

F O R L E A S E

EXCLUSIVELY MARKETED BY FIRST CAPITAL INVESTMENT REALTY

FLEET OPERATIONS CAMPUS

1900 S. Industrial Rd

Las Vegas, Nevada 89102

Multi-Level Parking Structure | 320 Fleet Stalls | On-Site Fueling & Maintenance

320

TOTAL SPACES

~160

COVERED

~160

UNCOVERED

\$150/mo

RATE / SPACE

2 Floors

CONFIGURATION

24/7 Armed

SECURITY

Executive Summary

PROPERTY OVERVIEW

Address	1900 S. Industrial Rd, Las Vegas, NV 89102
Property Type	Multi-Level Parking Structure
Total Spaces	320 (160 Covered + 160 Uncovered)
Configuration	2 Floors @ 160 Spaces Each
Security	24-Hour Armed Security On-Site
EV Infrastructure	Chargers Installed; Expandable
On-Site Fueling	Gas Station with Discounted Fuel
On-Site Maintenance	Body Shop & Paint Booth
Lot Size	0.56 Acres
Availability	Available Immediately

LEASE DETAILS

Lease Type	Master Lease — Single Operator NNN
Rate Per Space	\$150 / month
Lease Term	Negotiable (3–10 years)
Escalation	Annual CPI or Fixed %
Permitted Use	Fleet Parking, EV Charging, Maintenance
Ideal Tenant	AV/EV Fleet Operator

First Capital Investment Realty is pleased to exclusively present for lease 1900 S. Industrial Rd, Las Vegas, NV 89102 — a purpose-built, multi-level parking structure and fleet operations campus ideally positioned between the world-famous Las Vegas Strip and Downtown Las Vegas.

This rare facility offers 320 dedicated fleet stalls across two full floors — approximately 160 covered spaces on the lower level and 160 open-air rooftop spaces on the upper level.

What distinguishes this property from conventional parking is its comprehensive on-site infrastructure: a full-service gas station offering discounted fuel rates, a professional body shop, and a dedicated paint booth — creating a self-contained vehicle operations hub where fleet vehicles can be housed, fueled, serviced, and maintained under one roof.

Existing EV charging stations are installed and operational, with electrical infrastructure already in place to support significant expansion — a critical advantage for any autonomous or electric vehicle fleet operator planning to scale in Las Vegas.

The facility provides 24-hour armed security, ensuring fleet assets and sensitive autonomous vehicle technology are protected around the clock.

Located just minutes from The STRAT, Resorts World, Fontainebleau, the Wynn/Encore, and the Las Vegas Convention Center, this property places fleet vehicles within rapid deployment distance of the city's highest-demand hospitality, entertainment, and convention corridors.

320

TOTAL SPACES

\$150

PER SPACE / MONTH

Now

AVAILABLE



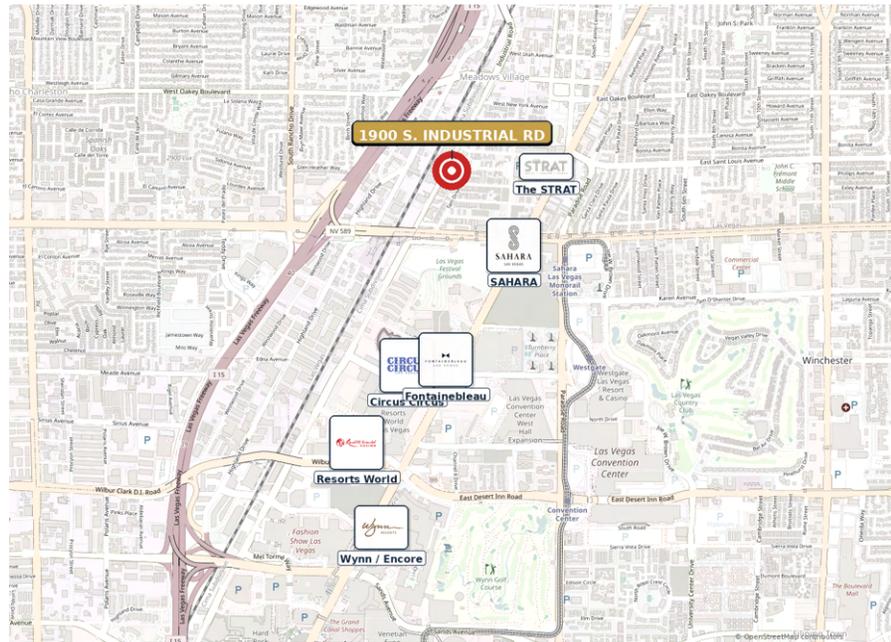
Property Photos — Exterior & Rooftop



Property Photos — Interior & Amenities



Location & Hotel Proximity



● 1900 S. Industrial Rd ● Hotels & Venues

1900 S. Industrial Rd sits between the Las Vegas Strip and Downtown, with direct access to I-15 and US-95. Less than 1 mile from The STRAT and within a 5-minute drive of over a dozen major resort hotels, the Convention Center, and the MSG Sphere. Harry Reid International Airport is approximately 12 minutes south.

DISTANCE FROM PROPERTY

Hotel / Venue	Distance	Drive
The STRAT Hotel, Casino & Tower	0.3 mi	1 min
Fontainebleau Las Vegas	0.8 mi	3 min
SAHARA Las Vegas	0.7 mi	2 min
Resorts World Las Vegas	1.0 mi	4 min
Circus Circus Hotel & Casino	0.6 mi	2 min
Encore at Wynn Las Vegas	1.2 mi	4 min
Wynn Las Vegas	1.3 mi	5 min
Venetian / Palazzo	1.6 mi	5 min
Treasure Island (TI)	1.5 mi	5 min
MSG Sphere	1.8 mi	6 min
Las Vegas Convention Center	1.5 mi	5 min
Westgate Las Vegas	1.4 mi	5 min

KEY DISTANCES

Harry Reid International Airport (LAS)	5.4 mi	12 min
I-15 Freeway Access	0.3 mi	1 min
US-95 / Summerlin Pkwy	0.5 mi	2 min
Downtown Fremont Street	1.5 mi	5 min
Allegiant Stadium	3.0 mi	8 min

AV / EV Fleet Market Opportunity

Las Vegas is one of the most important markets for autonomous vehicle deployment in the United States. The city's high visitor volume, concentrated demand geography, 24/7 operating hours, and favorable regulatory environment make it a top-priority launch market for every major AV operator.

WAYMO — Alphabet's autonomous driving subsidiary — has announced Las Vegas as a planned expansion market for 2026, adding to operations in San Francisco, Phoenix, Los Angeles, Austin, and Atlanta. Waymo completes over 450,000 paid rides per week and will need fleet staging infrastructure in each new city.

ZOOX — Amazon's AV subsidiary — launched public rides on the Las Vegas Strip in September 2025 and plans to begin charging for rides in 2026. Zoox operates a purpose-built, bidirectional robotaxi designed for dense urban environments.

TESLA ROBOTAXI — Tesla's autonomous ride-hail network is launching initially in Austin with rapid expansion planned. Las Vegas's tech-forward visitor base and grid-like road network make it a natural early market.

UBER & LYFT are electrifying their fleets with aggressive 100% EV targets. Las Vegas's large TNC population creates additional demand for centralized EV charging and staging facilities.

WHY 1900 S. INDUSTRIAL RD

- **Proximity to Demand**
Within 5 minutes of 100,000+ hotel rooms and the highest-demand hospitality corridors in North America.
- **Purpose-Built Infrastructure**
Covered and uncovered parking, on-site fueling, body shop, paint booth, and EV charging — all under one campus.
- **Scalable EV Charging**
Existing chargers plus electrical infrastructure to support major charging expansion at minimal cost.
- **24/7 Armed Security**
Protects fleet assets and proprietary autonomous vehicle technology around the clock.
- **Single-Operator Control**
Master lease allows full customization of access, wayfinding, charging layout, and dispatch zones.
- **Regulatory Environment**
Nevada leads in AV legislation with permitting frameworks already in place for commercial operations.
- **24/7 Market**
Las Vegas never sleeps — fleet utilization across multiple demand shifts maximizes vehicle uptime.



FIRST CAPITAL
INVESTMENT REALTY

FOR LEASE

1900 S. Industrial Rd

Las Vegas, Nevada 89102

Fleet Operations Campus | 320 Stalls | Available Now

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