

For Lease

Spencer Airport Center

6830 Spencer St., Ste. 102

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

Contact Us

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±9,852 SF Industrial Unit Available

CBRE

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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

- + ±9,852 Total SF
- + 100% Office
- + Electric: 3-phase, 4-wire, 120/208 volt
- + Fire sprinklers
- + Metal Halide / Fluorescent Strip Lighting
- + 100% HVAC
- + Concrete Tilt Up construction
- + Year Built: 1999
- + Zoning: I-P

Available July 1, 2026 with potential for existing tenant to vacate prior to lease expiration contingent on agreed to terms

Lease Rate: Call for pricing
CAM Rate: \$0.26 NNN/Mo



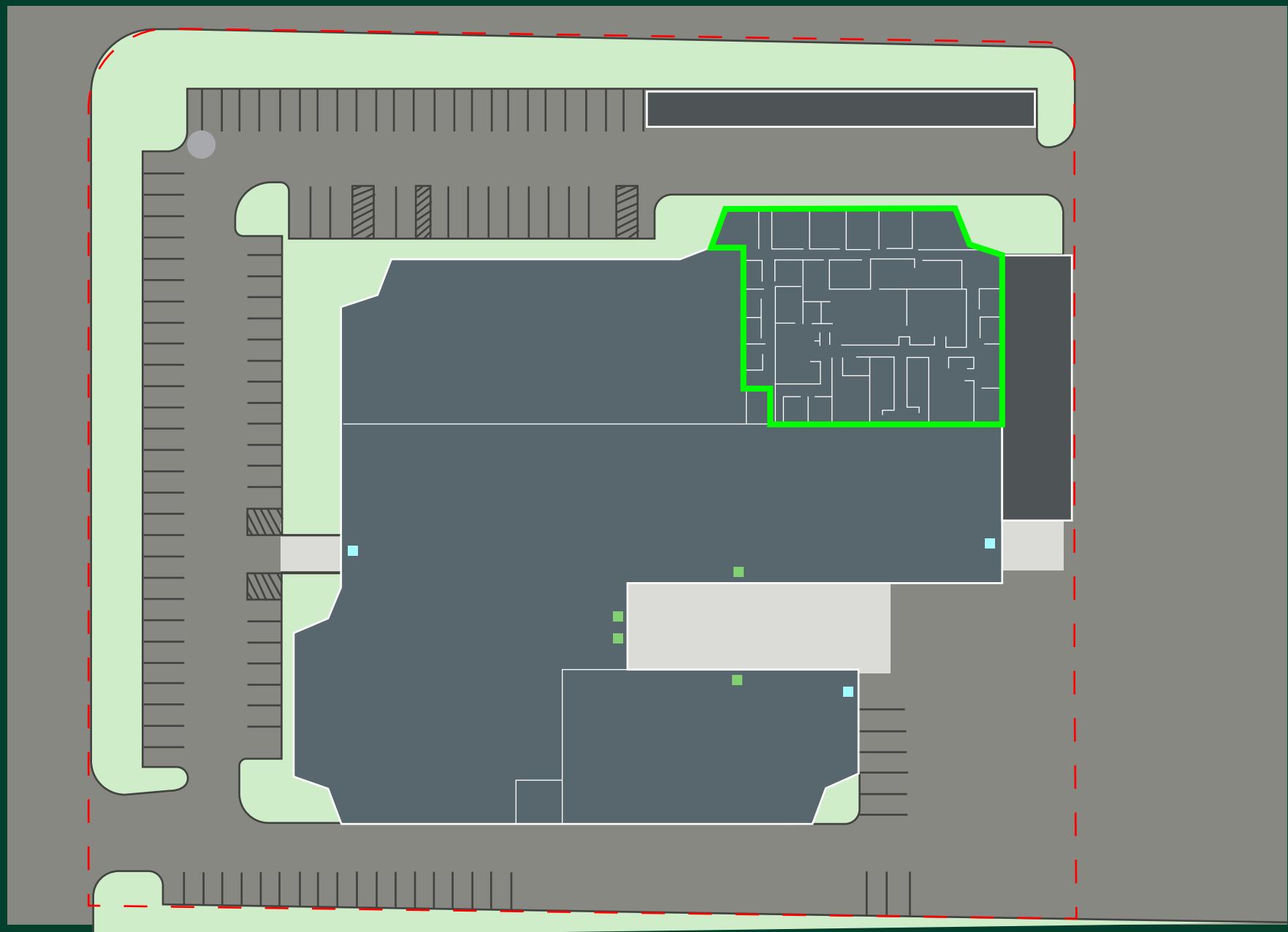
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Overall Site Plan

For Lease



Site Plan

For Lease



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 177,800 workers in the distribution, transportation, manufacturing, warehousing, and construction industries
- + Over 63,700 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 1.2%, transportation and warehousing by 0.9%, and construction by 1.5%
- + All industrial employment sectors in Las Vegas are expected to grow faster than the national averages



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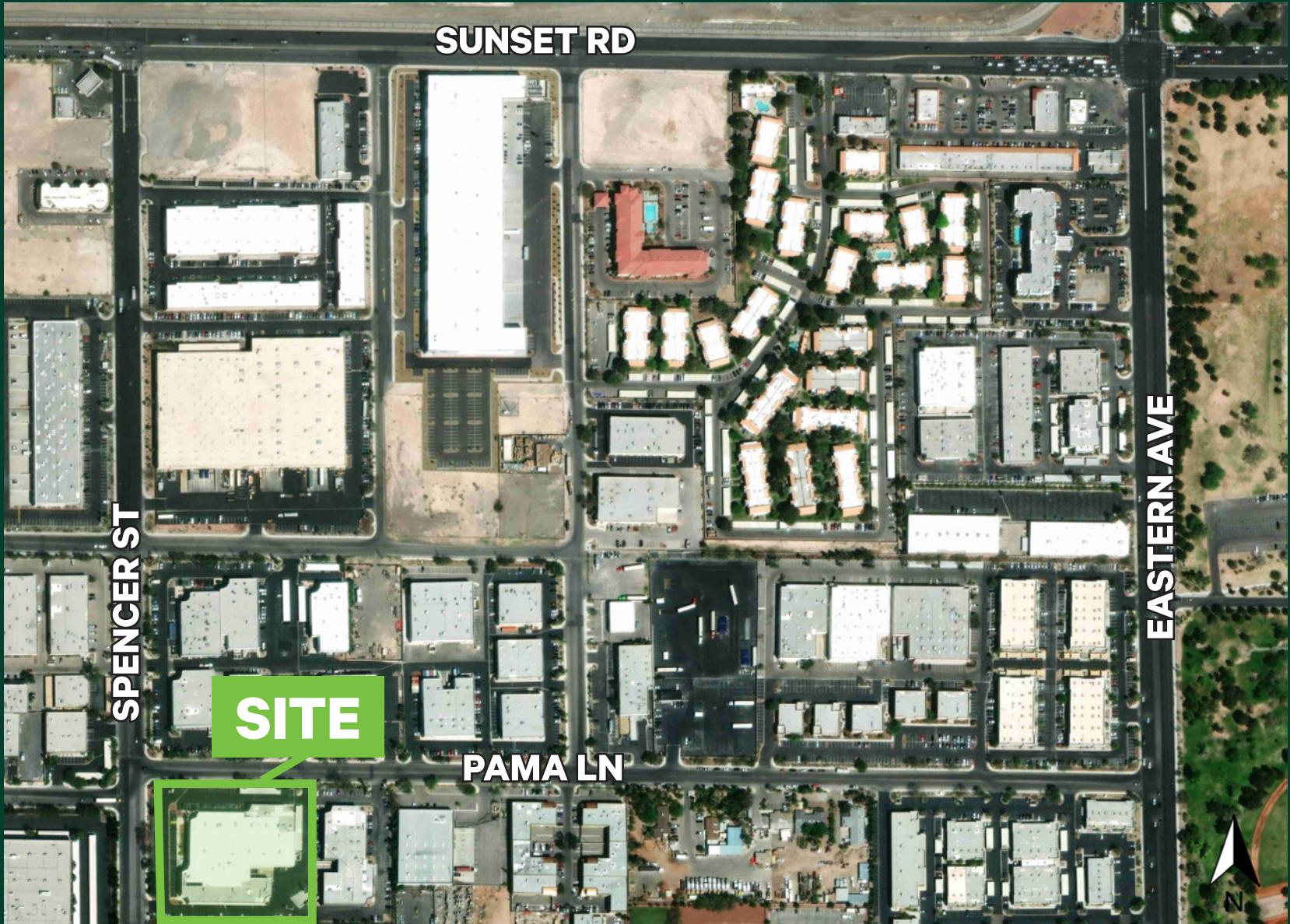
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CBRE



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