

6425 S. JONES BOULEVARD

Las Vegas, NV 89118

AVAILABLE
For Sublease



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010
www.mdlgroup.com

Suzanne Lea
Senior Associate
Lic#: S.0196578
702.509.0555
slea@mdlgroup.com



6425 S. Jones Boulevard | Las Vegas, NV 89118

+ Parcel Number	163-35-813-001
+ Zoning	Industrial Park (IP)
+ Construction Year	2016
+ Submarket	Southwest
+ Traffic Counts	I-215 Beltway // ±206,000 VPD Sunset Road // ±11,900 VPD

Property Overview

This exceptional 21-month sublease office/warehouse space available now through August 31, 2026, offers ±20,000 to ±30,000 square feet of flexible Class A space in a prime Southwest location. The property features a loading dock, a roll-up door, and shared amenities, including an open office, break room, conference room, and bathrooms. VIP Transport has been servicing customers with unique logistics needs for over 40 years. VIP is one of the largest carriers in the Mayflower/United System, specializing in Warehouse/Distribution, Residential, Logistics, Fine Art, Climate Systems, and Laboratory/Bio.

Area Overview

Located at Sunset Rd. and Jones Blvd. in the highly desirable Southwest with direct access to the I-215 Beltway via Jones Boulevard.

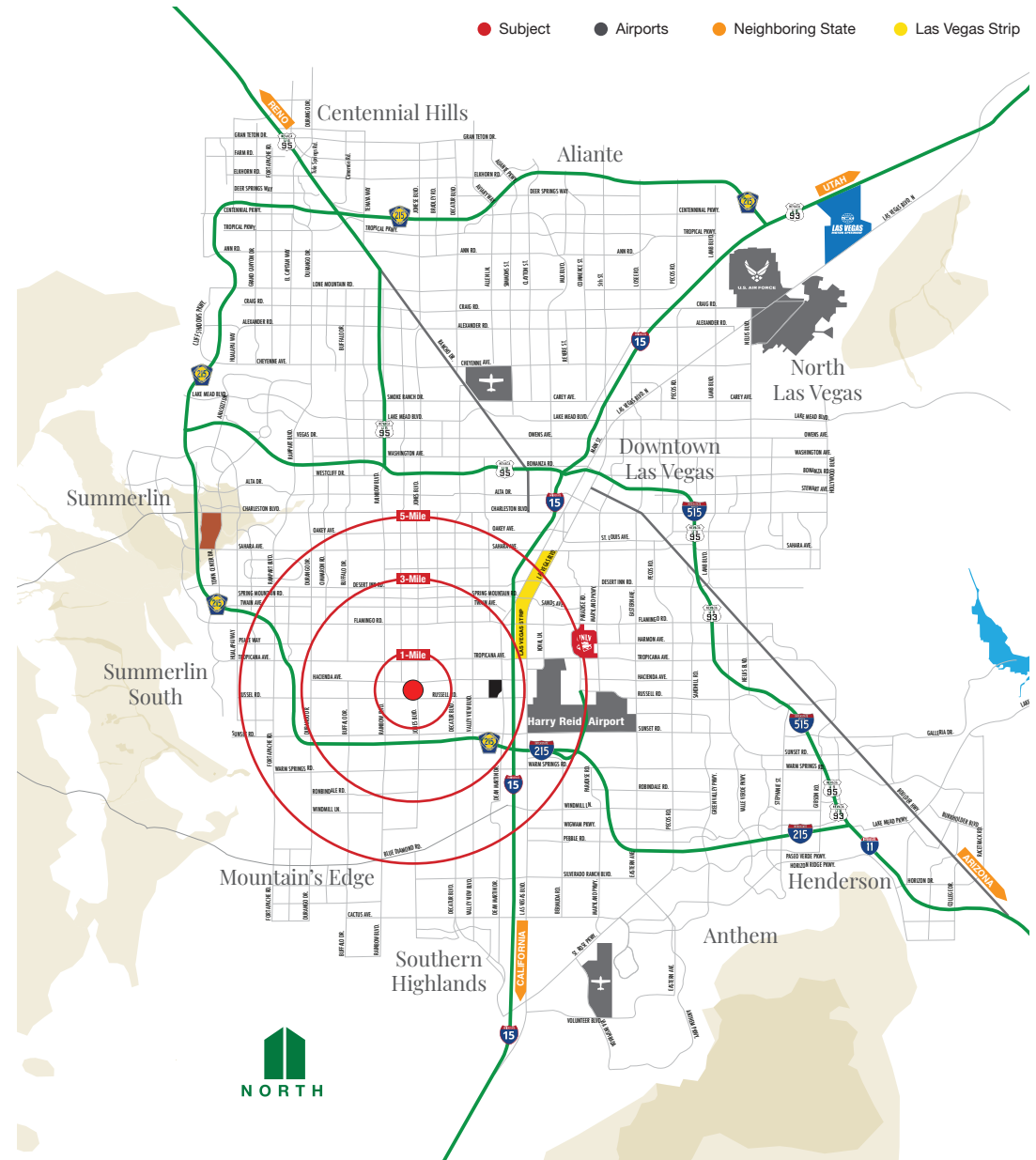
Property Highlights

- A 21 Month sublease is available from November 30, 2024, through August 31, 2026, with the potential option to extend or upgrade to a larger lease.
- Space offered: ±20,000 – ±30,000 SF, including a loading dock, roll-up door.
- The space includes **shared**: open office, break room, conference room and bathrooms.
- The open shared warehouse space can be separated by heavy industrial crates provided by VIP Transport
- Lease Rate: \$1.11 PSF, saving about \$5,000 monthly compared to the standard \$1.30/PSF rate for the area.
- Class A property in a prime Southwest location.
- HVAC for offices; evaporative cooling for the warehouse.
- ESFR Fire system.
- R-30 Insulation at roof deck.
- LED warehouse lighting.
- Parking: 7 unreserved spaces, with one overnight/indoor parking spot for a tractor trailer.
- Three (3) dedicated parking spaces for semi-truck loading. Ideal for various storage uses, especially in transportation.
- VIP Transport is open to fostering a mutually beneficial partnership.

Demographics

Population	1 mile	3 miles	5 miles
2024 Population	3,734	127,614	362,455
Average Household Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$133,870	\$99,937	\$101,848

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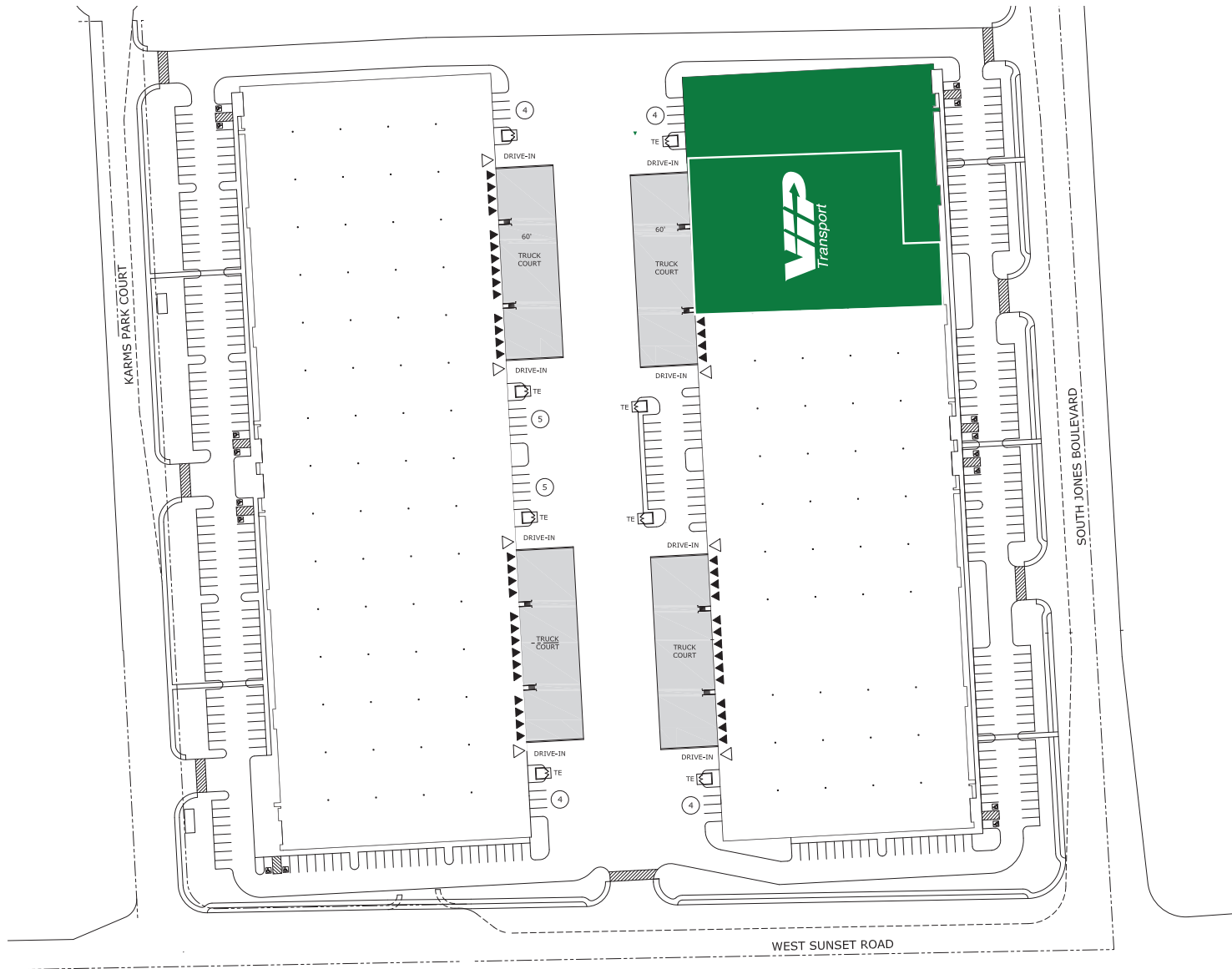
Maps & Floor Plans

- Power Centers
- Airport
- Hospital
- Las Vegas Strip
- Golf Club



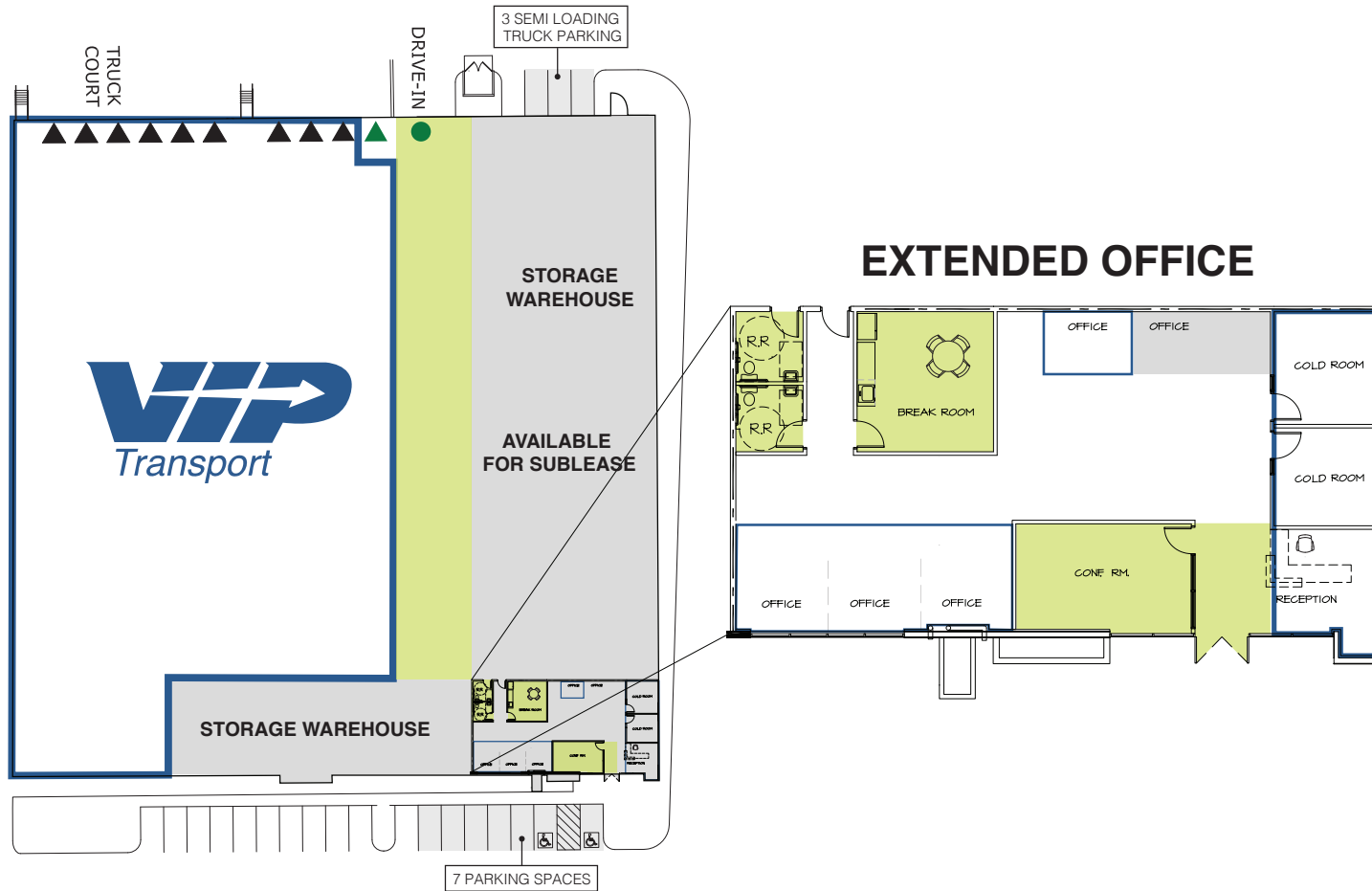
Site Plan

● AVAILABLE



Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

Floor Plan

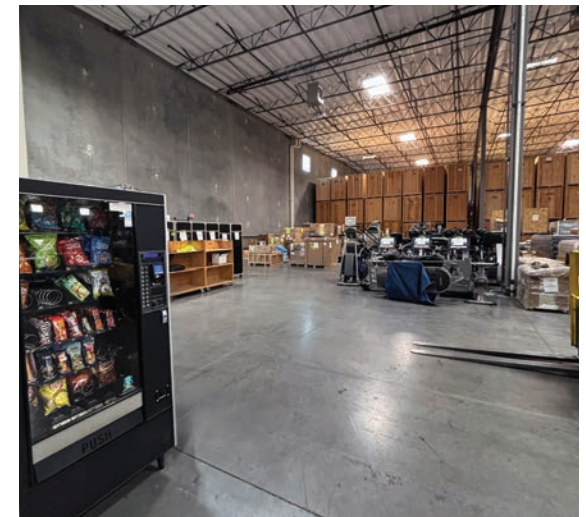
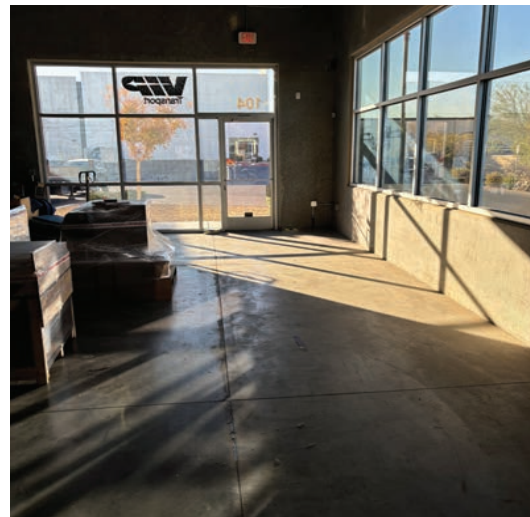
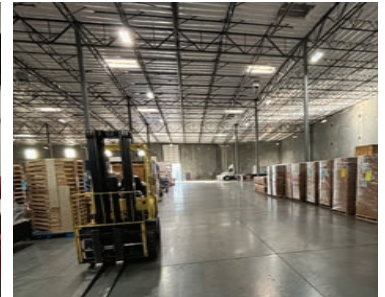
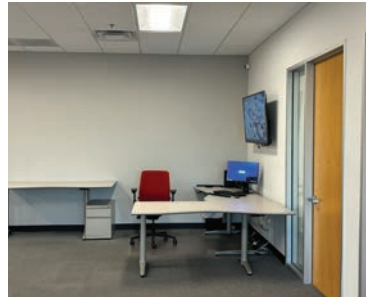
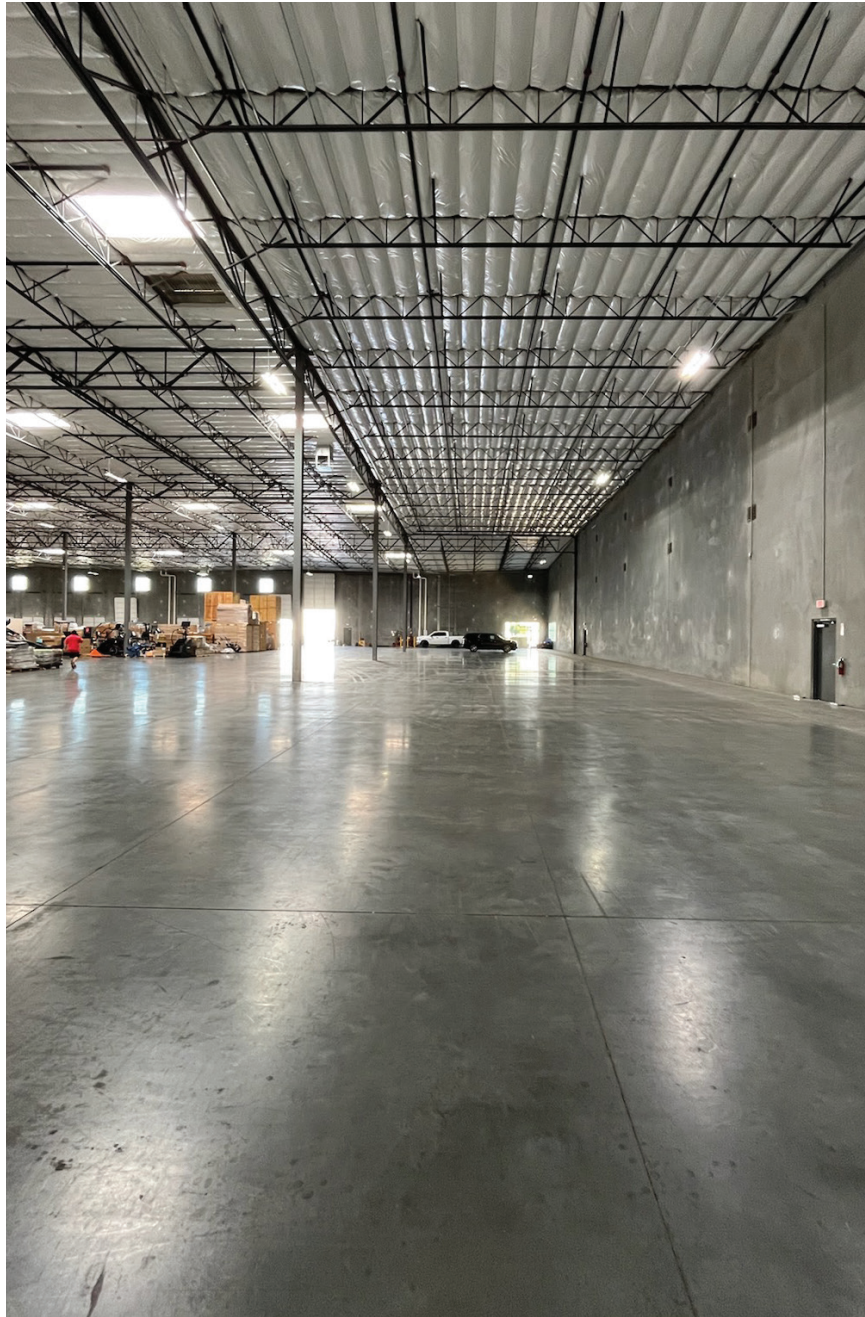


Suite Details

- + **Total SF:** ±20,000 - ±30,000
- + **Lease Rate:** \$1.11 PSF NNN
- + **CAM Charges:** \$0.15 PSF
- + **Utilities:** \$0.029 PSF
- + **Dock-High Door:** 1
- + **Grade Level Door:** 1
- + **Clear Heights:** 32'
- + **Power:** 400 amps • 277/480v • 3 phase

The space includes shared: open office, break room, conference room and bathrooms.

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Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**

Land Area
(Square Miles)

 **2,265,461**

Population

 **298**

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

Professional Sports



Synopsis

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has four major league professional teams: the Vegas Golden Knights of the NHL (began play in 2017 as the region's first major pro team), the Las Vegas Raiders of the NFL (began play in 2020), the Las Vegas Aces of the WNBA (began play in 2018), and the Las Vegas Athletics of the MLB (inaugural season will commence at its new ballpark for the 2028 season).

Las Vegas is home to three minor league sports teams: the Las Vegas Aviators of Minor League Baseball, The Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, The Henderson Silver Knights of the American Hockey league of the NHL. The Las Vegas Lights are currently the only team playing in the city of Las Vegas, at the city-owned Cashman Field.

Source: www.wikipedia.com



Nevada Tax Advantages

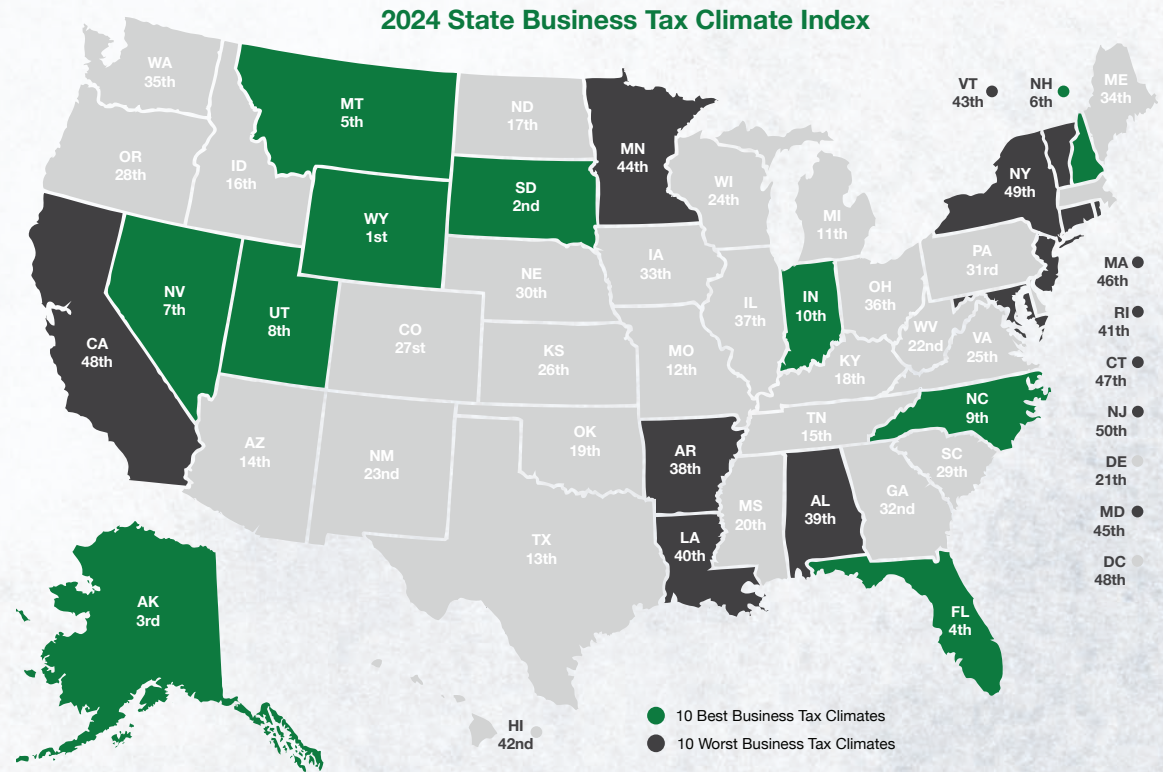
NEVADA

Nevada has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation’s 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.



Road Transportation

Las Vegas, and surrounding towns are less than one day’s drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world’s freight from the Pacific Coast to America’s Heartland and beyond.

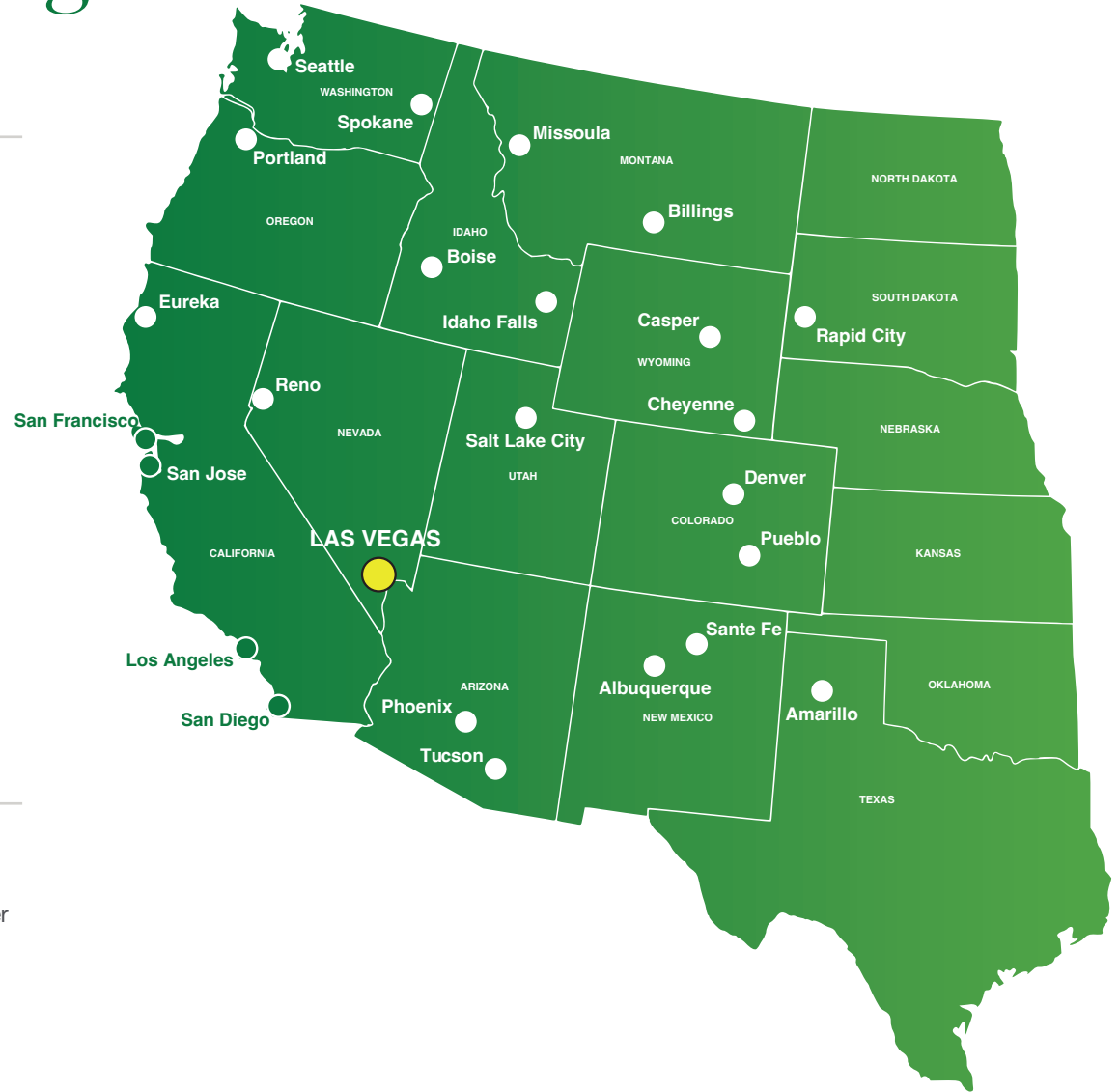


Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
Los Angeles, CA	3 hrs, 55 min	265
Phoenix, AZ	4 hrs, 40 min	300
San Diego, CA	4 hrs, 45 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 15 min	565
Boise, ID	9 hrs, 30 min	634
Santa Fe, NM	9 hrs, 10 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	12 hrs, 55 min	907
Portland, OR	15 hrs, 45 min	982
Seattle, WA	16 hrs, 50 min	1,129



Shipping and Mailing Services



FedEx.



Freight Service Center
3 Mi

Freight Center
3 Mi

Customer Service Center
5 Mi

Distribution Center
10 Mi

Ship Center
8 Mi

Cargo Center
3 Mi

UPS Air Cargo
18 Mi

Air Cargo
20 Mi

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