

# 3200

W. Pinks Place  
LAS VEGAS, 89102



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**AVAILABLE FOR LEASE**

# PROPERTY DETAILS

Situated on	±.46
APN:	162-17-110-015
Address:	3200 Pinks Pl., Las Vegas, NV
Built In:	Vacant Land
Parcel:	One (1)
Gated Lot	Yes
Secured Access:	Yes, with ingress and egress
Parking:	Ample
Zoning:	Industrial Light (IL)
Lease Type:	Modified Gross (MG)
Paved:	Partially
Utilities	TBD

- Close proximity to the Freeway
- Large Yard access with frontage along Pinks Place
- Fully fenced and secured
- Low vacancy area
- Paving area TBD
- Suitable for short-term occupancy

\*Tenant to verify all land aspects pertaining to the lease\*

LEASE RATE:  
**\$ .30 PSF**

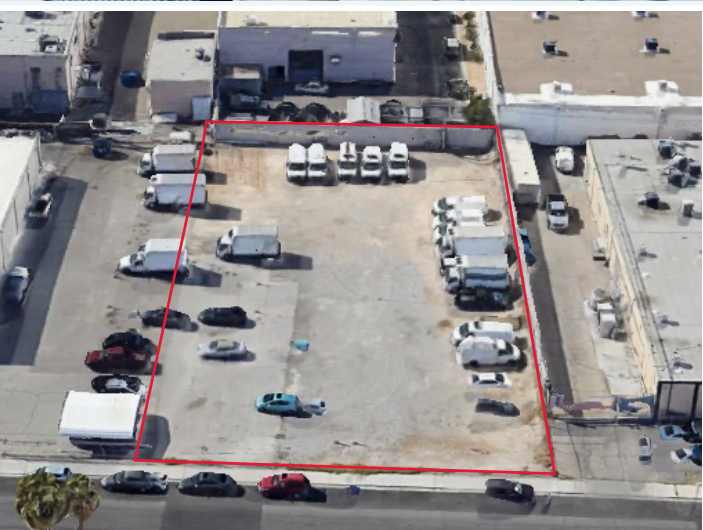
ACRES  
**±.46 ACRES**

**High Visibility/High Profile**

This parcel available for lease at 3200 Pinks Place offers flexible outdoor space well-suited for a variety of uses. The site benefits from convenient access to major arterial roads and nearby freeway connections, allowing for efficient logistics and day-to-day operations. The level terrain provides ease of site planning and configuration, with ample space for equipment storage, fleet vehicle parking, laydown yard use.

Situated within an established Las Vegas industrial corridor, the property presents a cost-effective leasing opportunity for contractors, service industrial users, and businesses seeking functional outdoor space in a central, high-demand location.

**Availability: TBD**  
**Lease Term: Negotiable**





# LAS VEGAS BUSINESS INFORMATION

## Business Assistance

- 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

## LABOR OVERVIEW

- Southern Nevada features some of the lowest labor costs in the region.
- The U.S. Bureau of Labor Statistics reports that the Las Vegas metropolitan area employs over 105,800 individuals in the distribution, public transportation, warehousing, and manufacturing sectors.
- Over 60,000 students are enrolled in The University of Nevada Las Vegas, and the College of Southern Nevada.
- Over the next five years, manufacturing jobs are projected to increase by 1.6%, while transportation and warehousing jobs are expected to rise by 0.8%.
- Industrial employment sectors in Las Vegas are anticipated to grow at a faster rate than the national average.
- By the end of 2023, employment growth in Las Vegas reached 4.1%

# MARKET SUMMARY

## Southwest Las Vegas, NV

Las Vegas's industrial market remains one of the strongest in the nation, driven by a diversified economy, population growth, and strategic geographic positioning. The city's continued investment in infrastructure and logistics facilities ensures that demand for industrial space will remain robust. Additionally, the influx of businesses relocating from neighboring states for cost advantages reinforces the stability and growth potential of this market.

### INVESTMENT UPSIDE

The Southwest is one of the fastest-growing cities in Nevada, with a booming economy, excellent schools, and a vibrant residential community. This property places you within reach of key business centers, local amenities, restaurants, and a wealth of services.

Whether you're looking to establish your business in a dynamic location or seeking an investment with long-term potential, this office space offers unmatched value in a thriving market. Don't miss out on this incredible opportunity to secure a space in one of the most desirable commercial areas in the Valley!





## SITUATED IN THE HEART OF THE HIGHLY DESIRABLE SW SUBMARKET

The property at 3200 Pinks Place is strategically located within this Retail/Industrial Submarket, one of Las Vegas's most dynamic and sought-after industrial hubs. The surrounding businesses help shape the surrounding area as a thriving commercial hub with a blend of retail, healthcare, professional services and entertainment options.

**Vacancy Rates:** The Southwest submarket continues to see historically low vacancy rates, currently hovering around 6%, indicating strong tenant demand and limited available inventory.

**Proximity to Amenities:** China Town Plaza, Valley View Business Park, Schnitzer Logistics hubs, and quick access to Interstate-15.

**Nearby Businesses:** Major corporations and logistics hubs, only a few miles from large companies including UFC, FedEx, UPS, and Raiders Stadium which amplifies the submarket's appeal for businesses.



Spring Mountain Road

Pollux Avenue

Aldebaran Avenue

Polaris Avenue

Subject Property

Pinks Place

3350

# ABOUT US

## NORTH AMERICAN COMMERCIAL

**North American Commercial** is the leader in Southern Nevada for providing unsurpassable sales, leasing and management services. Our company was built from the ground up to specialize in adding value and increasing net operating income (NOI) for our clients. At the core of our company culture is a commitment to excellence and aggressive standards that help our clients achieve their short and long-term investment goals.

North American Commercial currently provides sales, leasing, tenant representation, asset management, property management and facilities management services to our clients. Each one of our agents and employees has gone through rigorous training that allows them to have a performance-based track record that embodies first class service.

North American Commercial is proud to take an active role with Southern Nevada CCIM, IREM, BOMA and ICSC. Each one of these affiliate organizations has fundamentals and relationships that allow us to benefit our clients and drive home results.



# OUR TEAM



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## EXCLUSIVELY LISTED BY

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