

For Lease

Hughes Airport Center 1181 Grier Drive, Suite F

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

Contact Us

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± 8,418 SF Industrial Space

Lincoln **CBRE**

Hughes Airport Center
1181 Grier Drive
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LOCATION HIGHLIGHTS

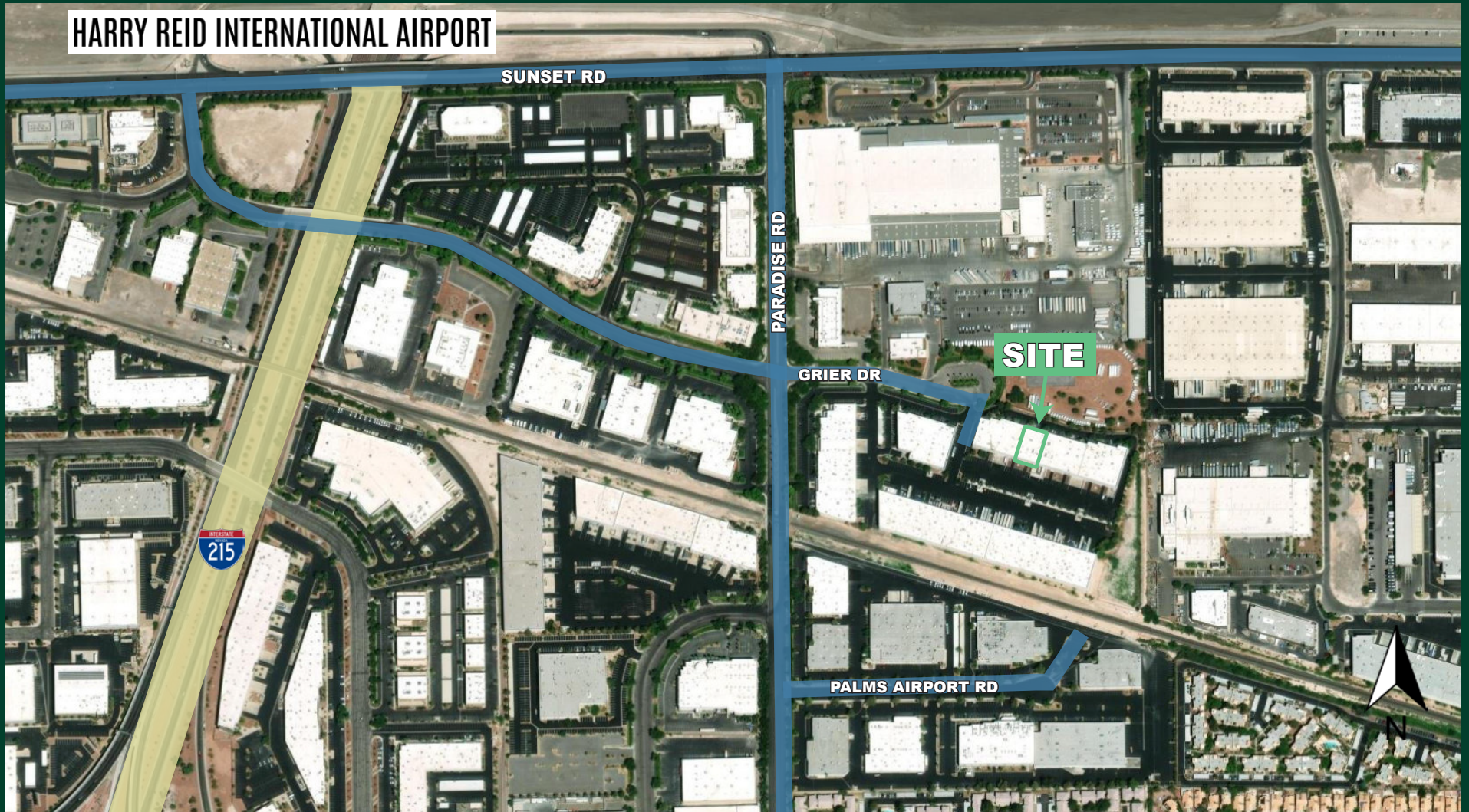
- + Premier business park in Las Vegas
- + 3.3 million square feet
- + Office and industrial space
- + In close proximity to the Las Vegas Strip, Harry Reid International Airport, Town Square and numerous other amenities
- + Convenient access to I-15 and 215 freeways
- + Contact broker for tour information

Available Q4 2025



Hughes Airport Center

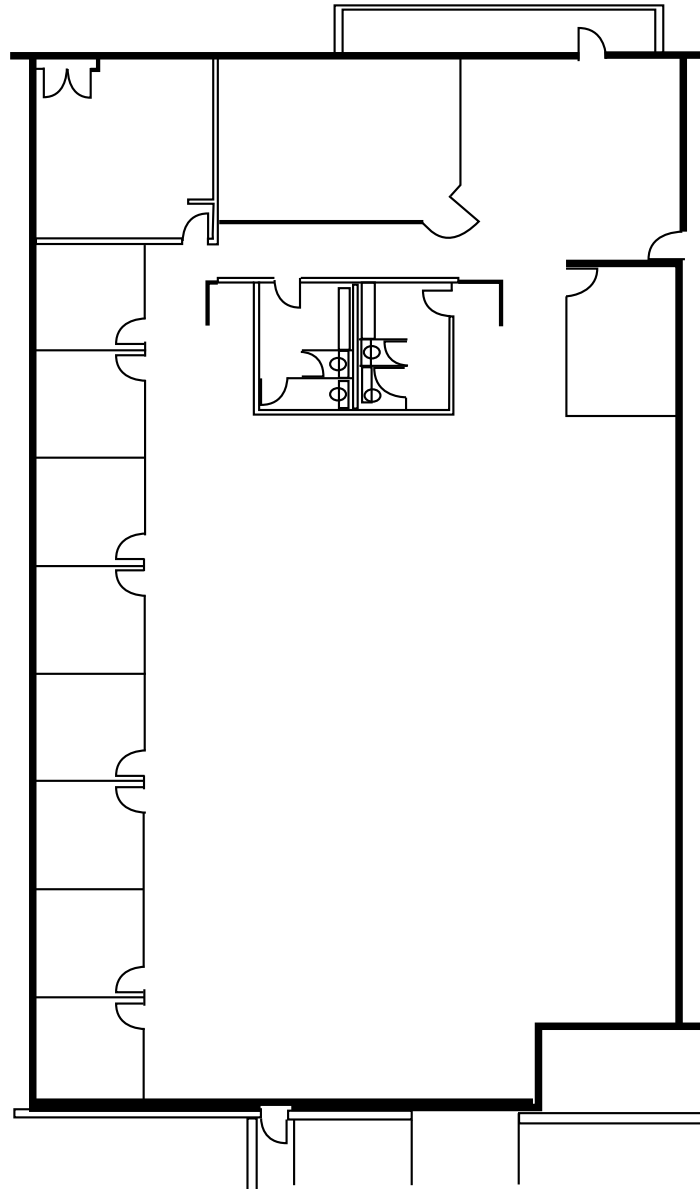
1181 Grier Dr., Las Vegas, NV 89119



Hughes Airport Center

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For Lease



*Floor plan not to scale



PROPERTY HIGHLIGHTS

- + ±8,418 SF Total
- + 8 Offices
- + 2 Conference Rooms
- + (1) Dock door
- + (1) Grade level door
- + 22' Clear height
- + Fire sprinklers
- + Parking: 2.16/1,000 SF
- + Zoning: M-1 (Clark County)
- + **No Current Access to Dock and Grade Door - Space is 100% Office**

Available Q4 2025

Lease Rate: *Call for Pricing

CAM Rate: \$0.27 PSF NNN

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

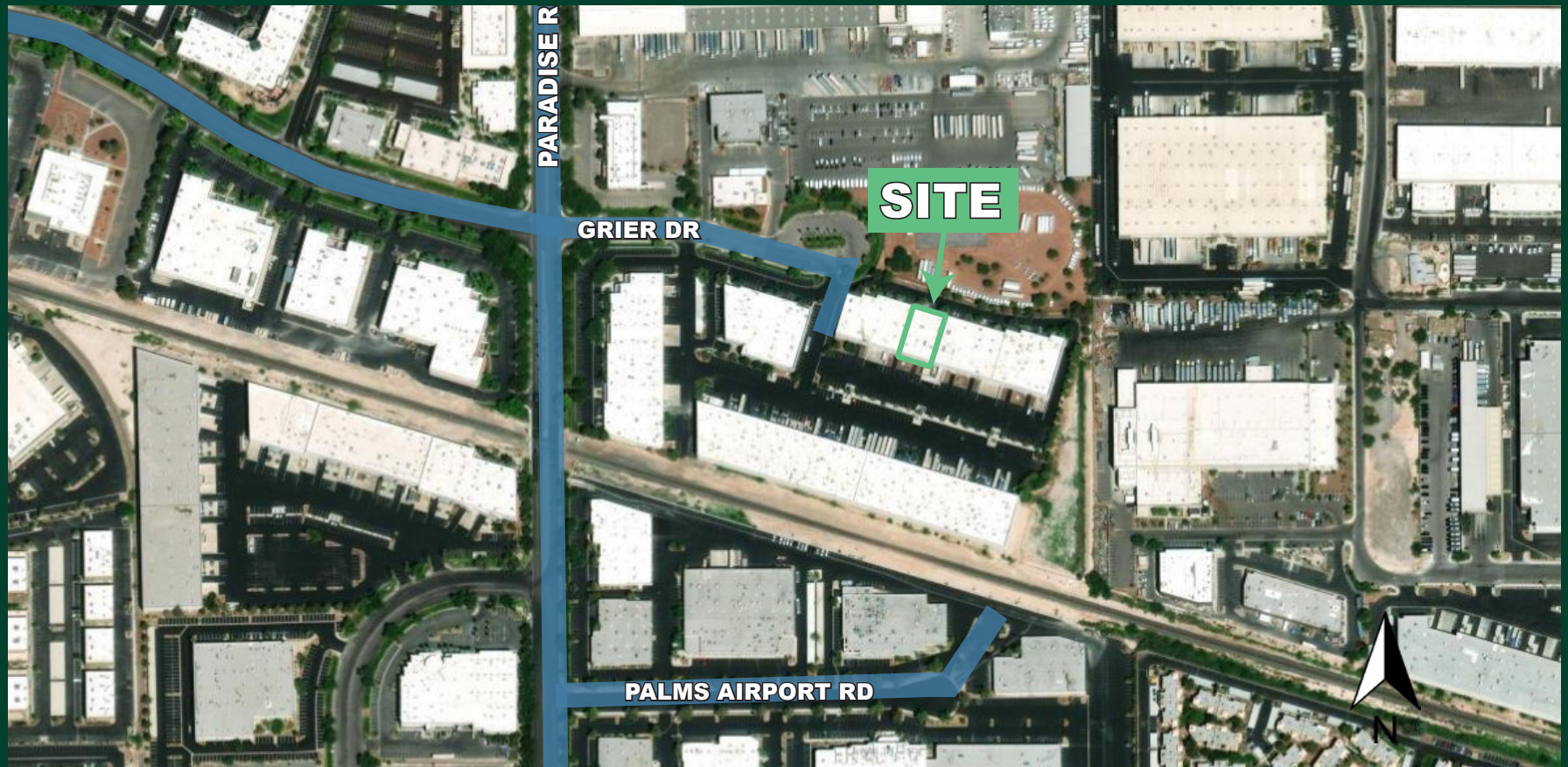


Labor

- + 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 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%
- + All industrial employment sectors in Las Vegas are expected to grow faster than the national averages



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