

FOR SALE - LAND

5.15 Acres - Industrial Park (IP) Zoned



4365 N. NELLIS BOULEVARD
SWC NELLIS BOULEVARD AND CRAIG ROAD
NORTH LAS VEGAS, NV 89115

PROPERTY DETAILS

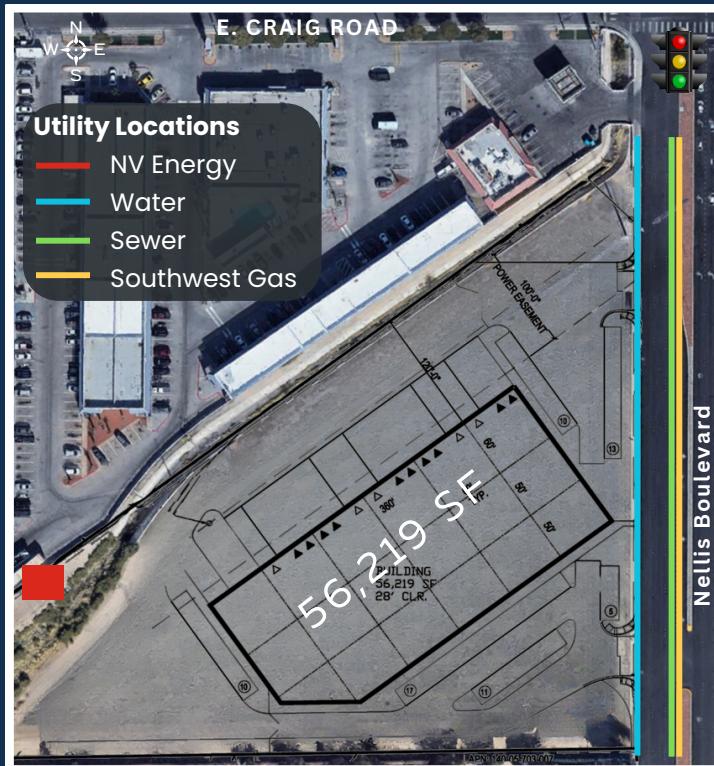
- \pm 5.15 Acres Net
- APN #: 140-05-703-004
- Offsites are complete on Nellis Blvd
- Zoned: IP (Industrial Park) Approved 10/23
- Located @ the SWC of Nellis and Craig
- Immediate Proximity to Nellis Airforce Base, I-215 and I-15 Freeways
- Development plans available

LOCATION

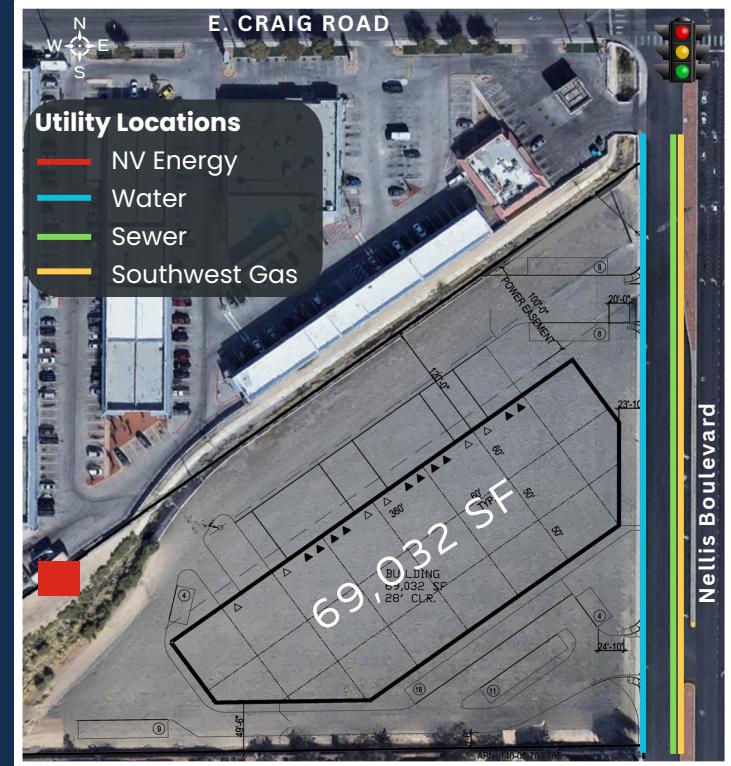
The property is located in the heart of the North Las Vegas submarket just south of Craig Road along Nellis Boulevard. Immediate proximity to Nellis Airforce Base, less than 4 miles from I-215 Beltway and I-15. This submarket has become the epicenter for logistics, ecommerce and distribution in Southern Nevada.

Alternative Site Plans:
56,219 SF or 69,032 SF
Single or multi-user

OPTION ONE



OPTION TWO



Surrounding Employers

Amazon Fulfillment
Sephora Distribution
Las Vegas Motor Speedway
Lowes Distribution
Niagara Bottling
FedEx Freight
Nellis Air Force Base
TCP Global Corporation
RC Willey Nevada Distribution Center
TownePlace Suites by Marriott
Walmart Distribution
OIA Global
Amsoil Distribution Center
VMInnovations

20 Minutes to the Las Vegas Strip



Central to all 3 major Las Vegas
Freeways I-15, I-215, and US95



10 Miles from N. Las Vegas Airport
26 Miles to Harry Reid Intl. Airport



11 Miles from Sun City Aliante
16 Miles from Centennial Hills

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Nevada State Tax Advantages

- No Corporate Income Tax
- No Admissions Tax
- No Corporate Shares Tax
- No Franchise Tax
- No Personal Income Tax
- No Franchise Tax on Income

- No Inheritance or Gift Tax
- No Unitary Tax
- No Inventory Tax
- No Estate Tax
- Low Property Taxes





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