



NORTH AMERICAN
COMMERCIAL

UNPRICED

**EXCLUSIVELY
LISTED BY**



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EXECUTIVE SUMMARY

North American Commercial presents the opportunity to purchase a one of a kind Industrial property located in the Airport Industrial Region.

This rare asset is total of 2.69 acres with a gross building square footage of ±20,256 SF and is situated in a Foreign Trade Zone (FT). The property features One (1) dock loading door, Two (2) grade level roll up doors, an additional level/graded pad for the potential of an enclosed side yard, a high warehouse to office ratio, ample parking, well trimmed landscape, and a central proximity which is advantageous to distributors, manufacturers, and generally fits the ideal end users needs.

PROPERTY SPECIFICATIONS

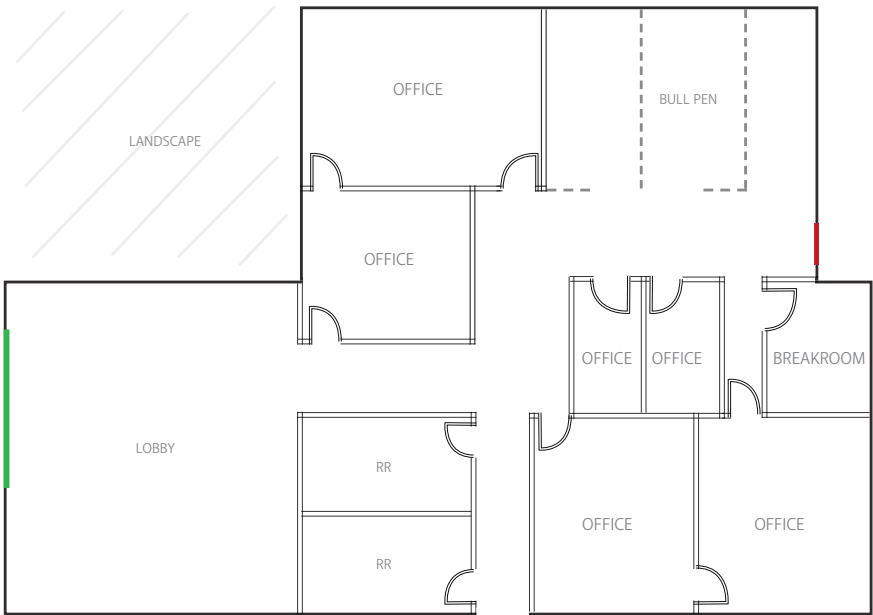
Property Address:	685 Trade Center Dr Las Vegas, NV 89119
Parcel Number:	177-03-110-003
Acres:	2.69
Zoning:	Industrial Light (IL)
Clear Height:	±25'
Total SF:	± 20,256
Dock Loading:	One (1) ±14' x16' Dock Loading Door Motorized
Grade Loading:	Two (2) ±14'x16' Grade Level Doors
Location:	Airport Industrial Sub-Market
Fire Sprinklers:	Yes
Price:	Unpriced
HVAC:	HVAC Office

Skylights:	Yes
Power:	800-1,200 ± amps, 3-Phase, 277/240v
Yard:	38,000± Potential Rear Yard
Zoning Cont:	Located in a Foreign Trade Zone (FTZ)
SF Ratio:	TBD, Estimated 20% Office 80% Warehouse
Parking:	64± spaces (10 covered)
HOA:	\$980/m
Construction:	Concrete Tilt up
Restrooms:	Two (2) Restrooms
Breakroom:	Yes
* Purchaser is responsible for the verification pertaining to all aspects related to land and building specifications.	

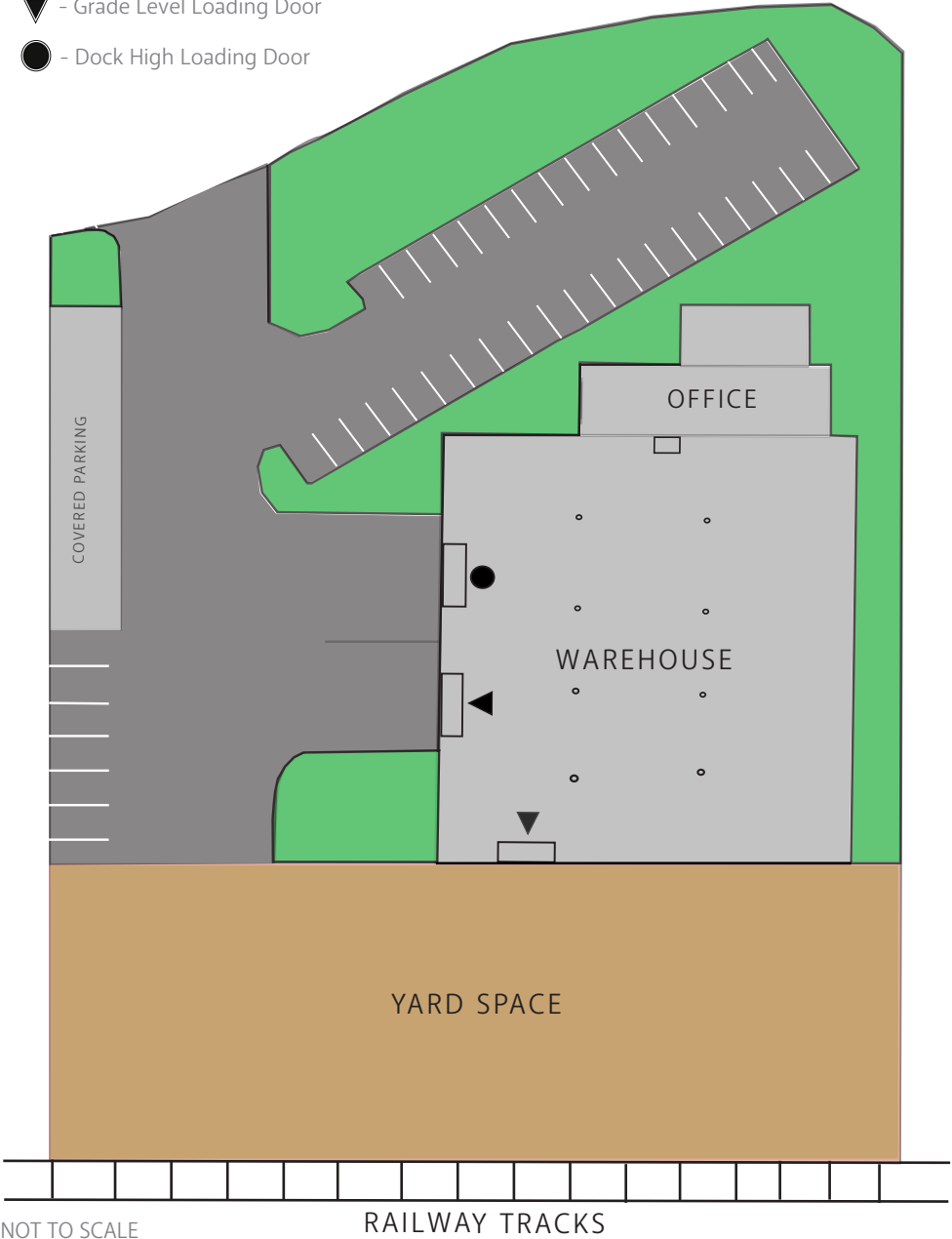


OFFICE FLOOR PLAN/SITE PLAN

- - Entrance
- - Exit
- RR - Restroom



- ▼ - Grade Level Loading Door
- - Dock High Loading Door







*NOT TO SCALE

*NOT TO SCALE



AREA DEMOGRAPHICS

			2 Mile	5 Mile	10 Mile
Population		2028 Projection 2023 Population Growth 2023 - 2028	5,472 5,357 .04%	387,185 376,690 0.6%	1,511,445 1,475,368 0.6%
Households		2028 Projection 2023 Households Growth 2023 - 2028	2,302 2,258 0.4%	159,585 155,100 0.6%	569,541 555,866 0.5%
Household income		2023 Average Household Income	\$101,372	\$81,451	\$82,324
Businesses		# of Businesses # of Employees	,602 62,372	24,213 368,834	63,558 716,567



AREA MAP



ABOUT 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.



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