

2105

W GOWAN RD
NORTH LAS VEGAS, 89032



LEAD AGENT

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 **NORTH AMERICAN
COMMERCIAL**
AVAILABLE FOR SALE

PROPERTY DETAILS

Situated on	±4.38 Acres
APN:	139-08-701-004
Built in:	1962
Gated Entry	Yes
Parcel Square Footage	±190,792 SF
Grade Level Loading Doors:	Two (2) grade level doors
Property Type	Land
Parking:	Ample
Zoning:	General Industrial (M-2)
Submarket:	North Las Vegas
Paved:	Partially Paved
Cell Tower Income:	Yes

- **High Visibility Property**
- **Great IOS site.**
- **Secure property with a gated lot**
- **Parcel is partially paved**
- **Power to be confirmed**
- **Ingress, Egress**
- **North Las Vegas Submarket**

Tenant to verify all building/land aspects pertaining to the sale

PRICING

CONTACT BROKER FOR PRICING

**TOTAL ACREAGE
±4.38 ACRES**

North American Commercial is pleased to present 2105 W Gowan road for lease.

This high-visibility industrial flex property offers a prime location with exceptional frontage and accessibility. Designed for versatility, the property features ±190,792 SF of adaptable space, seamlessly blending land capabilities, with ample parking. This site features a high visibility factor, it accommodates a variety of uses.

Situated in a thriving commercial corridor, it benefits from strong traffic counts, easy highway access, and proximity to key amenities. Ideal for businesses seeking a prominent, functional, and strategic location to grow operations.



MARKET SUMMARY

North Las Vegas Las Vegas,

North Las Vegas's industrial market remains one of the strongest in the nation, driven by a diversified economy, population growth, and strategic geographic positioning. The city's continued investment in infrastructure and logistics facilities ensures that demand for industrial space will remain robust. Additionally, the influx of businesses relocating from neighboring states for cost advantages reinforces the stability and growth potential of this market.

INVESTMENT UPSIDE

The North Las Vegas hub is one of the fastest-growing cities in Nevada, with a booming economy, excellent schools, and a vibrant residential community. This property places you within reach of key business centers, local amenities, restaurants, and a wealth of services.

Whether you're looking to establish your business in a dynamic location or seeking an investment with long-term potential, this land offers unmatched value in a thriving market. Don't miss out on this incredible opportunity to secure a space in one of the most desirable commercial areas in the Valley!





SITUATED IN THE HEART OF THE HIGHLY DESIRABLE NORTH LAS VEGAS SUBMARKET

The property at 2105 W Gowan is strategically located within the North Las Vegas industrial Submarket, one of Las Vegas's most dynamic and sought-after industrial hubs. The surrounding businesses help shape the surrounding area as a thriving commercial hub with a blend of retail, industrial, healthcare, professional services and entertainment options.

Vacancy Rates: The North Las Vegas submarket continues to see a low vacancy rate, currently hovering around 12%, indicating strong tenant demand and limited available inventory.

Proximity to Amenities: 2105 W Gowan Rd in North Las Vegas is surrounded by practical amenities for business operations and features parks, schools, a library, shopping, and dining options, making it convenient for employees and contractors.

Nearby Businesses: Around 2105 W Gowan Rd, the immediate area is primarily automotive-focused. USA Towing Inc. operates directly at this address, providing towing and roadside services with strong local reviews and even Vegas Diesel Service.



FOR SALE

LAS VEGAS BUSINESS INFORMATION

Business Assistance

- 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

LABOR OVERVIEW

- **Southern Nevada features some of the lowest labor costs in the region.**
- The U.S. Bureau of Labor Statistics reports that the Las Vegas metropolitan area employs over 105,800 individuals in the distribution, public transportation, warehousing, and manufacturing sectors.
- Over 60,000 students are enrolled in The University of Nevada Las Vegas, and the College of Southern Nevada.
- Over the next five years, manufacturing jobs are projected to increase by 1.6%, while transportation and warehousing jobs are expected to rise by 0.8%.
- Industrial employment sectors in Las Vegas are anticipated to grow at a faster rate than the national average.
- By the end of 2023, employment growth in Las Vegas reached 4.1%

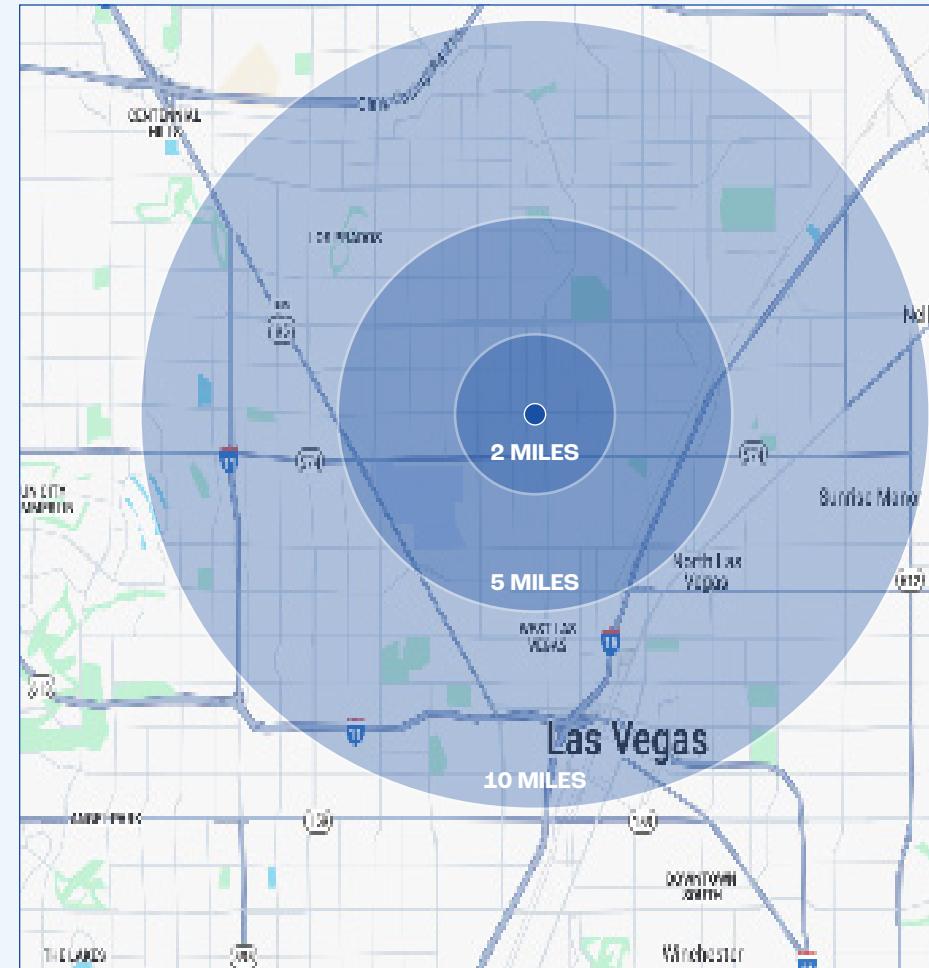
DEMOGRAPHICS

 POPULATION	2 MILE	5 MILE	10 MILES
2029 Projection	25,403	385,503	1,515,000
2024 Population	23,736	356,587	1,406,000
Growth 2024-2029	1.4%	1.6%	1.5%

 HOUSEHOLDS	2 MILE	5 MILE	10 MILES
2029 Projection	9,401	156,477	588,541
2024 Population	8,798	144,871	546,611
Growth 2024-2029	1.4%	1.6%	1.5%

 HH INCOME	2 MILE	5 MILE	10 MILES
2024 Average Household Income	\$92,102	\$81,059	\$83,900

 BUSINESSES	2 MILE	5 MILE	10 MILES
# of Businesses	2,943	22,613	68,192
# of Employees	34,837	303,599	682,577





ABOUT US

NORTH AMERICAN COMMERCIAL

North American Commercial is the leader in Southern Nevada for providing unsurpassable sales, leasing and management services. Our company was built from the ground up to specialize in adding value and increasing net operating income (NOI) for our clients. At the core of our company culture is a commitment to excellence and aggressive standards that help our clients achieve their short and long-term investment goals.

North American Commercial currently provides sales, leasing, tenant representation, asset management, property management and facilities management services to our clients. Each one of our agents and employees has gone through rigorous training that allows them to have a performance-based track record that embodies first class service.

North American Commercial is proud to take an active role with Southern Nevada CCIM, IREM, BOMA and ICSC. Each one of these affiliate organizations has fundamentals and relationships that allow us to benefit our clients and drive home results.



OUR TEAM



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W GOWAN ROAD, NORTH
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EXCLUSIVELY LISTED BY

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