

# RARE FIND! INDUSTRIAL FABRICATION/MANUFACTURING FACILITY

±2.7 AC SW | ±31,500 SF UNDER ROOF | OVERHEAD CRANE LOADING AREA



**SELLER  
FINANCING  
AVAILABLE**



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6670 GOMER ROAD LAS VEGAS, NV 89139



**SVN | The Equity Group** is pleased to present an exceptional opportunity to purchase 6670 Gomer Road, Las Vegas. Located in the thriving Southwest submarket, this unique industrial property is strategically located off W. Gary Avenue and Rainbow Boulevard, just south of Blue Diamond Road. Spanning  $\pm 2.70$  acres with  $\pm 31,500$  SF under roof, this facility offers a unique combination of office, warehouse, outdoor workspaces, an overhead crane loading area, and much more. Perfectly tailored for fabrication, assembly, logistics, or many other industrial operations. With unique features, secured access, and close proximity to major transportation routes and UPRR, this property is unmatched in the Las Vegas industrial market. Seller Financing Considered!



**ASKING PRICE:**  
**\$8,550,000**

**BUILDING SIZE:**  
**±31,500 SF**

**PRICE PSF:**  
**\$271.43**

**SITE SIZE:**  
**±2.7 AC**

## H I G H L I G H T S

- ±13,500 SF office/warehouse building with one 12x14 grade level door, 2 dock loading areas plus a ±2,500 SF office area
- ±10,000 SF Platform for fabricating, assembly and/or work area, enclosed on 3 sides - 24' clear
- ±8,000 SF Drive-thru, 3 ton overhead crane and dock loading area enclosed on 2 sides
- Large yard area - mostly paved, fully fenced with razor wire, and secured access
- Shower and restroom area accessible from yard
- ±600 SF construction trailer with 2 offices, storage room, a conference room, and restroom
- ±500 SF of second story office overlooking warehouse
- Power: 120/240/277 3 Phase 600 AMPS
- Property is serviced by a septic system and is on a well
- Easy Access to Las Vegas Blvd and I-15 Beltway
- Trailer and truck parking
- Outside storage
- Close to UPRR Rail Spur
- APN 176-23-401-016
- Zoning: Industrial Light IL (Clark County)
- Seller has building plans and studies for a 2 story ±77,000SF Cannabis Cultivation Facility
- Cultivation License for Sale - Call for details
- Seller Financing terms considered
- Property also available for Lease







# PROPERTY PHOTOS



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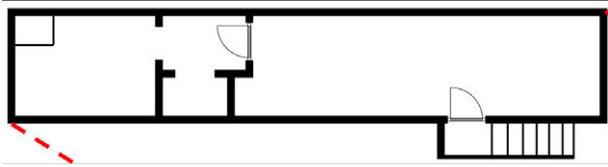




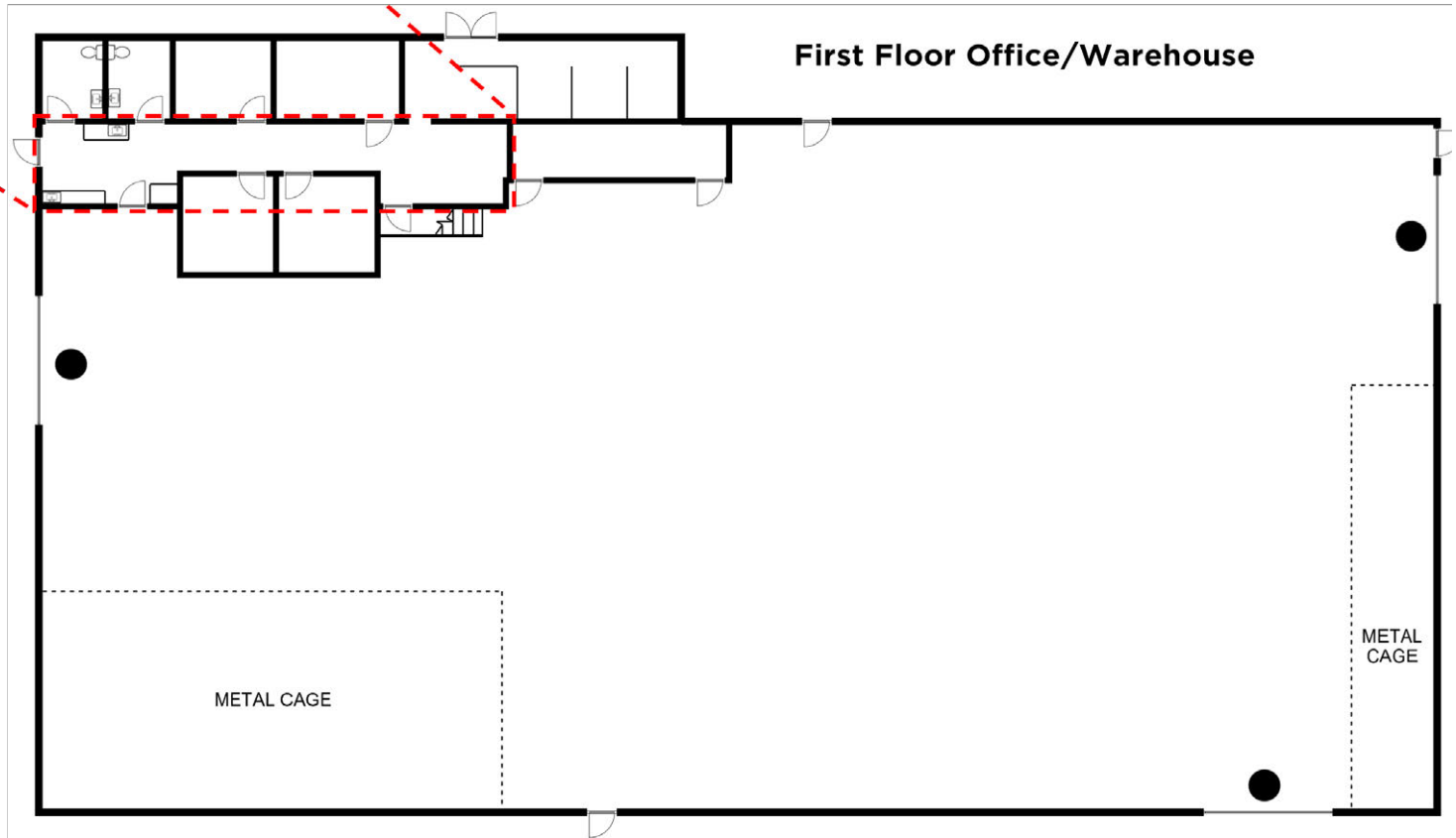
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## Second Floor Office



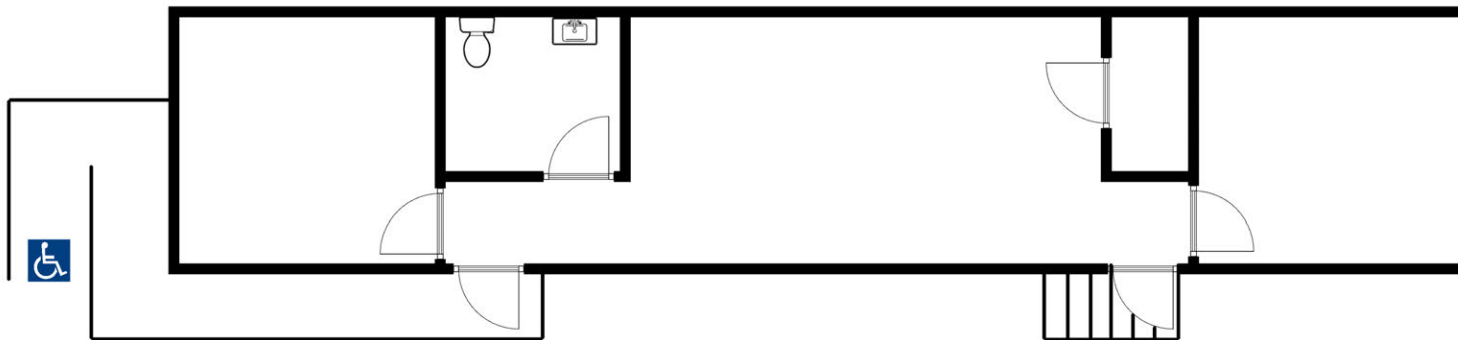
## First Floor Office/Warehouse



● = Grade High Door

\*Not to Scale

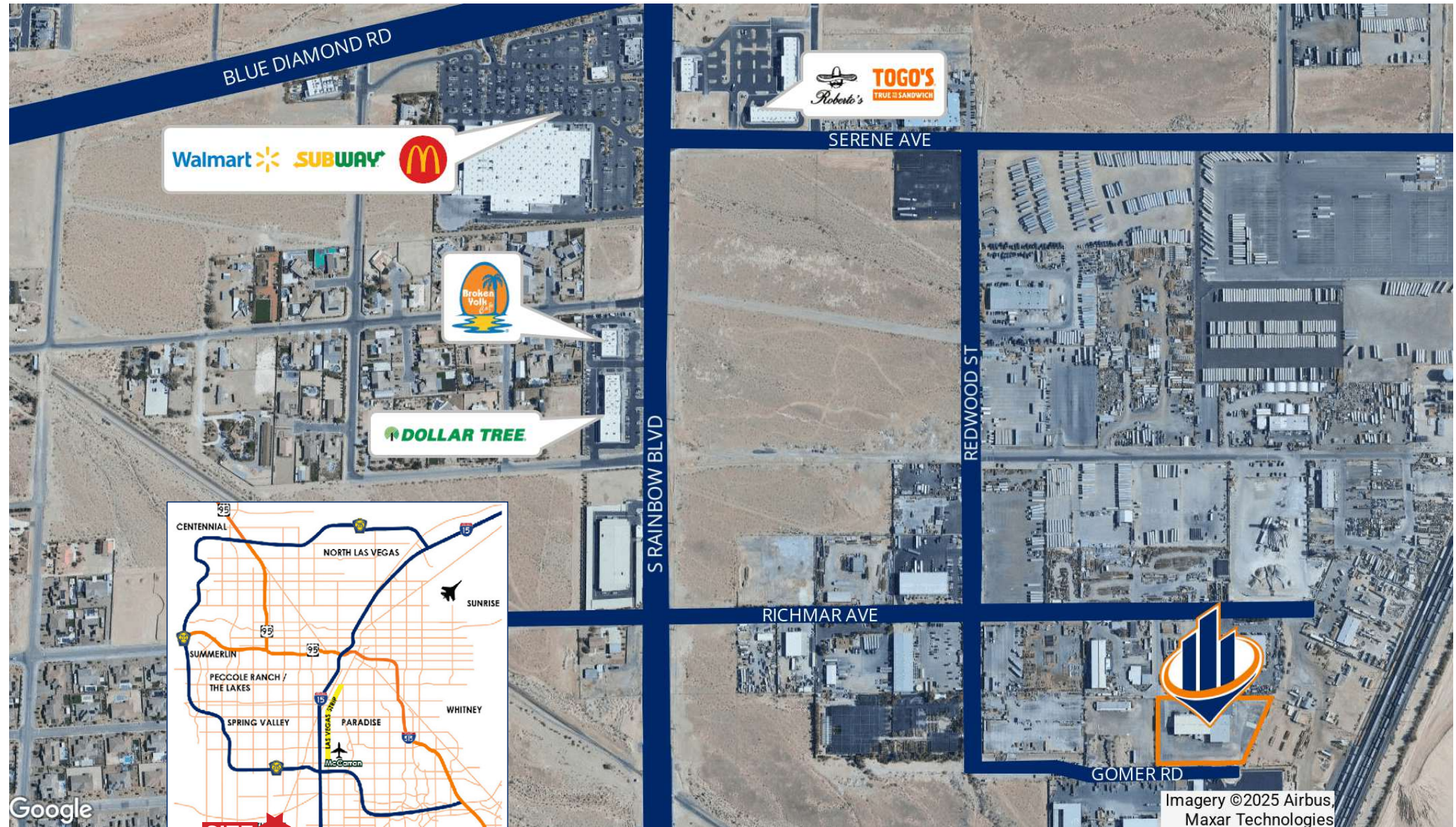




\*Trailer is connected to its own septic system







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## DEMOGRAPHICS

2.4M

POPULATION

\$67.4K

MEDIAN HOUSEHOLD INCOME

## ECONOMY

\$55.1B

TAXABLE RETAIL SALES

\$51.2K

PER CAPITA PERSONAL INCOME

## LABOR FORCE

1.2M

LABOR FORCE

1.1M

LABOR FORCE EMPLOYMENT

5.9%

UNEMPLOYMENT RATE

43.2%

% WITH BACHELORS OR HIGHER

## TOURISM

38.8M

VISITOR VOLUME

5.0M

CONVENTION ATTENDANCE

52.6M

AIRPORT PASSENGERS

\$79.3B

TOTAL ECONOMIC IMPACT

SOURCE: LVGEA & LVCVA

## LAS VEGAS BENEFITS

### NEVADA BUSINESS ASSISTANCE PROGRAMS

- Modified Business Tax Abatement
- Real Property Tax Abatement for Recycling
- Personal Property Tax Abatement
- Sales and Use Tax Abatement
- Silver State Works Employee Hiring Incentive
- TRAIN Employees Now (TEN)



### NEVADA TAX INCENTIVES

- ⊘ Personal Income Tax
- ⊘ Franchise Tax
- ⊘ Unitary Tax
- ⊘ Inventory Tax
- ⊘ Inheritance Tax
- ⊘ Estate Tax
- ⊘ Corporate Income Tax
- ⊘ Admissions Tax

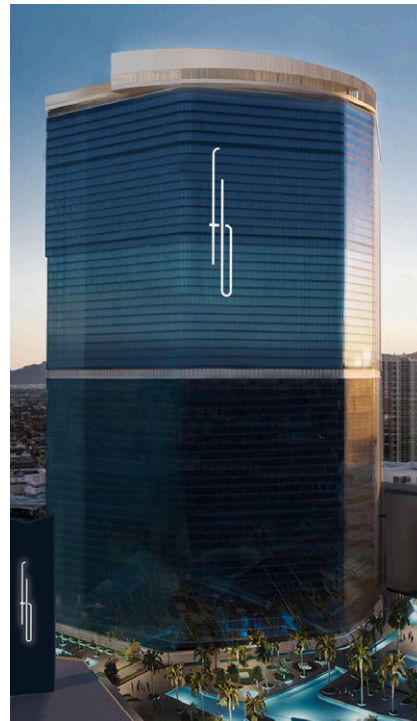


# THE ENTERTAINMENT & SPORTS CAPITAL

Las Vegas has long been considered the entertainment capital of the world, and the city has been doubling down on this idea with its growing entertainment offerings. **The Aces (WNBA)** were the first professional sports team in the city and recently made history as the two-time champions. The first big push for professional sports though, came with T-Mobile Arena bringing **The Vegas Golden Knights (NHL)**, followed by Allegiant Stadium bringing **The Las Vegas Raiders (NFL)** to the city. Expansion hasn't ended though, with an inked deal bringing **Formula 1** back to the city for 10 years, and an upcoming stadium to bring **The A's (MLB)**.



In addition to sports, new entertainment venues have finished in 2023 such as **The Sphere**, which brings a first of its kind 4D visual and audio experience to its guests. Another notable venue is the **Fontainebleau Las Vegas**, which after 16 years of construction and delays will usher in a new era of luxury to the Las Vegas Valley.



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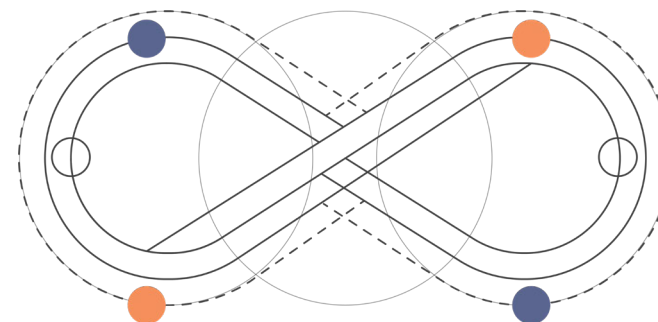
The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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