center
1151 Grier Drive
Las Vegas, NV 89119



LOCATION HIGHLIGHTS

- + Premier business park in Las Vegas
- + 3.3 million square feet
- + Office and industrial space
- + In close proximity to the Las Vegas Strip, Harry Reid International Airport, Town Square and numerous other amenities
- + Convenient access to I-15 and 215 freeways
- + Contact broker for tour information



PROPERTY HIGHLIGHTS

- + 12,192 SF Available for Lease
- + 24' Clear height
- + Abundant parking
- + Dock and grade level loading
- + Fire sprinklers
- + Zoning: M-1 (Clark County)



Hughes Airport Center

1151 Grier Dr., Las Vegas, NV 89119



Hughes Airport Center

1151 Grier Dr., Las Vegas, NV 89119

For Lease



PROPERTY HIGHLIGHTS

- + ±12,192 SF Total
 - + ±1,597 SF Office
 - + ±982 SF 2nd story mezzanine
 - + ±10,595 SF warehouse
- + (2) Dock doors
- + (2) Grade level doors
- + 24' Clear height
- + Fire sprinklers
- + Parking: 1.09/1,000 SF
- + Zoning: M-1 (Clark County)

Previous Tenant Upgrades Include:

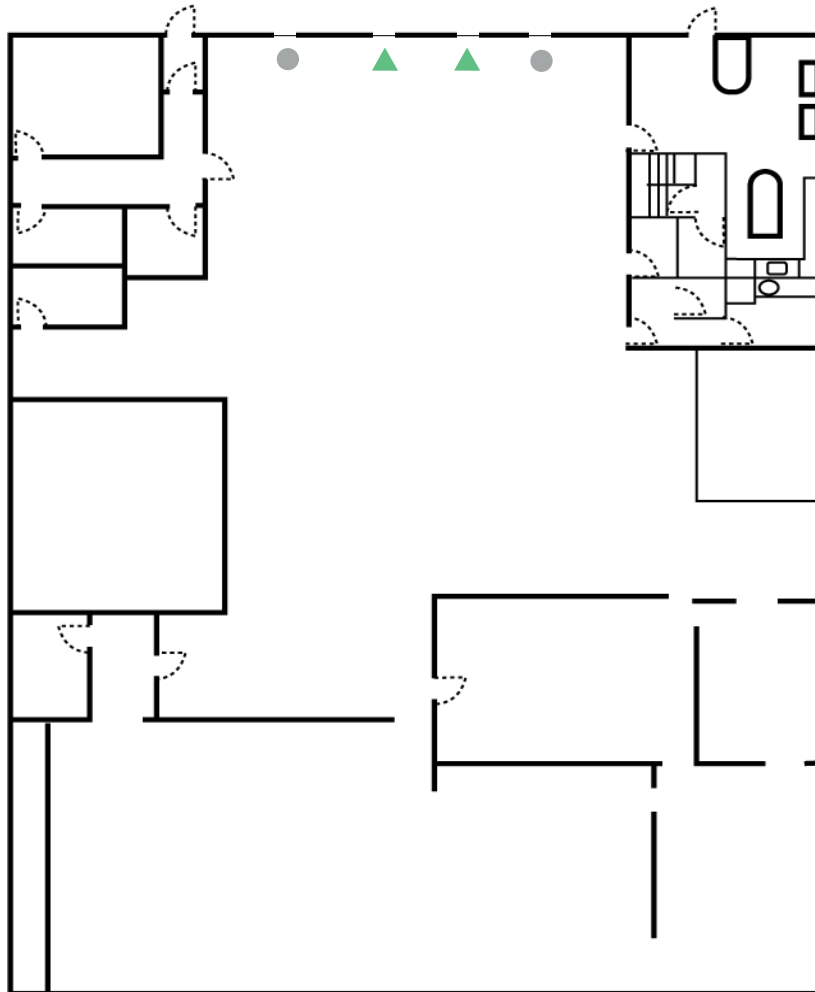
- + 1400 amps existing, added 1,000 amps
- + Men's and women's locker rooms
- + Built lab
- + Dedicated water supply for production
- + Recirculating hot water loop in production area
- + 5 Hand wash sinks
- + Gas supply line
- + Closed circuit cameras

*freezer/cooler space, site plan and upgrades to be separately verified

Available May 1, 2024

Lease Rate: Call for Pricing

CAM Rate: \$0.20/SF



● GRADE DOOR

▲ DOCK DOOR

*Floor plan not to scale

LAS VEGAS BUSINESS FACTS



Business Assistance Programs

- + Sales and Use Tax Abatement
- + Modified Business Tax Abatement
- + Personal Property Tax Abatement
- + Real Property Tax Abatement for Recycling
- + TRAIN Employees Now (TEN)
- + Silver State Works Employee Hiring Incentive



Nevada Tax Climate

- + No Corporate Income Tax
- + No Admissions Tax
- + No Personal Income Tax
- + No Unitary Tax
- + No Franchise Tax on Income
- + No Estate Tax

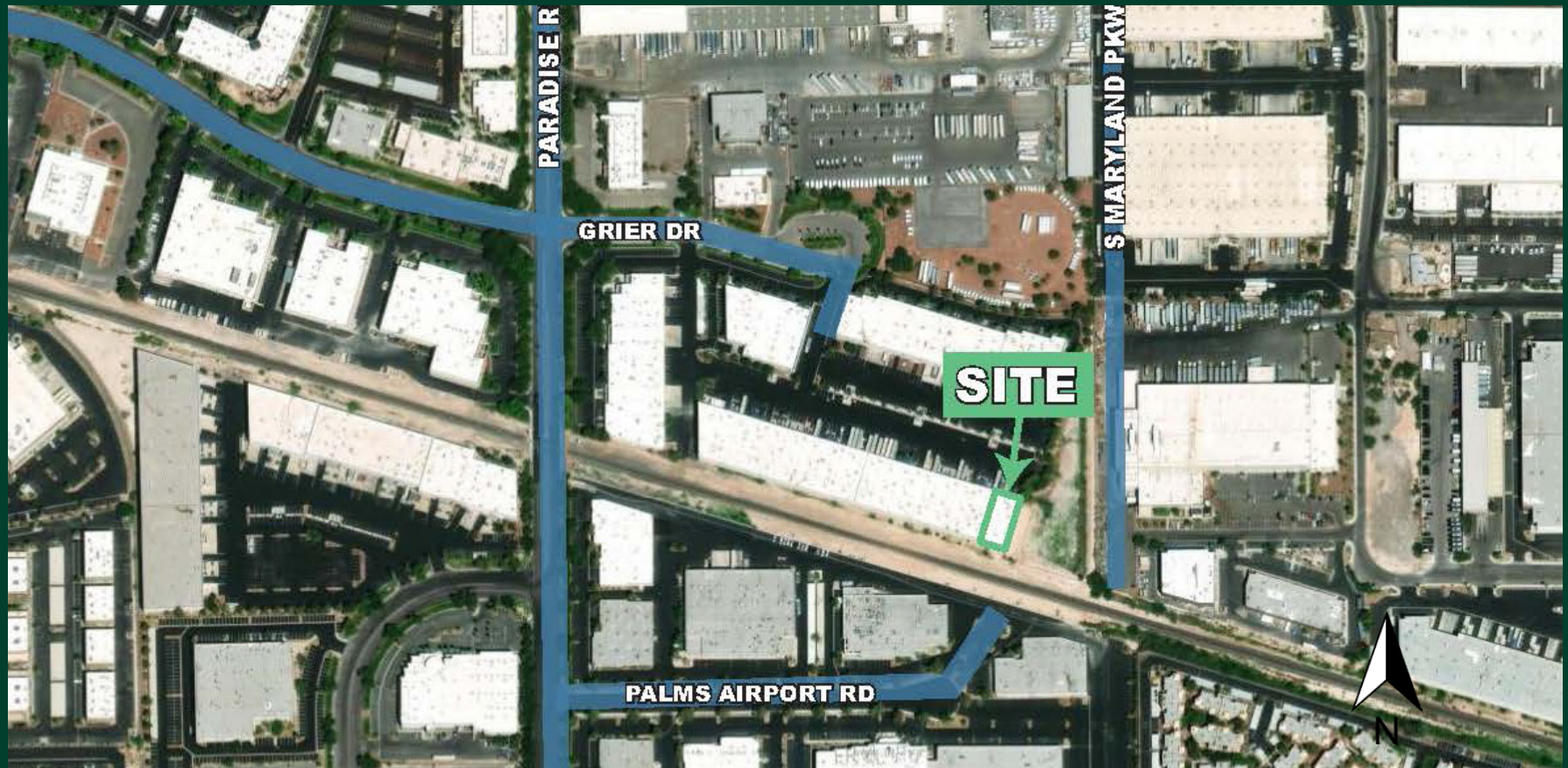


Labor

- + Nevada has one of the lowest labor costs in the region
- + According to the U.S. Bureau of Labor Statistics, the metro Las Vegas area has more than 100,600 workers in the distribution and manufacturing industries
- + Nearly 60,700 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- + According to CBRE-EA, in the next 5 years, manufacturing jobs, are expected to grow by 0.8% and distribution by 0.6%
- + Year-to-date employment growth in Southern Nevada is 4.2% compared to the National Average of 2.9%



Hughes Airport Center
1151 Grier Dr.
Las Vegas, NV 89119



Jake Higgins, SIOR
Senior Vice President
+1 702 369 4844
jake.higgins@cbre.com
Lic. S.0176473

Kelsey Higgins
Associate
+1 702 369 4812
kelsey.higgins@cbre.com
Lic. S.0192524

8548 Rozita Lee Ave, Suite 200
Las Vegas, NV 89113
www.cbre.us/lasvegas

Lincoln CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.