

MIDTOWN COMMERCE CENTER

FOR SALE – THREE BUILDINGS TOTALING ±55,619 SF



LAS VEGAS, NV 89109

Executive Summary

INTRODUCTION

Cushman & Wakefield is pleased to present Midtown Commerce Center, a three-building industrial campus totaling $\pm 55,619$ square feet in the heart of Las Vegas, Nevada. Offering flexible building sizes ranging from $\pm 6,492$ SF to $\pm 30,000$ SF, the property presents a compelling opportunity for both investors seeking durable cash flow and owner/users pursuing a centrally located operational footprint.

Strategically positioned with excellent visibility and immediate access to the I-15 corridor, Sahara Avenue, The Las Vegas Strip, Downtown Las Vegas, and in close proximity to Harry Reid International Airport, Midtown Commerce Center benefits from one of the most connected locations in the valley.

The project is surrounded by a dense concentration of established industrial owner/users, reinforcing long-term demand fundamentals. Originally configured as traditional industrial product, the buildings have been thoughtfully adapted to accommodate creative and flex users, attracting tenants across digital, technology, and entertainment sectors seeking distinctive, functional workspace.

With limited developable land remaining in the immediate submarket and minimal competing inventory, Midtown Commerce Center is well-positioned to capitalize on sustained tenant demand, rental rate growth, and long-term asset appreciation. Additionally, the site offers future repositioning or redevelopment potential, creating optionality for investors and owner/users alike.

Property Overview

Property Name	Midtown Commerce Center - 3 Buildings
Address	2665 & 2631 Highland Drive & 2650 Westwood Drive Las Vegas, NV 89109
Total Size	$\pm 55,619$ SF
Total Acreage	± 1.78 acres
Purchase Price	\$10,120,000
APN	162-09-110-010, 011, 012, 013
Zoning	Industrial District, M (City of Las Vegas)





Investment Highlights



STRATEGIC REDEVELOPMENT OPPORTUNITY

Positioned immediately adjacent to the Las Vegas Strip and I-15, the property occupies some of the most coveted mixed-use real estate in Las Vegas, offering ownership with the upside of a future redevelopment opportunity.



FLEXIBLE EXIT STRATEGIES

Situated on three separate parcels, the asset provides ownership with flexible exit strategies, including partial disposition, staggered disposition, or recapitalization.



STRONG MARKET DYNAMICS

The Central submarket is the tightest industrial submarket in Las Vegas, with a 4.2% vacancy rate as of Q4 2025. As a mostly built-out submarket with no industrial product currently under construction, the asset benefits from significant barriers to entry, ensuring lasting future demand from new users and investors.



ATTRACTIVE FUNCTIONAL DESIGN

With extensive upgrades and renovations, including high end office finishes, upgraded power, and above standard HVAC and evaporative cooler systems in the warehouses, the property offers immediate plug-and-play functionality for future occupiers.

Property Description



Property Description

Address	2631 Highland Drive Las Vegas, NV 89109	2665 Highland Drive Las Vegas, NV 89109	2650 Westwood Drive Las Vegas, NV 89109
Parcel Number(s)	162-09-110-012, 013	162-09-110-011	162-09-110-010
Total Area (SF)	±30,000	±6,492	±19,127
Warehouse Area (SF)	±29,000	±6,492	±14,237
Office Area (SF)	±1,000	100% HVAC	±4,890
Land Area (Acres)	0.81	0.41	0.56

Building Features

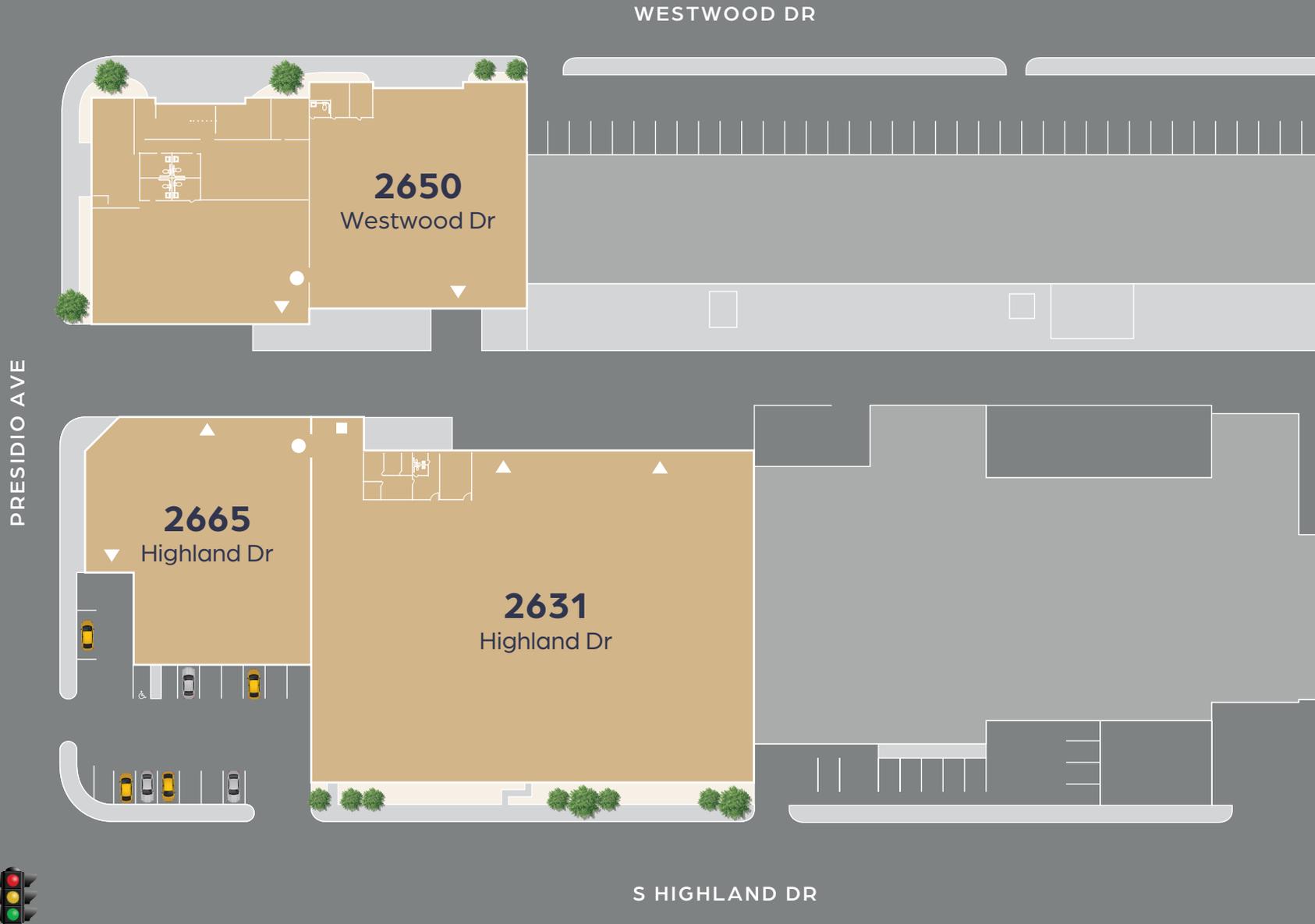
Construction Age (Year)	1975 & 1998	1974 (Renovated in 2016)	1970 (Renovated in 2016)
Clear Height	24'	11'	21'
Column Spacing	24' x 48'	24' x 48'	30' x 30'
Auto Parking	—	17	10
Grade Level Loading	Two (2) Doors	Two (2) Doors	Two (2) Doors
Dock Loading	One (1) Door	—	—
Fire Protection System	Yes	No	No

Construction Overview

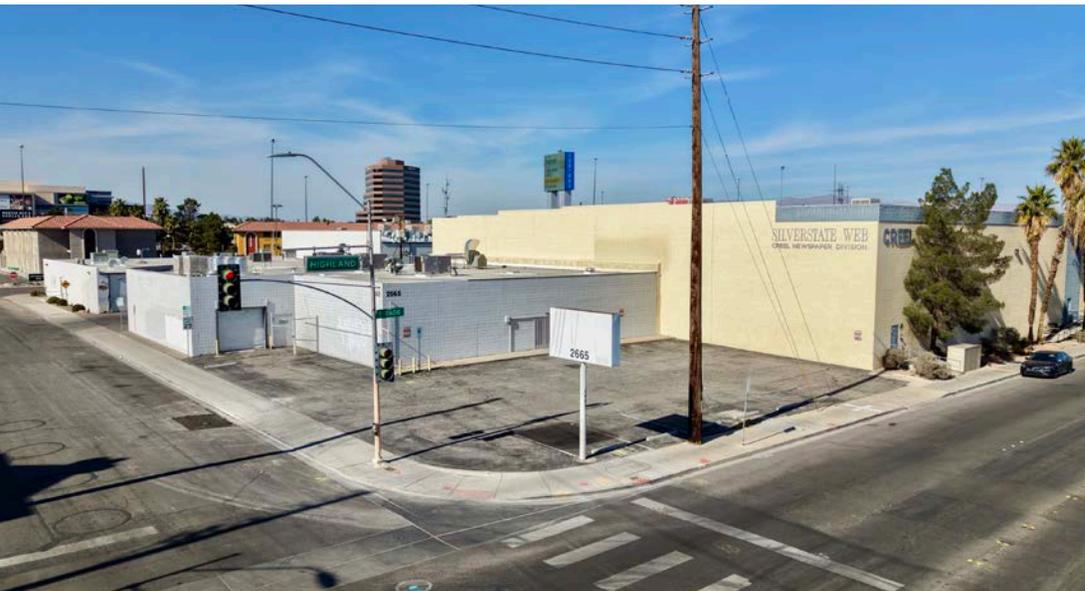
Building Construction Type	Concrete Tilt-Up	Block Masonry	Block Masonry
HVAC System & Areas	HVAC Finished Offices	100% HVAC	HVAC Offices/Production EVAP in Warehouse
Power	2,000 Amps, 277/480 Volts	800 Amps, 277/480 Volts	1,000 Amps, 277/480 Volts

Site Plan

▲ Grade Door ■ Dock High Door ● Grade Door with No Outside Access



Property Images



Location Map



Hilton

FONTAINEBLEAU
LAS VEGAS

Vegas
CONVENTION CENTER

HARRY REID
INTERNATIONAL
LAS VEGAS

Wynn
LAS VEGAS

THE PALAZZO

PANORAMA TOWERS
planet
hollywood

SAHARA
LAS VEGAS

Hard Rock
HOTEL

CAESARS
PALACE
LAS VEGAS

LAS VEGAS BOULEVARD

FASHION
SHOW
LAS VEGAS

DESERT INN ROAD

Renaissance World
LAS VEGAS

HIGHLAND DRIVE

WESTWOOD DRIVE

CIRCUS
CIRCUS
LAS VEGAS

INTERSTATE
15

LAS VEGAS
FESTIVAL GROUNDS

SAMMY DAVIS JR DRIVE

MIDTOWN
COMMERCE CENTER

INTERSTATE
15

SAHARA AVENUE

PALACE STATION
HOTEL-CASINO

Why Las Vegas

BUSINESS FRIENDLY ENVIRONMENT

Nevada attracts numerous companies from a diverse range of industries to relocate to Nevada from surrounding states due to its pro-business environment, which includes extensive business assistance programs and attractive tax benefits.

NEVADA

Las Vegas

ATTRACTIVE TAX STRUCTURE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax

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

KEY DEMOGRAPHICS



45,630

Total Population



\$54,988

Median Household Income



\$251,100

Median Home Value



39%

Population in Civil
Labor Force (Age 16+)

MIDTOWN COMMERCE CENTER

Contacts

LISTING BROKER

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