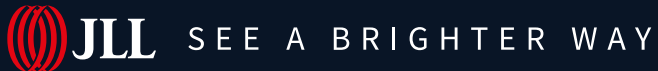




For Sublease

±100,000 SF (divisible to ±50,000 SF)

5210 E. Carey Avenue, Las Vegas, NV 89156



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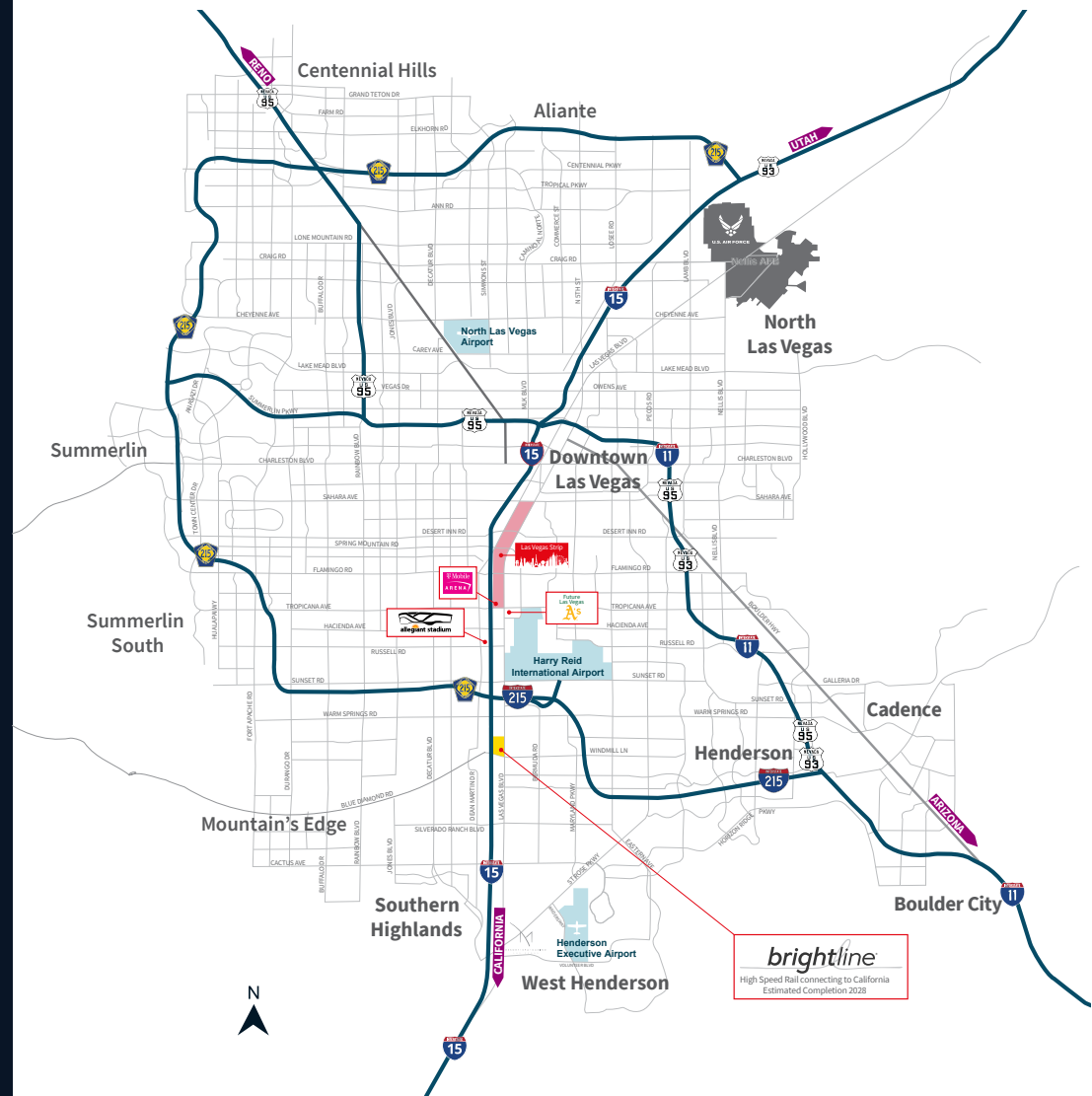
5210 E. Carey Avenue, Las Vegas, NV 89156

Location highlights

- Strategically positioned in North Las Vegas's highly sought-after submarket—the epicenter of e-commerce and logistics for the southwest region
- ±4.5 miles to Cheyenne Interchange
- ±5.0 miles to Lamb Interchange
- Clark County Jurisdiction
- Zoning: M-1

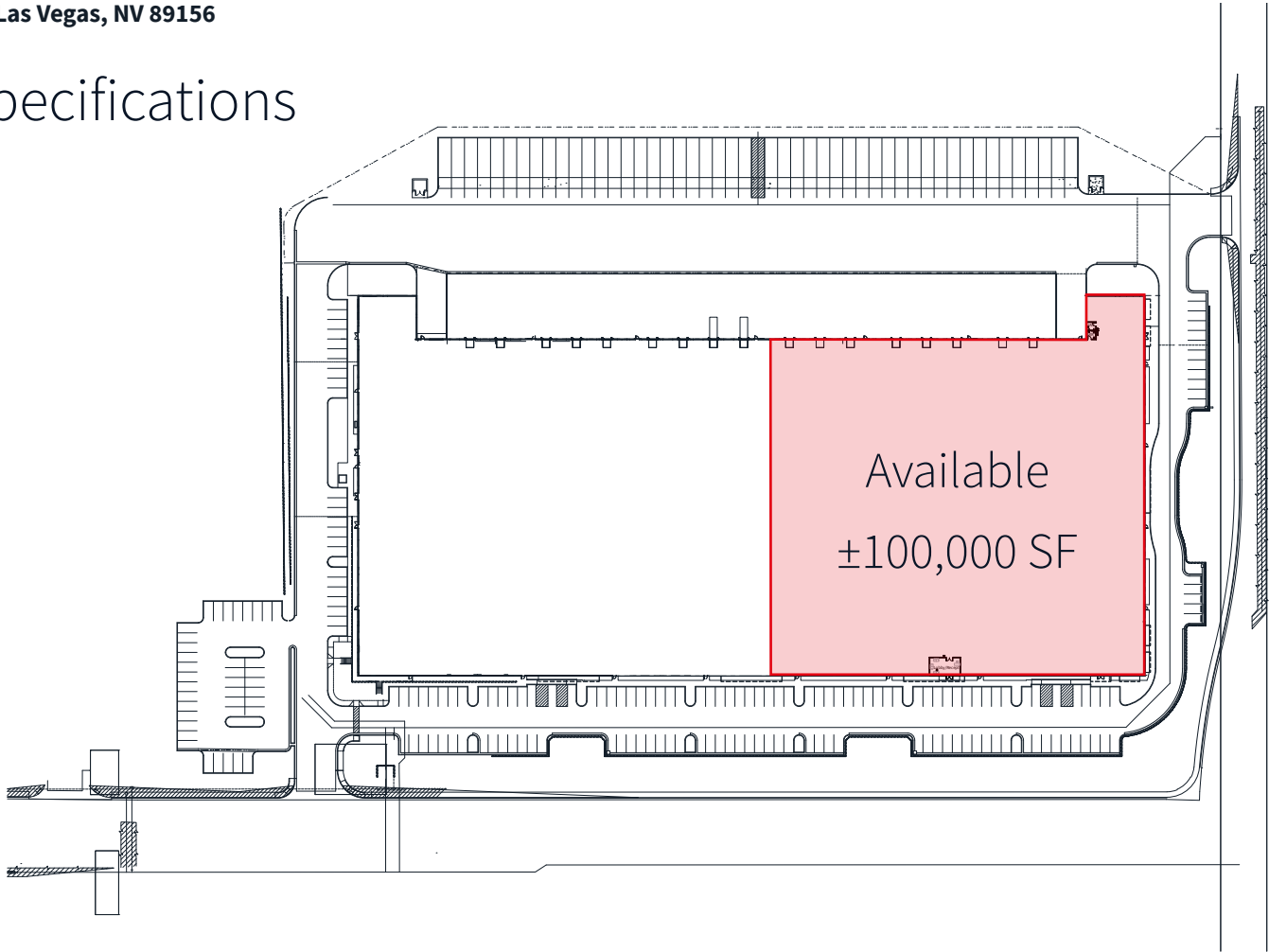
Sublease highlights

- ±50,000 – 100,000 SF
- ±8 dock doors with mechanical pit levelers, dock locks, stop/go lights, and fans (additional knock-out panels available)
- 1 grade door (12' X 14')
- Office – Minimal
- ESFR fire protection system with K-22.4 heads
- Sublease term – Short to long term available
- Rate – Negotiable
- Available – Immediately
- Master lease expires 8/31/2036



5210 E. Carey Avenue, Las Vegas, NV 89156

Building specifications



Total SF:	±100,000 SF	Power:	277/480 V, 3-Phase	Car Parking / Trailer Stalls:	±100 ±25
Divisible to:	±50,000 SF	Sprinkler:	ESFR fire protection system with K-22.4 heads	Truck Court:	135'
Master Lease Expires:	8/31/2036	Dock Doors:	±8 dock doors with mechanical pit levelers, dock locks, stop/go lights, and fans (additional knock-out panels available)	Sublease Term:	Short to long term available
Office:	Minimal	Grade Doors:	1 grade door (12' X 14')	Rate:	Negotiable
Clear Height:	36' minimum clear height			Available:	Immediately
Column Spacing:	50' x 56' with typical 60' speed bay				

5210 E. Carey Avenue, Las Vegas, NV 89156

Location Map



5210 E. Carey Avenue, Las Vegas, NV 89156

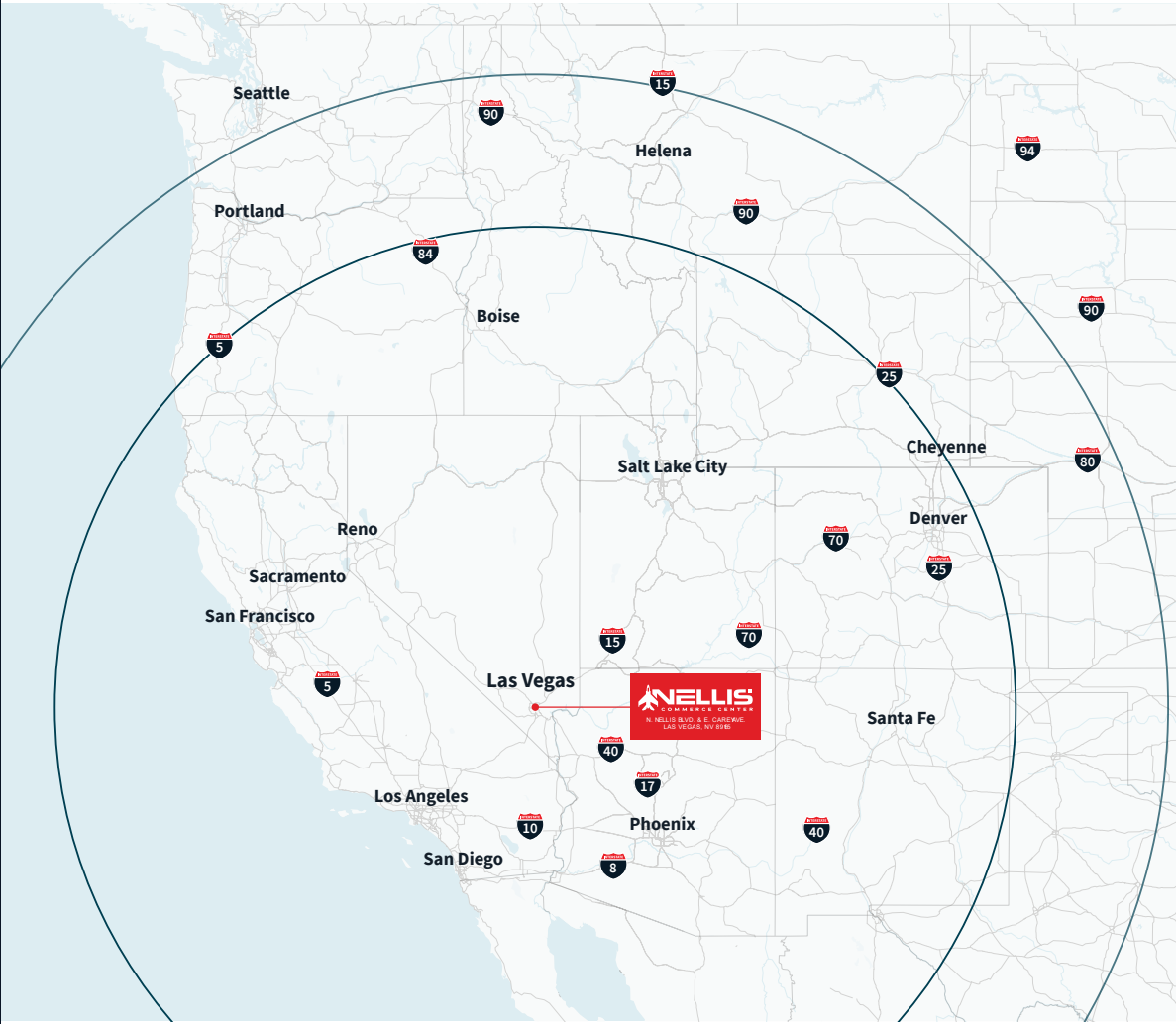
Location and transportation

- I-15 Interchange is
- ±4.5 miles from site
- US-95 Interchange is ±7.0 miles from site
- Harry Reid Airport is ±12.4 miles from site
- The Las Vegas Strip is ±10.0 miles from site

Shipping and mailing services

- FedEx Freight: 4.2 Miles
- FedEx Ship Center : 6.7 Miles
- FedEx Air Cargo: 12.5 Miles
- FedEx Ground: 2.5 Miles
- UPS Freight Service Center: 3.3 Miles
- UPS Customer Center: 7.6 Miles
- UPS Air Cargo : 12.7 Miles
- US Post Office: 3.0 Miles

First circle : one day truck service
Second circle: two day truck service



	Distance (mi.)	Time (est.)		Distance (mi.)	Time (est.)
Los Angeles, CA	265	3 hrs, 54 min	Boise, ID	634	9 hrs, 31 min
Phoenix, AZ	300	4 hrs, 39 min	Santa Fe, NM	634	9 hrs, 8 min
San Diego, CA	372	4 hrs, 46 min	Denver, CO	752	10 hrs, 45 min
Salt Lake City, UT	424	5 hrs, 50 min	Cheyenne, WY	837	11 hrs, 52 min
Reno, NV	452	6 hrs, 55 min	Helena, MT	907	12 hrs, 31 min
San Francisco, CA	562	8 hrs, 20 min	Portland, OR	982	15 hrs, 44 min
Sacramento, CA	565	8 hrs, 14 min	Seattle, WA	1,129	16 hrs, 52 min

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 inventory 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 198,300 workers in the distribution, transportation, manufacturing, warehousing, and construction industries
- Over 61,800 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- According to CBRE-EA, over the next 5 years, manufacturing jobs are expected to grow by 1.3%, transportation and warehousing by 0.8%, and construction by 1.9%



For more information, please contact:

Jason Simon, SIOR

Executive Managing Director

+1 702 522 5001

jason.simon@jll.com

NV Lic. # S.0045593

Rob Lujan, SIOR, CCIM

Executive Managing Director

+1 702 522 5002

rob.lujan@jll.com

NV Lic. # S.0051018

Danny Leanos

Vice President

+1 702 522 5008

danny.leanos@jll.com

NV Lic. #S.0191773

Brayden Stockbauer

Associate

+1 702 522 5114

brayden.stockbauer@jll.com

NV Lic. #S.0203930

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