

5,000 SF INDUSTRIAL CONDO FOR SALE

RUNWAY PARK
5961 MCLEOD DRIVE
LAS VEGAS, NV 89120



FOR SALE: \$1,910,000

5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



PRESENTED BY:

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PROPERTY SUMMARY

Runway Park
5961 McLeod Drive | Las Vegas, NV 89120



Highlights

Price:	\$1,910,000 (\$380 psf)
Asset Type:	Light Industrial Condo
Lot Size:	0.23 AC
Class:	B
Total Building SF:	5,000
Office SF:	1,000 (20%)
Warehouse SF:	3,000 (60%)
Mezzanine SF:	1,000 (20%)
Secure Yard:	4,000 SF (gated and block wall)
Year of Construction:	2006
Zoning:	M-D (Clark County)
HOA Dues:	\$491 / mo

Property Overview

This 5,000 SF industrial condo offers a highly functional layout suited for a variety of commercial and light industrial users. The space includes approximately 1,000 SF of office area featuring a reception area, private offices, break room, and restrooms, along with 3,000 SF of warehouse space and 1,000 SF of mezzanine storage. The warehouse is designed for efficiency with 21' clear height, grade-level loading (12' x 14' door), skylights, and evaporative cooling. Power capacity is robust with a 400-amp, 120/208V, 3-phase panel.

A key differentiator is the 4,000 SF secured yard with controlled access, providing valuable outdoor storage and operational flexibility. The property also includes dedicated parking within the yard and additional common area parking, making it well-suited for contractors, distribution users, or service-based businesses requiring both indoor and outdoor space.

Location Overview

Situated within Runway Park in Las Vegas, the property benefits from a strategic central location in one of the region's most active industrial corridors. The area offers immediate connectivity to major transportation routes including I-215 and I-15, enabling efficient access throughout the Las Vegas Valley.

Its proximity to Harry Reid International Airport and key commercial hubs enhances logistics and business accessibility, while nearby retail and service amenities support daily operations. The surrounding submarket is well-established with a strong mix of industrial, office, and commercial users, making this location ideal for businesses seeking visibility, convenience, and regional connectivity.

PROPERTY PHOTOS

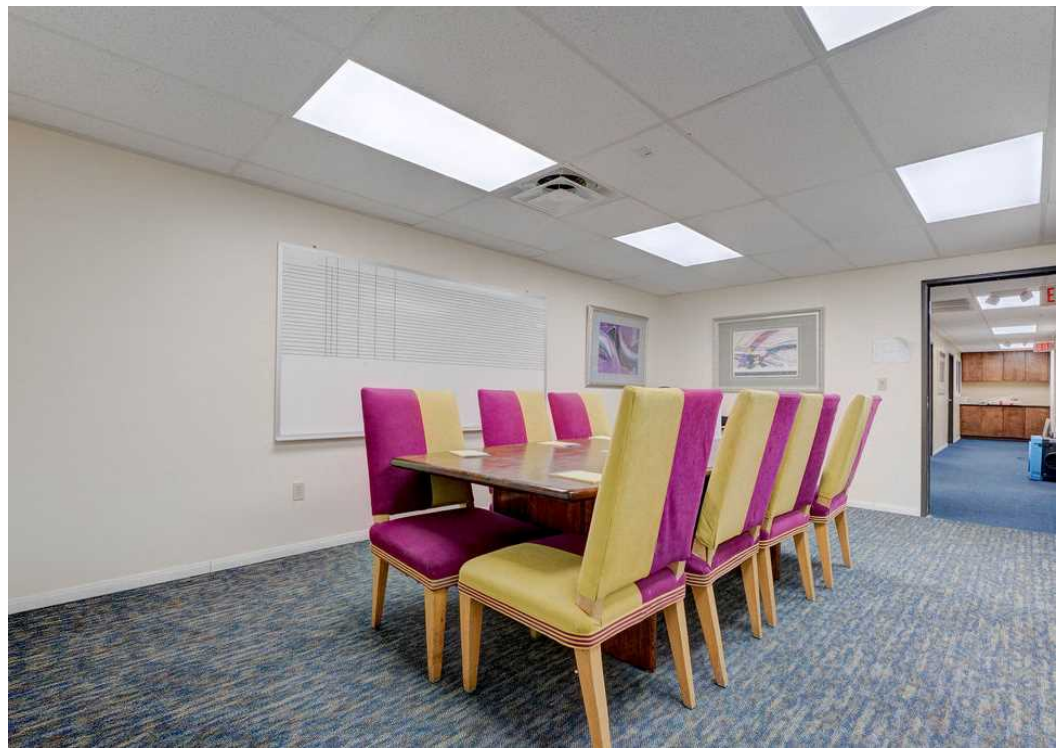
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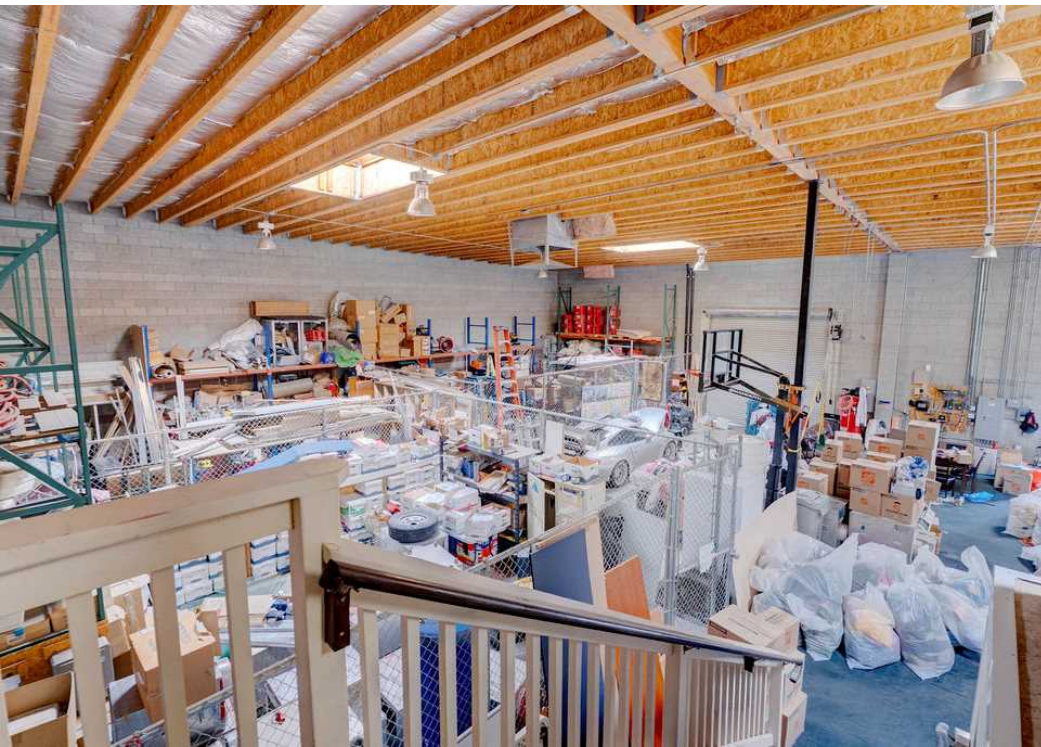
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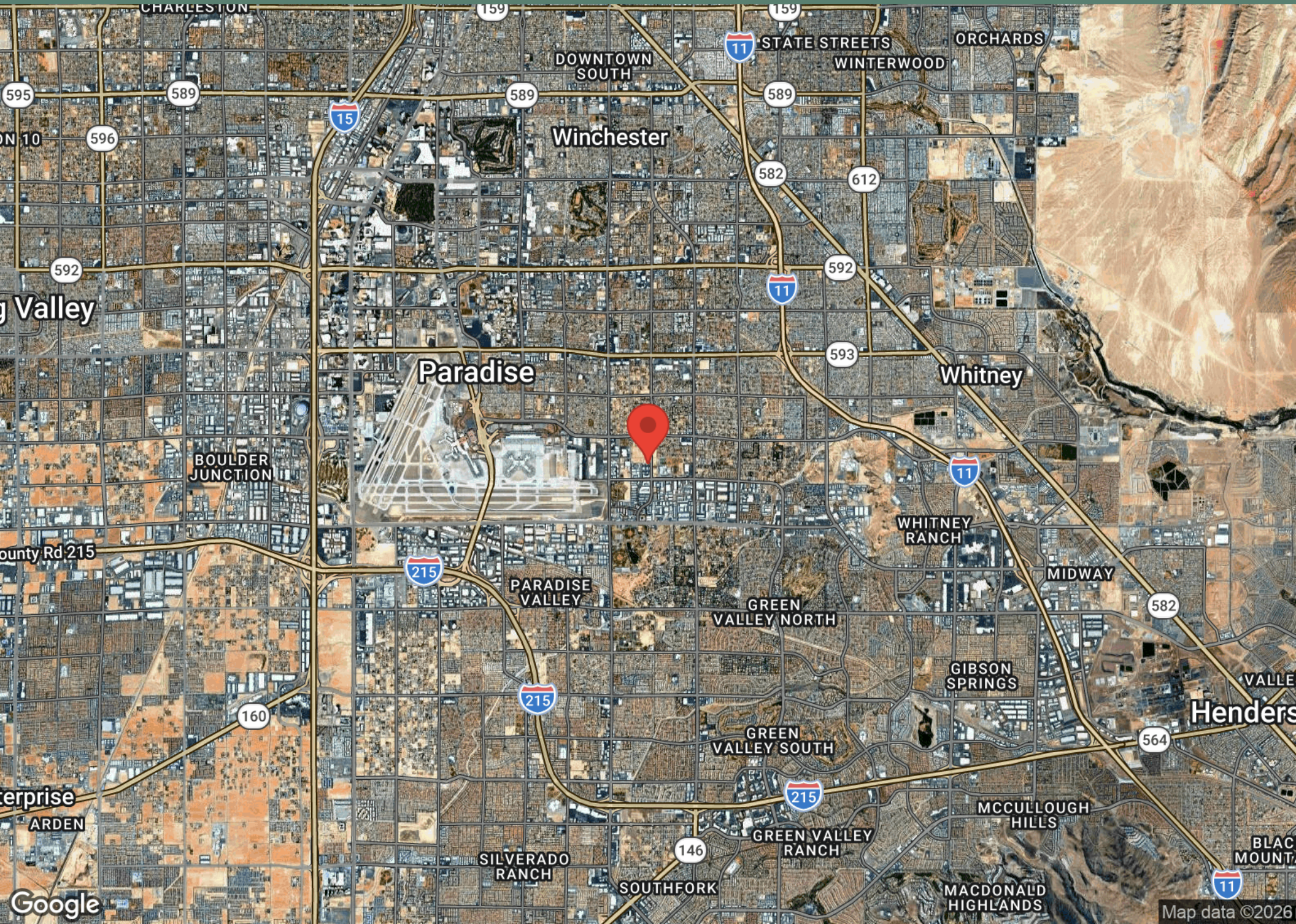
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REGIONAL MAP

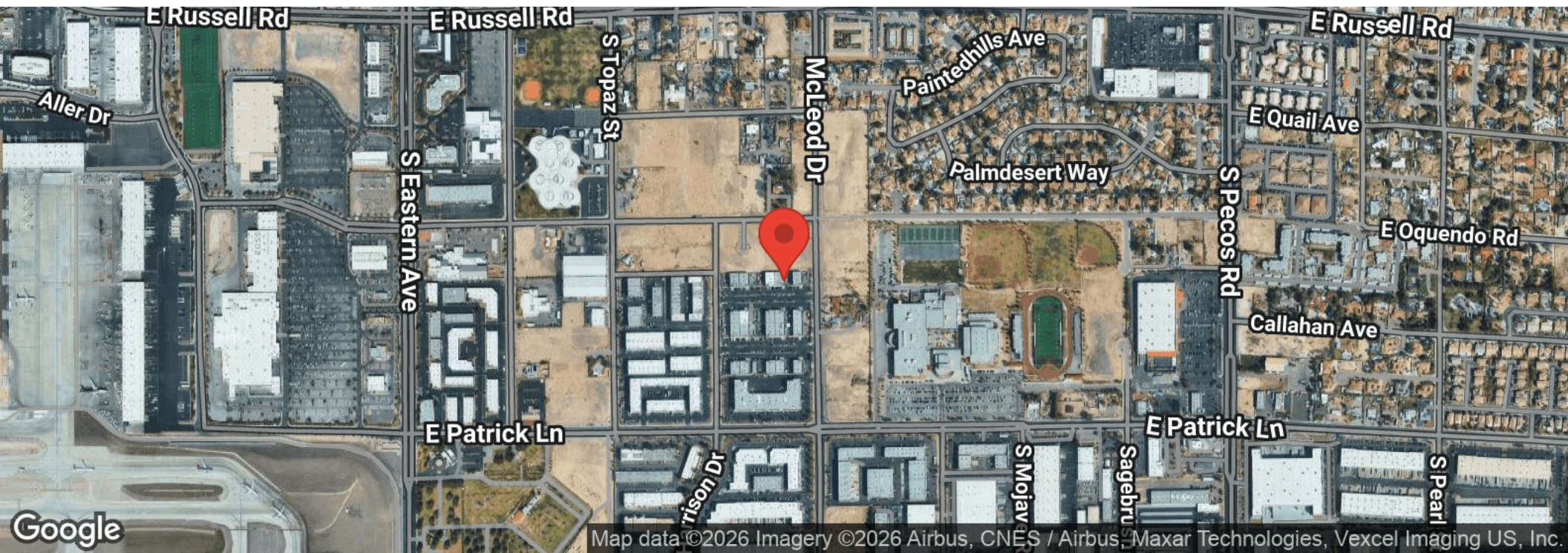
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LOCATION MAPS

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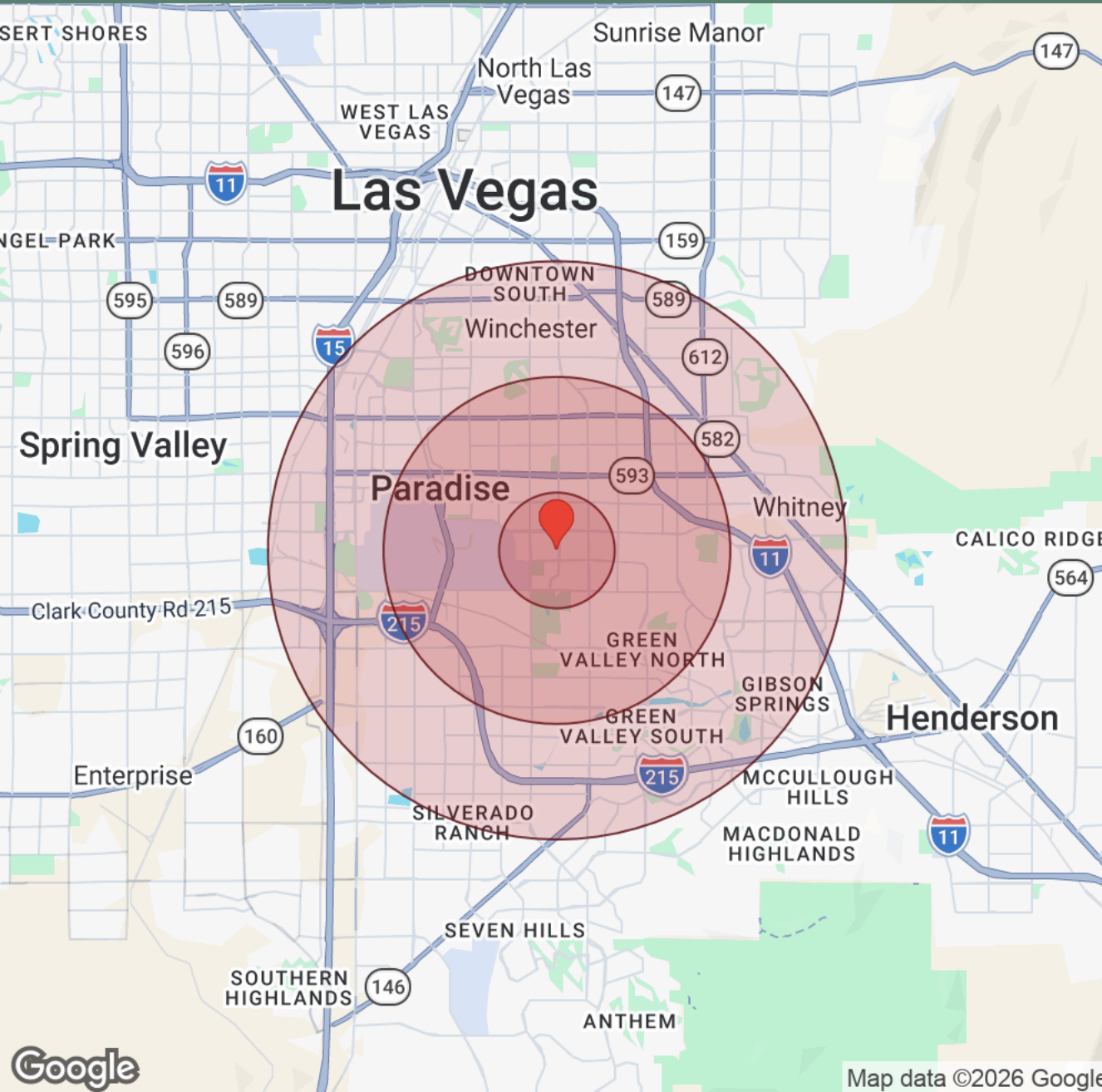
BUSINESS MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,400	67,069	207,913
Female	3,355	64,751	202,541
Total Population	6,755	131,819	410,454
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,953	50,355	153,017
Black	571	16,016	54,180
Am In/AK Nat	21	422	1,272
Hawaiian	30	896	2,914
Hispanic	2,299	45,069	136,189
Asian	588	13,090	44,370
Multiracial	264	5,576	17,239
Other	29	409	1,231
Housing	1 Mile	3 Miles	5 Miles
Total Units	3,016	59,834	189,016
Occupied	2,833	55,918	175,089
Owner Occupied	1,570	23,747	74,910
Renter Occupied	1,263	32,171	100,179
Vacant	182	3,915	13,927
Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	898	20,020	65,580
Ages 15 - 24	776	16,519	49,083
Ages 25 - 54	2,659	55,772	173,675
Ages 55 - 64	861	16,619	52,640
Ages 65+	1,559	22,888	69,475
Income	1 Mile	3 Miles	5 Miles
Median	\$76,588	\$69,623	\$70,139
Under \$15k	227	5,275	16,893
\$15k - \$25k	188	3,644	12,034
\$25k - \$35k	215	4,279	12,827
\$35k - \$50k	274	6,741	20,639
\$50k - \$75k	484	10,104	31,149
\$75k - \$100k	465	7,336	22,841
\$100k - \$150k	449	9,728	29,006
\$150k - \$200k	305	4,531	14,287
Over \$200k	227	4,280	15,412

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

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Jason joined the Transworld CRE team in April 2021 and enjoys working alongside the Business Advisors in helping clients to achieve their real estate goals. With 15 years of asset management, development, and financial analysis experience, Jason focuses on valuation, investment and owner-occupied sales and acquisitions across asset classes.

Prior to joining Transworld, Jason served a lead role with a prominent Family Office in Northeast PA where he managed a diverse multi-segment RE portfolio. He was responsible for creating and executing business plans for each property, overseeing asset management processes, and analyzing potential acquisition and disposition opportunities in line with the family's investment objectives. Jason earned an MBA in Finance from Lehigh University (where he was awarded a Martindale Fellowship to study Corporate Social Responsibility in the UK) and a certificate in Commercial Real Estate from Cornell University. He was also an active member in the Philadelphia Chapter of ULI and served on the Zoning Board, Planning Commission, and Board of Supervisors for Smithfield Township.

Despite "retiring" from professional baseball in 2005, Jason maintains an active lifestyle and fully embraces Colorado's many opportunities to get outdoors. He is an avid Cross-Fitter, golfer, fisherman, and mountain biker, and there's nothing he enjoys more than bouncing from sport-to-sport with his active family!