

For Lease

# Spencer Airport Center 6745 Surrey Street

Las Vegas, NV 89119  
[www.cbre.com/lasvegas](http://www.cbre.com/lasvegas)

## Contact Us

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±11,654 SF Office/Production Space Available

**CBRE**

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Las Vegas, NV 89119



## LOCATION HIGHLIGHTS

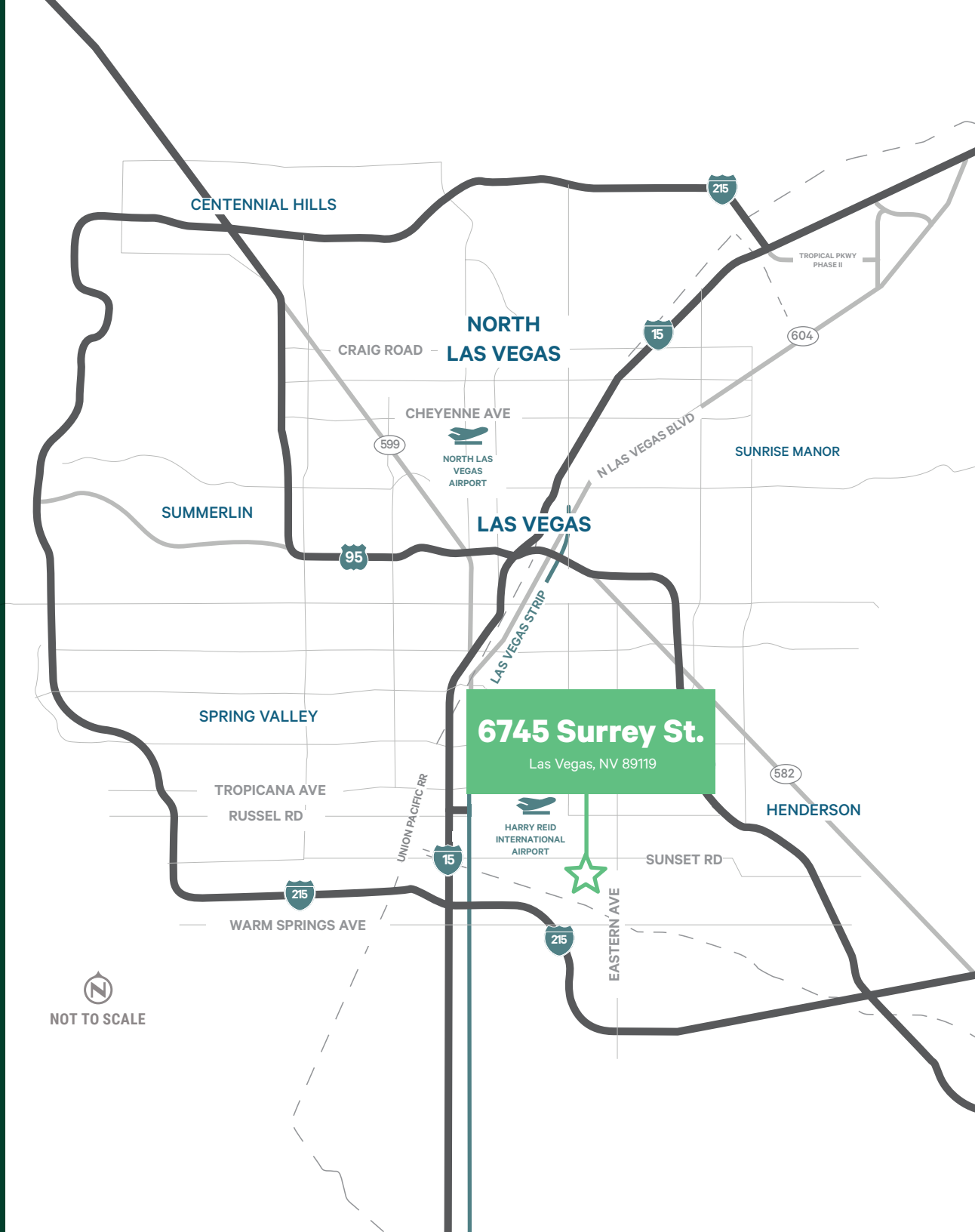
- + Located in the highly desired Airport submarket with numerous nearby amenities including Harry Reid International Airport, The Strip and Town Square.
- + Excellent connectivity with access to the I-215 freeway via Sunset Rd.
- + Clark County Jurisdiction



## PROPERTY HIGHLIGHTS

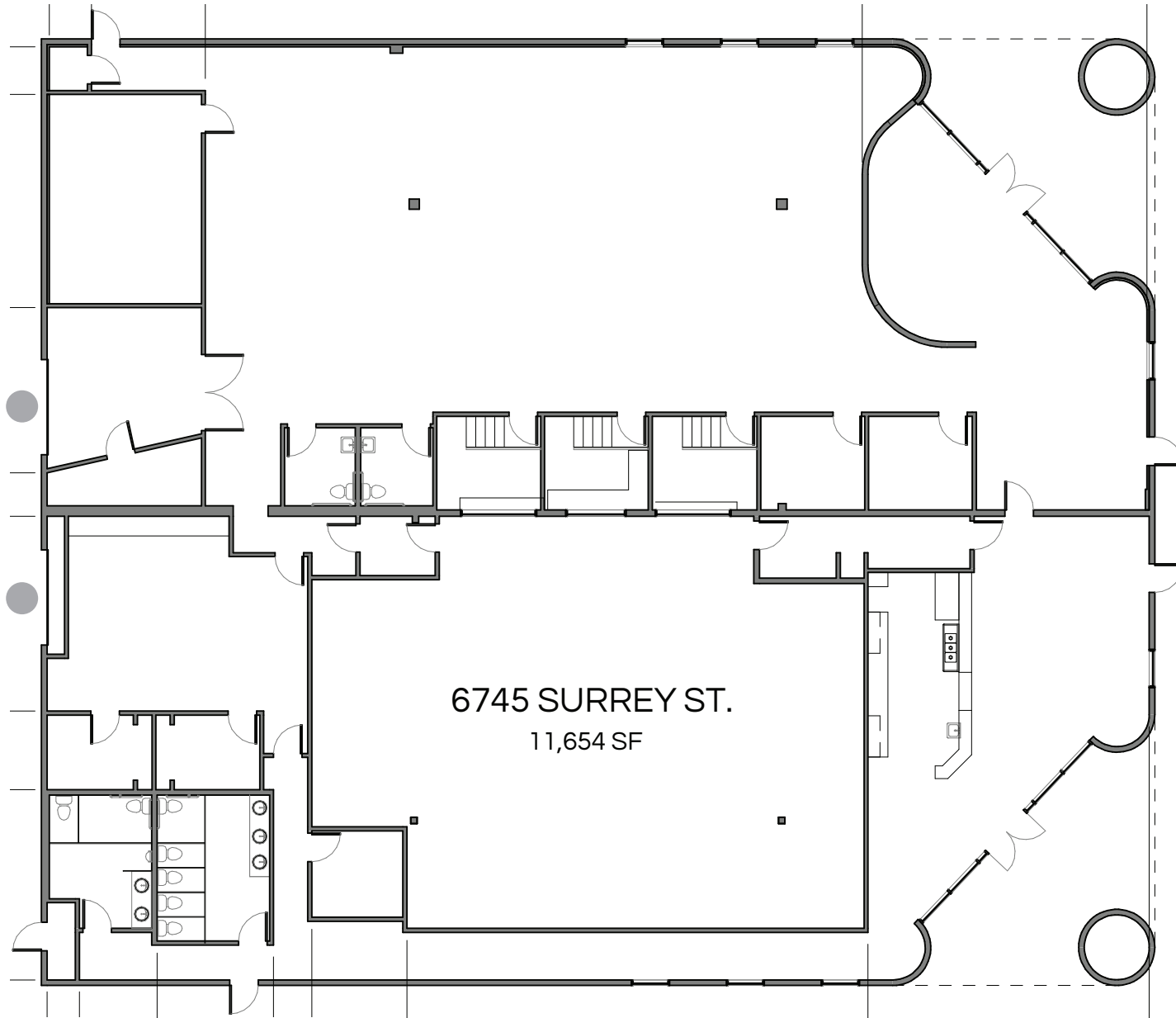
- + ±11,654 SF freestanding office/production space
- + Situated on 0.82 acres
- + 20' Clear Height
- + 2 Grade Level Doors
- + Electric: 200 A, 277/480 V, 3-phase power
- + Fire sprinklers
- + 16 auto parking stalls
- + Year Built: 2000
- + Zoning: IP (Industrial Park)

Lease Rate: Call for pricing  
CAM Rate: \$0.28 NNN/Mo



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# 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 105,800 workers in the distribution/transportation/warehousing and manufacturing industries
- + Over 60,000 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 1.6% and transportation and warehousing by 0.8%
- + Year-end 2023 employment growth was 4.1% in Las Vegas and 3.5% in Nevada, both higher than the National Average of 1.9%



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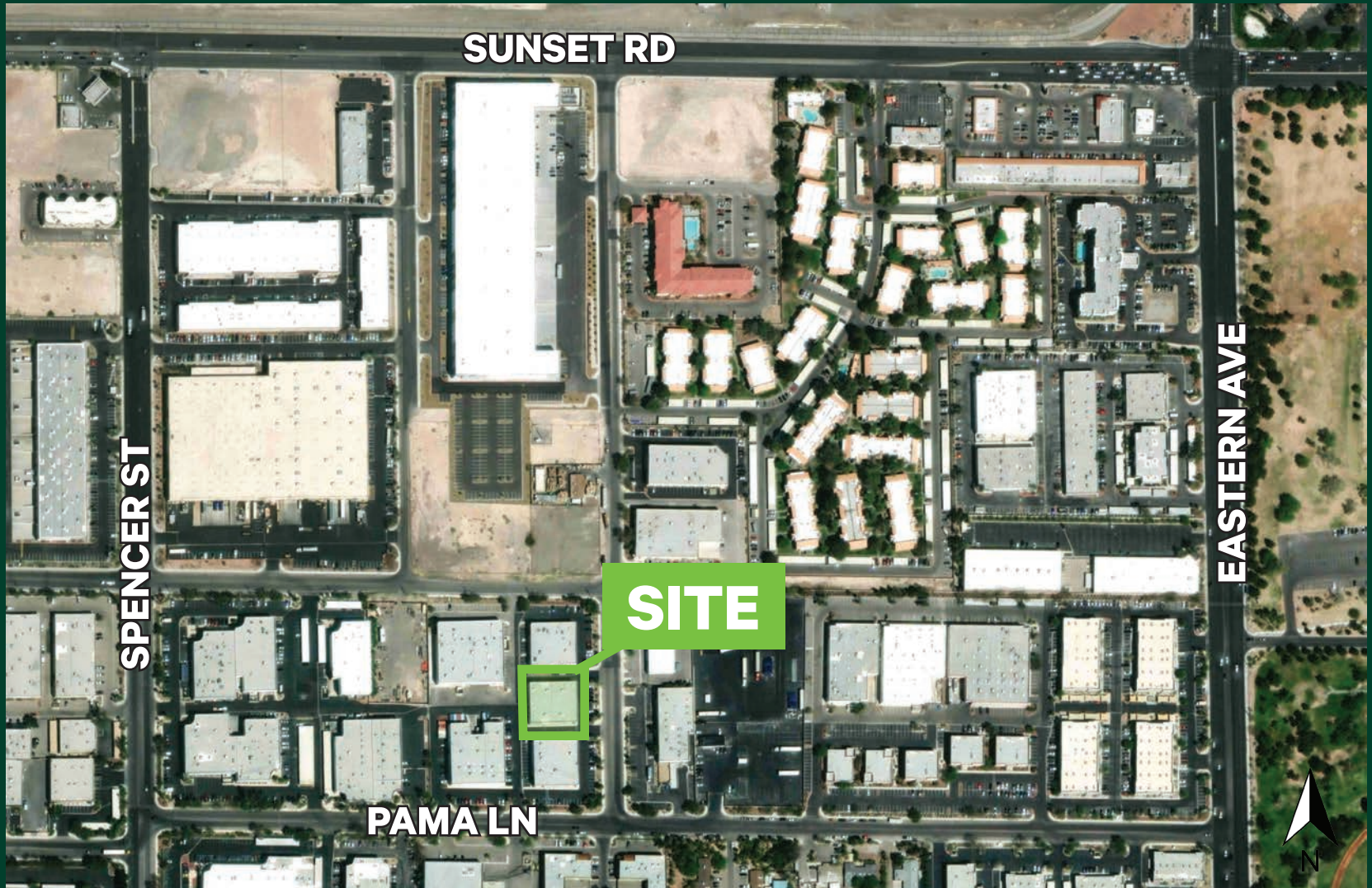
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**CBRE**



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